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## Citation and commencement

This planning scheme may be cited as the Tablelands Regional Council Planning Scheme 2016.

### Strategic vision

*"Valuing our natural and cultural heritage the unique communities of the Tablelands work together to create a vibrant, sustainable, inclusive and prosperous region."*



A notice was published in the Queensland Government Gazette No 61 on Friday, 15 July 2016 for the planning scheme for the Tablelands Regional Council local government area.

The commencement date for the planning scheme was 1 September 2016.

Amendments to the planning scheme are included at Appendix 2.

Amendment No	Amendment Type	Gazettal Date	Commencement
Amendment No 1	Administrative & Minor Amendments	13 April 2017	V2 – 2 May 2017
Amendment No 2	Alignment Amendment – <i>Planning Act 2016</i>	30 June 2017	V3 – 3 July 2017
Amendment No 3	Administrative, Minor & Major Amendments	30 August 2019	V4 – 1 September 2019

Editor's note—the strategic vision is extrinsic material to the planning scheme.

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## Part 1 About the planning scheme

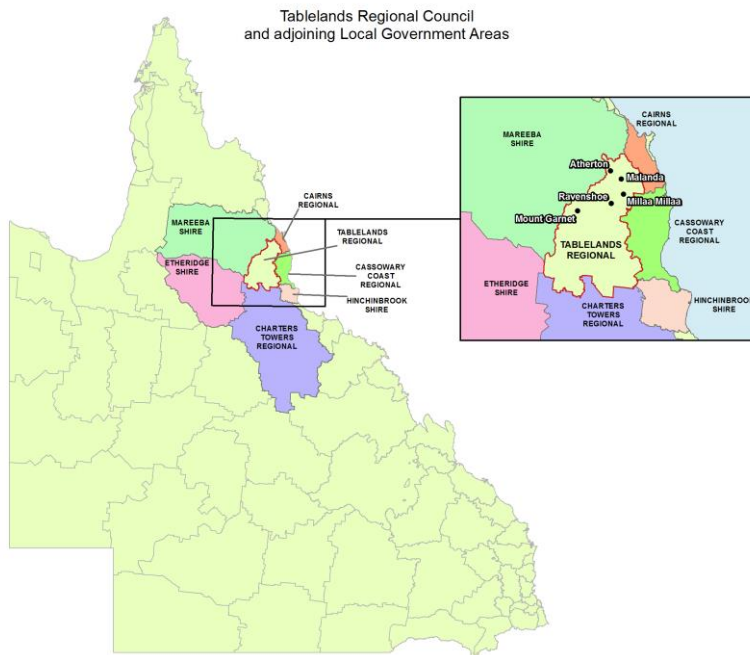
### 1.1 Introduction

- (1) The Tablelands Regional Council Planning Scheme (planning scheme) was prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 3 July 2017.
- (3) In seeking to achieve this purpose, the planning scheme sets out Tablelands Regional Council's intention for the future development in the planning scheme area, over the next ten years.
- (4) The planning scheme advances state and regional policies, including the State Planning Policy and the Far North Queensland Regional Plan 2009-2031 through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with a ten year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (6) The planning scheme applies to the planning scheme area of the Tablelands Regional Council including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in Map 1.

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

Editor's note—state legislation may state that the planning scheme does not apply to certain areas, e.g. strategic port land where there is a land use plan only to the extent of any inconsistency. In accordance with the provisions of section 24 of the *Sustainable Ports Development Act 2015* a port overlay for a master planned area prevails over the planning scheme, to the extent of any inconsistency.

#### Map 1—Tablelands Regional Council Planning scheme area and context



## 1.2 Planning scheme components

(1) The planning scheme comprises the following components:

- Part 1 About the planning scheme
- Part 2 State planning provisions
- Part 3 The strategic framework
- Part 4 The [local government priority infrastructure plan](#)
- Part 5 Tables of assessment
- Part 6 Zones
  - 6.2.1 Rural zone
    - (i) Broad hectare precinct
    - (ii) Agricultural Investigation Precinct
    - (iii) Agricultural Land Precinct
    - (iv) General Rural Precinct
    - (v) 8ha Precinct
  - 6.2.2 Rural residential zone
    - (i) 5ha precinct
    - (ii) 2ha precinct
    - (iii) 1ha precinct
    - (iv) 4,000m<sup>2</sup> precinct
  - 6.2.3 Emerging communities zone
    - (i) Kairi precinct
    - (ii) Millaa Millaa precinct
    - (iii) Mount Garnet precinct
    - (iv) Tarzali precinct
    - (v) Tinaroo precinct
    - (vi) Tolga precinct
  - 6.2.4 Low density residential zone
  - 6.2.5 Medium density residential zone
  - 6.2.6 Centre zone
  - 6.2.7 Industry zone
    - (i) Low impact industry precinct
    - (ii) Medium impact industry precinct
    - (iii) High impact industry precinct
  - 6.2.8 Community facilities zone
  - 6.2.9 Conservation zone
  - 6.2.10 Recreation and open space zone
- Part 7 Local plans:
  - 7.2.1 Atherton local plan
    - (i) Northern approach
    - (ii) Kirby close precinct
    - (iii) Service trades precinct
    - (iv) Bulky retail precinct
    - (v) Mazlin Creek west precinct
    - (vi) Maunds Road precinct
    - (vii) Western expansion precinct
    - (viii) Town centre core precinct
    - (ix) Town centre fringe precinct
    - (x) Atherton urban growth precinct
    - (xi) Southern entry precinct
    - (xii) Atherton International Club precinct
    - (xiii) Town centre expansion precinct
    - (xiv) Southern residential precinct
  - 7.2.2 Herberton local plan
    - (i) Herberton character precinct
    - (ii) Residential constrained precinct
    - (iii) Herberton southern expansion precinct
    - (iv) Herberton western expansion precinct
  - 7.2.3 Malanda local plan
    - (i) English Street precinct
    - (ii) Johnstone River precinct
    - (iii) Malanda eastern expansion precinct
    - (iv) Malanda northern expansion precinct
  - 7.2.4 Ravenshoe local plan
    - (i) Ravenshoe Southern industrial precinct

- (ii) Grigg Street precinct
- (iii) Ravenshoe southern expansion precinct
- (iv) Ravenshoe eastern investigation precinct
- 7.2.5 Yungaburra local plan
  - (i) Yungaburra character precinct
  - (ii) Gateway accommodation precinct
  - (iii) Tinaburra investigation precinct
  - (iv) Yungaburra northern expansion precinct

Part 8 Overlays:

- 8.2.1 Airport Environs Overlay
- 8.2.2 Bushfire hazard overlay
- 8.2.3 Environmental significance overlay
- 8.2.4 Extractive resources overlay
- 8.2.5 Flood investigation area overlay
- 8.2.6 Heritage overlay
- 8.2.7 Slope overlay
- 8.2.8 Water resource catchment overlay

Part 9 Development Codes:

- 9.2 Statewide codes:
  - 9.2.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code
  - 9.2.2 Community residence requirements
  - 9.2.3 Cropping involving forestry for wood production code
- 9.3 Use codes:
  - 9.3.1 Air Services code
  - 9.3.2 Animal keeping and intensive animal industries code
  - 9.3.3 Aquaculture code
  - 9.3.4 Caretaker's accommodation code
  - 9.3.5 Commercial activities code
  - 9.3.6 Community activities code
  - 9.3.7 Dual occupancy code
  - 9.3.8 Dwelling house code
  - 9.3.9 Educational establishment and child care centre code
  - 9.3.10 Extractive industry code
  - 9.3.11 Home based business code
  - 9.3.12 Industrial activities code
  - 9.3.13 Multiple dwelling code
  - 9.3.14 Nature-based tourism code
  - 9.3.15 Non-resident workforce and rural workers' accommodation code
  - 9.3.16 Renewable energy facility code
  - 9.3.17 Residential care and retirement facility code
  - 9.3.18 Rooming accommodation and short term accommodation code
  - 9.3.19 Rural activities code
  - 9.3.20 Rural industry code
  - 9.3.21 Sales office code
  - 9.3.22 Service station and car wash code
  - 9.3.23 Sport and recreation activities code
  - 9.3.24 Telecommunications facility code
  - 9.3.25 Tourist park code
  - 9.3.26 Utility installation code
- 9.4 Other development codes:
  - 9.4.1 Advertising devices code
  - 9.4.2 Landscaping code
  - 9.4.3 Parking and access code
  - 9.4.4 Reconfiguring a lot code
  - 9.4.5 Works, services and infrastructure code

Part 10 there are no structure plans for declared master planned areas.

Schedules and Appendices:

- Schedule 1 Definitions
- Schedule 2 Mapping
- Schedule 3 Local Government Priority Infrastructure Plan mapping and supporting material
  - Schedule 3.1 Priority Infrastructure Plan Maps
  - Schedule 3.2 Schedule of Works
- Schedule 4 Notations required under the Sustainable Planning Act 2009
- Schedule 5 Land designated for community infrastructure
- Schedule 6 Planning Scheme Policies

The following Planning Scheme Policies (PSP) support the Planning Scheme:

- PSP1 Character area design guideline
- PSP2 Ecological assessment reports
- PSP3 Extractive industry
- PSP4 FNQROC Regional Development Manual
- PSP5 Slope Overlay Guidance Material
- PSP6 Landscaping and preferred plant species
- PSP7 Local heritage places
- PSP8 Natural area revegetation and rehabilitation
- PSP9 Structure planning
- PSP10 Footpath paving
- PSP11 Separating agriculture from other land uses

Schedule 7 Local heritage Places

## 1.3 Interpretation

### 1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
  - (a) The *Planning Act 2016* (the Act)
  - (b) the Planning Regulation 2017 (the Regulation), to the extent that have been identified in Part 6 and Schedule 2 of the planning scheme
  - (c) the definitions in Schedule 1 of the planning scheme;
  - (d) the *Acts Interpretation Act 1954*;
  - (e) the ordinary meaning where that term is not defined in any of the above.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in clause 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

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

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

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

Note—This is an example of a note.

Editor's note—This is an example of an editor's note. Footnote<sup>1</sup>—See example at bottom of page.<sup>1</sup>

### 1.3.3 Punctuation

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

### 1.3.4 Zones for roads, 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, 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, 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, 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, waterway or reclaimed land is covered by a zone then that zone applies.

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



Editor's note—the boundaries of the local government area are described by the maps referred to within 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 a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 8 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 14 of the Regulation also prescribe assessable development.

- (c) prohibited development.

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

- (2) The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in [<insert reference to tables of assessment section>](#).

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 within 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 6-7 and 10 of the Regulation prevail over all other components to the extent of the inconsistency
  - (c) overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency;
  - (d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;
  - (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency.
  - (f) Provisions of Part 10 may override any of the above.

## 1.6 Building work regulated under the planning scheme

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

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

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

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

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors;
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

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

(4) The building assessment provisions are contained in the following Parts of this planning scheme.

Table 1.6.1 Building Assessment Provisions

Building Assessment Provisions		Planning Scheme Reference		
6.2.1 – Rural zone code				
Development height		Table 6.2.1.3.1 – PO1/AO1		
Setbacks		Table 6.2.1.3.1 – PO2/AO2		
6.2.2 – Rural residential zone code				
Building height		Table 6.2.2.3.1 – PO1/AO1		
Building scale		Table 6.2.2.3.1 – PO2/AO2.1		
Setbacks		Table 6.2.2.3.1 – PO3/AO3		
6.2.3 – Emerging Communities				
Building height		Table 6.2.3.3.1 – PO1/AO1.1 and AO1.2		
Building scale		Table 6.2.3.3.1 – PO2/AO2.1 and AO2.2		
Setbacks		Table 6.2.3.3.1 – PO3/AO3		
6.2.4 – Low density residential zone				
Development height		Table 6.2.4.3.1 – PO1/AO1		
Outbuildings and residential scale		Table 6.2.4.3.1 – PO2/AO2		
Setbacks		Table 6.2.4.3.1 – PO4/AO4		
6.2.5 – Medium density residential zone code				
Development height		Table 6.2.5.3.1 – PO1/AO1		
Outbuildings and residential scale		Table 6.2.5.3.1 – PO2/AO2		
Setbacks		Table 6.2.5.3.1 – PO4/AO4		
7.2.1 – Atherton Local Plan code				
Where in the Town Centre Fringe Precinct		Table 7.2.1.3.1 – PO9/AO9 Table 7.2.1.3.1 – PO10/AO10 Table 7.2.1.3.1 – PO47/AO47		
8.2.3 – Extractive resources overlay code				
Haulage route		Table 8.2.4.3.1 – PO2/AO2		
8.2.4 – Flood investigation overlay code				
Building Siting and Lot Layout		Table 8.2.5.3.1 – PO2/AO2.1		
8.2.7 – Water resource catchment overlay code				
Setbacks		Table 8.2.7.3.1 – PO1/AO1.1 and AO1.2		
Item	Building Act 1975 (BA) and Building Regulation 2006 (BR)	Description	Building assessment provisions in planning scheme	
1	<a href="#">Section 32(a) BA and section 12 BR</a>	<a href="#">Designation of Bushfire Prone Areas for AS3959-2018</a>	Very high, high and medium potential bushfire intensity areas and potential impact buffer areas identified by Bushfire Hazard Overlay Maps BF 1 to 37	
2	<a href="#">Section 32(a) BA and sections 13(2) and 13(1)(a) BR</a>	<a href="#">Designation of Flood Hazard Areas for QDC MP 3.5</a>	<a href="#">Flood Investigation Area Overlay Maps FI 1 to 37</a>	
3	<a href="#">Sections 32(b), 246Z and s246ZA(3) BA</a>	<a href="#">Designation of Transport Noise Corridors for QDC MP 4.4</a>  <i>Editor's note</i> for the purposes of the <i>Building Act 1975</i> and application of the <i>Queensland Development Code</i> in relation to declaration of local government transport noise corridors, the planning scheme has not declared such transport noise corridors.	<a href="#">Transport Noise Corridors Overlay Maps TNC 1 to 37</a>	
4	<a href="#">Section 32(b) BA and section 10 BR</a>	Qualitative statements and quantifiable standards for matters provided for under performance criteria 4 (Height) under QDC parts MP 1.1 and MP 1.2 for a single detached class 1 building or a class 10 building or structure located on the same allotment as a single detached class 1 building.	<a href="#">Rural Zone Code</a>	<a href="#">PO1 and AO1 (Class 10 buildings only)</a>
			<a href="#">Rural Residential Zone Code</a>	<a href="#">PO1 and AO1</a>
			<a href="#">Emerging Communities Zone Code</a>	<a href="#">PO1 and AO1.1</a>
				<a href="#">PO1 and AO1</a>

Item	<u>Building Act 1975 (BA) and Building Regulation 2006 (BR)</u>	Description	<u>Building assessment provisions in planning scheme</u>	
			<u>Low Density Residential Zone</u>	<u>PO2 and AO2</u>
			<u>Medium Density Residential Zone Code</u>	<u>PO1 and AO1</u> <u>PO2 and AO2</u>
			<u>Airport Environs Overlay Code</u>	<u>PO1 and AO1.1</u>
5	<u>Section 32(b) BA and section 10 BR</u>	<u>Qualitative statements and quantifiable standards for the matters provided for under performance criteria 9 (Private Open Space) under QDC parts MP1.1 for a single detached class 1 building or a class 10 building or structure located on the same allotment as a single detached class 1 building</u>	<u>Caretaker's Accommodation Code</u>	<u>PO5, PO5.1 and AO5.3</u>
6	<u>Sections 32(c) and 33 BA</u>	<u>Alternative provisions to performance criteria 1 and/or 2 under QDC parts MP1.1 and MP1.2 (boundary clearance) for a single detached class 1 building or a class 10 building or structure located on the same allotment as a single detached class 1 building.</u>	<u>Rural Zone Code</u>	<u>PO2 and AO2</u>
			<u>Rural Residential Zone Code</u>	<u>PO3 and AO3</u>
			<u>Emerging Communities Zone Code</u>	<u>PO3 and AO3</u>
			<u>Environmental Significance Overlay Code</u>	<u>PO4 and AO4</u> <u>PO5 and AO5</u>
			<u>Extractive Resources Overlay Code</u>	<u>PO2 and AO2</u>
			<u>Water Resource Catchment Overlay Code</u>	<u>PO1, AO1.1, AO1.2 and AO1.3</u>
			<u>Dwelling House Code</u>	<u>PO5 and AO5</u>

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

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

## 1.7 Local Government administrative matters

### 1.7.1 Commonwealth Government owned Land

Land owned by the Commonwealth Government is managed and operated under Commonwealth legislation and policies and this land is not subject to Queensland Planning Legislation.

The provisions of this Planning Scheme do not apply to Commonwealth land including Department of Defence land. Strategic Framework maps, overlay maps and zones shown in this Planning Scheme over Commonwealth land are indicative only. Department of Defence sites in the Tablelands local government area are:

- Atherton Training Depot - Cnr McConaghie & Wylie Streets (currently zoned 'Centre')
- Atherton Rifle Range - Rifle Range Road (currently zoned 'Recreational and Open Space')
- Herberton Rifle Range - Herberton / Petford Rd (currently zoned 'Recreational and Open Space').

### 1.7.2 Local Heritage Register

Tablelands Regional Council qualified for an exemption from a Local Heritage Register under the *Queensland Heritage Act 1992* (QHA). Council was awarded this exemption on the basis of the existing Planning Schemes existing Heritage overlays/listings.

Council has adopted a Local heritage overlay accompanied by a Planning Scheme Policy 7 - Local Heritage Places. All of the identified listings on the Overlay maps are identified within Policy 7 and Schedule 7 makes up the extrinsic material for Policy 7.

Schedule 7 includes site descriptions, statements of significance, local history and physical descriptions of the nominated "Local Heritage Places" (as identified in the Planning Scheme Policy 7 - Local Heritage Places) in accordance with the *Queensland Heritage Act 1992* (QHA) requirements for a Local Heritage Register.

### 1.7.3 Dual occupancy

Dual occupancy development is not accepted development within this planning scheme. Tablelands Regional Council (TRC) resolved to not apply Schedule 4, Table 2 Item 2 of the *Sustainable Act 2009*, to the development class 1 (a) (ii) building comprising not more than 2 attached dwellings (dual occupancies) within the TRC area. (Resolution date 7 April 2010).

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## Part 2 State Planning Provisions

### 2.1 State Planning Policy

The Minister has identified that the state planning policy April 2016 is integrated in the planning scheme in the following ways:

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

- Liveable communities and housing:
  - Liveable communities
  - Housing supply and diversity
- Economic growth
  - Agriculture
  - Development and construction
  - Mining and extractive resource
  - Tourism
- Environment and heritage
  - Biodiversity
  - Coastal environment
  - Cultural heritage
  - Water quality
- Safety and resilience to hazards
  - Emissions and hazardous activities
  - Natural hazards, risks and resilience
- Infrastructure
  - Energy and water supply
  - State transport infrastructure
  - Strategic airports and aviation facilities
  - Strategic ports

#### Aspects of the state planning policy not integrated

- Nil

#### Aspects of the state planning policy not relevant to Tablelands Regional Council

- Nil

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

### 2.2 Regional Plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies in the planning scheme area.

### 2.3 Referral agency delegations

Schedule 10 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Tablelands Regional Council:

Table 2.3.1 Delegated referral agency jurisdictions

Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction
Nil		

Editor's note—For the above listed referral agency delegations the applicant is not required to refer the application to the referral agency listed under Schedule 10 of the Regulation because the local government will undertake this assessment role.

### 2.4 Regulated requirements

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

- (a) Use terms; and
- (b) Administrative terms.

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## Part 3 Strategic Framework

### 3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2—Mapping.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
  - (a) the strategic intent;
  - (b) the following 5 themes that collectively represent the policy intent of the scheme:
    - i) Settlement pattern and built environment;
    - ii) Economic development;
    - iii) Transport and infrastructure;
    - iv) Community identity and diversity; and
    - v) Natural resources and environment.
  - (c) the strategic outcome(s) sought for development in the planning scheme area for each theme;
  - (d) the element(s) that refine and further describe the strategic outcome(s);
  - (e) the specific outcomes sought for each or a number of elements.
- (4) Although each theme has its own section, the strategic framework is read in its entirety as the policy direction for the planning scheme.

Editor's Note—All italicised terms used in Part 3 Strategic Framework refer to areas mapped on the Strategic Framework Maps (Planning Scheme Maps SF1-7).

Editor's note—The term Activity centre in this document refers to the "FNQ regional activity centres network description" as referenced in the Far North Queensland Regional Plan 2009-2031.

### 3.2 Strategic Intent

The Tablelands Regional Council seeks to sustainably manage growth, increase community awareness of natural hazards and encourage economic development whilst protecting the natural environment, landscape qualities, rural lifestyle and character and primary industry base of the region. It seeks to foster and create vibrant, compact and prosperous towns and villages which support local communities and the regional economy through providing for a diverse range of housing, economic opportunity and a high standard of infrastructure and amenity.

### 3.3 Settlement Pattern and Built Environment

#### 3.3.1 Strategic Outcomes

##### 3.3.1.1 Regional settlement pattern

Population growth is increasingly focused on a network of compact, rural towns of varying scales, primarily located in the northern extent of the region in areas that avoid putting people and property at risk from natural hazards. Development is to occur consistently with the development pattern identified in the strategic framework maps.

The settlement pattern of the Tablelands supports a widely dispersed population in a variety of settings, including urban living in rural towns, small rural settlements, *rural residential areas*, cropping lands, dairy and grazing lands, broad-hectare grazing properties and a variety of other rural settings. Future development protects the highly valued range of rural and urban lifestyles and land uses and the viability of the rural economy which underpins them. Population growth is increasingly focused on a network of compact, rural towns of varying scales, primarily located in the northern extent of the region.

##### 3.3.1.2 Network of towns

The town of Atherton is the *major regional activity centre* and the focus of the Tablelands centre network and regional population growth. Atherton accommodates regional-scale business, retail, entertainment, government administration, tertiary and secondary educational facilities as well as health and social services. The towns of Malanda and Ravenshoe are *district activity centres* and provide higher level services to their surrounding localities and districts. The towns of Herberton, Yungaburra and Tolga are *village activity centres* and support significant tourist activity and visitor numbers in addition to servicing their local communities. The level of service provision and growth of the region's towns is consistent with their role and function within the hierarchy of regional centres. Isolated or stand-alone development for any form of centre activity outside *centre areas* will be inconsistent with the development pattern.

##### 3.3.1.3 Residential development



Residential expansion proceeds in an orderly and logical sequence, firstly within *residential areas* and then into *urban expansion areas*, maximising the efficient utilisation of new and existing infrastructure. Residential development is primarily focused within the regions larger towns and particularly in Atherton. A diversity of housing choices is developed within close proximity to services and town centres. Infill development is primarily focused in designated areas in Atherton and housing for aged persons is provided to support the aging population of the region. The amenity of urban environments is enhanced by attractive and accessible parklands and public space. Residential development protects the *natural areas*, scenic landscape qualities and the rural character of the area. Strategically located *residential areas*, *urban expansion areas* and *investigation areas* within and adjacent to developed urban areas are planned and structured, logically sequenced and efficiently serviced to meet demand for new residential development.

#### **3.3.1.4 Rural residential areas**

Rural residential development of varying density is contained within identified *rural residential areas*, to prevent further fragmentation and alienation of *agricultural land* and environmentally significant areas within the regional landscape. *Rural residential areas* predominately maintain the current density of development. Infill subdivision of *rural residential areas* only occurs in identified areas where adequate services and infrastructure are available or can be adequately and cost-effectively provided.

#### **3.3.1.5 Industrial areas**

The *major industrial areas* situated at Tolga and Ravenshoe provide the primary location for industrial development and particularly high impact industries in the Tablelands region. Malanda has the potential to accommodate additional industrial uses within *urban expansion areas*. Smaller *industry areas* are strategically located across the region to service local needs. The operation, function and ongoing use of *industry areas* is protected from encroachment of incompatible and sensitive land uses.

#### **3.3.1.6 Rural areas**

The primary industries upon which the regional economy is largely based are not compromised by incompatible development. The rural areas are retained in the current lot configuration for primary industry unless identified as an area for subdivision, while accommodating development based on natural resources including rural industry and tourism. *Rural areas* protect the region's *Agricultural land* and *other rural areas* from fragmentation and improve food security. *Broad hectare rural areas* remain large grazing properties to ensure their viability and preserve future opportunities for agriculture.

#### **3.3.1.7 Natural hazards**

Risks to infrastructure, buildings and community safety posed by natural hazards, including cyclones, floods, landslides and bushfires are minimised through avoiding hazard prone areas, careful siting and design of new development and, incorporation of emergency response and disaster mitigation measures.

### **3.3.2 Element - Network of Towns**

#### **3.3.2.1 Specific outcomes**

- 3.3.2.1.1** The Tablelands network of towns is characterised by a range of vibrant and attractive rural towns and villages and is focused on the *major regional activity centre* of Atherton. The scale of development in the regions towns is consistent with their role and function within the Far North Queensland Regional Plan 2009-2031 defined hierarchy of *activity centres*, which consists of *major regional activity centres*, *district regional activity centres*, *village activity centres*, and *rural activity centres*.
- 3.3.2.1.2** Centre activities are focused in the *major regional activity centre* of Atherton; particularly development which draws on a wide catchment. Other *activity centres* promote a local self-containment by providing a growing range of services to their local catchments and communities.
- 3.3.2.1.3** Other than small scale uses, commercial activities will not occur outside *centre areas* unless there is an overriding need in the public interest, there are no alternative sites in centre areas, there is no adverse impact on *centre areas* or the area surrounding the development and the site is readily accessible by a range of transport modes.
- 3.3.2.1.4** Ribbon or strip commercial activities along *state controlled roads* and *local collector roads* is avoided outside of the *centre areas*.

- 3.3.2.1.5 *Centre areas* provide vibrant settings for community activity, social interaction and trade. All towns retain their relaxed rural atmosphere and character.
- 3.3.2.1.6 *Centre areas* provide high quality and attractive streetscapes, active shop fronts, comfortable pedestrian environments and spaces for social interaction.

### 3.3.3 Element - Major Activity Centre - Atherton

#### 3.3.3.1 Specific Outcomes

- 3.3.3.1.1 The role and function of Atherton as the *major regional activity centre* for services in the Tablelands region is strengthened. Development within Atherton over time reduces reliance on travel to Cairns for services. Atherton provides services for its immediate surrounds, surrounding towns, the southern Tablelands, the Mareeba district, Cape York and the gulf country.
- 3.3.3.1.2 Atherton is characterised by a compact urban form, as urban growth is constrained by the surrounding rich, red volcanic soil and the forested hill slopes of the Herberton Range. Short to medium term growth is focused on infill sites within existing *residential areas* and green-field developments in the southern, northern and western *residential and urban expansion areas*. Longer term growth will expand into the eastern *urban expansion area*. A distinct inter-urban break is maintained between Atherton and Tolga from Mazlin Creek north to the *major industrial area* located at Tolga.
- 3.3.3.1.3 The *centre area* of Atherton continues to be focused on the core area around Main Street with significant expansion of centre activities accommodated within railway land to the west, through redevelopment of under utilised areas to the east in Mabel Street, south along Herberton Road and within the core of the town centre. The town centre fringe to the east of the centre's core retains the traditional built form and character while accommodating a mix of commercial and infill residential uses. New development will be sympathetic to the scale and traditional character of the town centre including streetscape plan improvements.
- 3.3.3.1.4 Local centre development may occur within *urban expansion areas of major regional activity centres* to provide for everyday community needs within a walkable catchment.
- 3.3.3.1.5 Region-scale services and employment are provided in the *major regional activity centre* of Atherton; including regional education facilities, major retailers, government services, health facilities and recreational facilities.

### 3.3.4 Element - District activity centres - Malanda and Ravenshoe

#### 3.3.4.1 Specific outcomes

- 3.3.4.1.1 Malanda and Ravenshoe provide a large concentration of services, business and employment to service large *rural and rural residential* communities within their immediate districts. The two *district activity centres* both provide primary and high schools, some government services and medium size retailers.
- 3.3.4.1.2 Ravenshoe has a large stock of residential *urban expansion areas*, nearby *rural residential areas*, and provides a significant stock of *industrial areas* which are capable of accommodating large industrial facilities. Opportunities for further growth based on sustainable energy production, supporting the mining industry and primary industry drive the centre's growth.
- 3.3.4.1.3 Malanda continues to support a traditional primary industry base as well as expanding towards innovation in agriculture and growth in home based and technology driven small business opportunities. It also positions itself to cater for further nature and food based interpretive tourism and cultural events. A large stock of residential *urban expansion areas* cater for future urban growth and surrounding *rural residential areas* are further consolidated. *Centre activity* expansion enhances the existing character of the town and is focused in Eacham Place and Catherine Street with ongoing streetscape improvement strategies. An open space precinct along the *Johnstone River* is developed into a key strategic asset for the town and the green gateway to this area is retained. Expansion of the Malanda industrial estate provides opportunity for further rural industry and local service industries.

### 3.3.5 Element - Village activity centres - Herberton, Tolga and Yungaburra

#### 3.3.5.1 Specific outcomes

- 3.3.5.1.1** The *Village activity centres* of Herberton, Tolga and Yungaburra are distinct rural communities with a strong village character and link to the rural production and regional landscape values. The towns provide educational and social services, and a mix of retail and community services to their residents and surrounding rural areas.
- 3.3.5.1.2** Tolga continues to benefit from its proximity to Atherton, while retaining a separate village character and a distinct inter-urban break is maintained between the towns, defined by the Tolga scrub and rural vista before arriving in Atherton. The *major industrial area* in Tolga is concealed from view from the Kennedy Highway by containment behind the existing Tolga scrub area, which will be extended south to continue this screen as the Tolga Industrial area grows. The *major industrial area* in Tolga continues to expand, providing a high quality stock of well serviced industrial land. Residential *urban expansion areas* in Tolga are not developed until reticulated sewerage infrastructure is available.
- 3.3.5.1.3** Herberton and Yungaburra maintain their well-known and highly valued heritage buildings, unique charm and local character, upon which significant local tourist industries are based. Development in the Herberton and Yungaburra character precincts is guided by local plans.
- 3.3.5.1.4** Herberton has a significant education based economy which is underpinned by a cluster of three educational establishments, which will continue to expand, diversify and provide employment for the town. Residential growth in Herberton is constrained by topography and natural features and infill development avoids these constraints.
- 3.3.5.1.5** The Tinaburra Peninsula has been designated as an *urban expansion area*, and is preserved for the long term future urban expansion of Yungaburra beyond the life of the planning scheme and continued open space and tourism development guided by a masterplan.

### 3.3.6 Element - Rural activity centres - Millaa Millaa and Mount Garnet

#### 3.3.6.1 Specific outcomes

- 3.3.6.1.1** Mt Garnet and Millaa Millaa will continue to provide commercial and community services to their rural catchments, with some development of new light and cottage industries and tourism activities. They will maintain their relaxed, low density, small town character and lifestyle.
- 3.3.6.1.2** The *rural activity centres* of the Tablelands provide support for the primary industries and/or mining industries upon which these centres are based. Rural industries, workers accommodation and mining infrastructure are accommodated in suitable locations. Mining expansion may result in significant increases to population and change within these towns.
- 3.3.6.1.3** Infill development within *rural activity centres* will maintain larger lot sizes than other urban areas in the region, to retain the rural character and amenity and due to their lack of sewerage infrastructure.
- 3.3.6.1.4** *Rural activity centres* may accommodate low impact industrial and commercial development, which support the local community within *residential areas* in circumstances where no available land for centre or industrial purposes is designated or available. These uses must demonstrate that any impacts on surrounding residences will not result in nuisance and rural amenity is maintained.

### 3.3.7 Element - Rural villages

#### 3.3.7.1 Specific Outcomes

- 3.3.7.1.1** Innot Hot Springs, Kairi, Peeramon, Tarzali, Tinaroo, Walkamin, and Wondecla are small centres or hamlets often with limited non-residential uses. These small communities are either not expected to expand or to expand proportionately to their current size.
- 3.3.7.1.2** The *rural village* of Walkamin benefits from its close proximity to a cluster of large employment generating facilities including Lotus Glen correctional facility, the Springmount waste transfer station and the Arriga Sugar Mill, and major primary industries. Walkamin will sustain moderate growth of its resident population to support these activities.

- 3.3.7.1.3** *Rural villages* may accommodate low impact industrial and commercial development, which support the local community within *residential areas* in circumstances where no available land for centre or industrial purposes is designated. These uses must demonstrate that any impacts on surrounding residences will not result in nuisance and that residential amenity is maintained.

### **3.3.8 Element—Residential areas and development**

#### **3.3.8.1 Specific outcomes**

- 3.3.8.1.1** Residential growth is located firstly within compact *residential areas* and secondly within *urban expansion areas* within and immediately adjacent to established towns.
- 3.3.8.1.2** Residential expansion is logically sequenced and is efficiently serviced by existing infrastructure networks.
- 3.3.8.1.3** Existing *residential areas* are consolidated through infill and densification predominately in Atherton. Infill and redevelopment accounts for 20% of new dwellings constructed in Atherton by 2031 and is predominantly directed into preferred areas designated for higher density residential development.
- 3.3.8.1.4** A range of mixed and affordable housing and social housing stock that responds to the diverse and changing demography of the Tablelands community is dispersed throughout *residential areas* in a manner consistent with the rural town character and amenity of the region's towns.
- 3.3.8.1.5** *Residential areas* contain predominantly low density residential development and are characterised by traditional detached housing and dual occupancy development. *Residential areas* in close proximity to *Centre areas* of Atherton, Malanda, Ravenshoe, Tolga and Yungaburra contain higher density residential development.
- 3.3.8.1.6** Greenfield development within *residential areas* is consistent with the scale and character of the surrounding neighbourhood.
- 3.3.8.1.7** Infill reconfiguration is consistent with the existing density of historical subdivision (typically found in rural communities) unless designated for higher densities.
- 3.3.8.1.8** Residential subdivision design is responsive to and accommodates:
- topography;
  - climate and solar orientation;
  - efficient traffic flows and connectivity;
  - pedestrian and cycle movement;
  - efficient and sustainable infrastructure provision;
  - environmental values;
  - parkland and open space links;
  - mixed lot sizes and dwelling types; and
  - water sensitive urban design.
- 3.3.8.1.9** Multiple dwellings, dual occupancy and other compact housing forms are sensitively integrated into the existing character of residential area and ensure a high level of amenity for residents.
- 3.3.8.1.10** To service the regions aging population, appropriately designed and serviced aged accommodation, including residential care and retirement facilities, which take into account the support services required as people become less independent, are developed throughout the Tablelands' *residential areas* and *urban expansion areas*.

### 3.3.9 Element—Urban expansion areas

#### 3.3.9.1 Specific outcomes

- 3.3.9.1.1 Well-serviced and designed green-field residential development opportunities in residential *urban expansion areas* are planned, efficiently serviced and logically sequenced.
- 3.3.9.1.2 *Urban expansion areas* are anticipated to provide for development beyond the life of the planning scheme. Urban expansion may only occur after structure planning has established the appropriate form and extent of development and when appropriate levels of urban infrastructure can be efficiently provided.
- 3.3.9.1.3 *Urban expansion areas* in Atherton provide a range of housing options and aim for density targets of 12 dwellings per hectare by 2031. In other *activity centres*, a density target of 8 dwellings per hectare is achieved.
- 3.3.9.1.4 Interim development does not compromise the future residential development of residential *urban expansion or investigation areas*.

### 3.3.10 Element—Industrial areas

#### 3.3.10.1 Specific outcomes

- 3.3.10.1.1 Major industrial facilities and high impact industries for the Tablelands Region are primarily located within the *industry areas* of Tolga, Malanda and Ravenshoe.
- 3.3.10.1.2 The *industry areas* of Kairi and Millaa Millaa accommodate low to medium impact industries which service their local catchments.
- 3.3.10.1.3 Small *industry areas* and sites are designated in some *rural activity centres* and *rural villages* to support the local rural economies with light industry and trades. Where no industrial zoned land is supplied in *rural activity centres* and *rural villages*, some low impact industrial uses may be permitted in *centre* and *residential areas* where it is demonstrated impacts on surrounding land uses can be managed.
- 3.3.10.1.4 Air and the acoustic environment of sensitive receptors surrounding industrial areas is protected in accordance with the *Environmental Protection 1994 (Air) Policy 2019* and *Environmental Protection 1994 (Noise) Policy 2019*.
- 3.3.10.1.5 Sensitive land uses are separated from *industry areas* which generate noise and air emissions, particularly *major industrial areas*, to ensure *industry areas* are not compromised by the encroachment of sensitive land uses.

### 3.3.11 Element—Rural residential areas

#### 3.3.11.1 Specific outcomes

- 3.3.11.1.1 Rural residential development is consolidated within *rural residential areas* where it will not result in the further fragmentation or loss of rural and *agricultural land* or natural areas.
- 3.3.11.1.2 Infill development within *rural residential areas* occurs only where designated for smaller lot sizes, where appropriate levels of infrastructure are available and provided without cost to the community, exposure to natural hazards can be managed, the existing rural living character can be maintained and an *activity centre* is proximate.
- 3.3.11.1.3 *Rural residential areas* which are not serviced by reticulated water retain lot sizes of 1ha or greater.
- 3.3.11.1.4 Limited agricultural and animal husbandry activities occur in *rural residential areas* with larger lot sizes, respecting the difference between rural amenity and rural residential amenity.
- 3.3.11.1.5 Small scale non-residential and tourism uses which do not impact on character and amenity are facilitated in *rural residential areas*.

### 3.3.12 Element—Rural areas

#### 3.3.12.1 Specific outcomes

- 3.3.12.1.1 Farms and rural properties are maintained in economically viable lot sizes which at a minimum accord with the lot sizes identified in Table 9.4.4.3.2. The regional landscape and rural production values are not compromised by successive, piece meal fragmentation through subdivision and other development where practical rural lots are amalgamated and consolidated.
- 3.3.12.1.2 *Rural areas* include rural activities and land uses of varying scale, dependent on the land suitability. Development within *rural areas* is consistent with the character and prevalent land use of the area.
- 3.3.12.1.3 Good Quality *Agricultural Land* of Class A & B Agricultural Land Classification will be retained in viable holding sizes, consolidated and amalgamated, and not fragmented or compromised by development.
- 3.3.12.1.4 *Broad hectare rural areas* will be largely maintained in their current configuration, only subdivided where viable holding sizes are achieved and the infrastructure base of rural operations including workers accommodation, airstrips and farm infrastructure is provided.
- 3.3.12.1.5 *Agricultural investigation areas* in the south of the region provide potential future opportunities for agricultural expansion dependent on water availability and identification of the most suitable soils. These areas will largely be retained in their current configuration for broadscale grazing until agricultural development proceeds.
- 3.3.12.1.6 *Other rural areas* provide for a mix of rural uses, including rural lifestyle, tourism, outdoor recreation, horticultural activities and *natural areas*.
- 3.3.12.1.7 *Rural areas* preserve lands for future uses beyond the life of the planning scheme.
- 3.3.12.1.8 Historical townships are cadastral anomalies, as the towns were never established despite their cadastral recognition. These historical towns are located in rural areas, and are not serviced by roads, drainage, water or sewerage. These townships are not intended to be developed or reconfigured. These historical townships are not always named, but do include:
- Coolgarra
  - Kureen
  - Evelyn
- 3.3.12.1.9 Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the *rural* landscape in a way which:
- does not impede or conflict with agricultural activities and production;
  - does not compromise rural character and scenic qualities; and
  - does not adversely impact on environmental values.

### 3.3.13 Element—Natural hazard mitigation

#### 3.3.13.1 Specific outcomes

- 3.3.13.1.1 New development is located to avoid areas of natural hazard including bushfire, landslide and flooding or mitigates exposure to the natural hazard and where it is not possible to avoid the natural hazard area, and it is in the public interest, development mitigates the risks to people and property to an acceptable or tolerable level. ~~New development avoids areas that are exposed to natural hazards, including bushfire, landslide and flooding or mitigates exposure to the natural hazard.~~
- 3.3.13.1.2 Development should avoid areas that are at risk to medium, high, or very high bushfire hazard and development in the potential bushfire impact buffer areas incorporate appropriate bushfire mitigation measures. ~~Development in environments that are at risk to medium or high bushfire hazard incorporates appropriate bushfire mitigation measures.~~
- 3.3.13.1.3 Development in areas that may be at risk of flooding provides detailed flood investigations to demonstrate flood prone areas can be avoided by development.
- 3.3.13.1.4 Development avoids slopes of 15% or greater unless the long term stability of the site is demonstrated, surrounding land is not adversely impacted and risk of landslide activity is not increased.

- 3.3.13.1.5** Development avoids risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazards. Catalysts for economic and cultural activity such as educational establishments, research and development and the arts are encouraged in the region, preferably near or within *major and district regional activity centres*. Creative industries flourish in the Tablelands, providing strong cultural legacies and viable employment. The region's unique wet tropical ecosystems and dry tropical savannahs provide further opportunities to develop regional expertise and attract more environmental education and scientific research activities to the region.

## 3.4 Economic Development

### 3.4.1 Strategic outcomes

#### 3.4.1.1 Primary industries

The rural economy that underpins the settlement pattern of the Tablelands prospers and diversifies, with traditional and emerging primary industries continuing to provide the economic base of the region. Increasing opportunities for value-adding and processing primary products are realised on-farm and within surrounding towns. *Agricultural land*, strategic cropping land, rural industries and primary production are protected from development which will compromise their ability to operate, expand or intensify. Infrastructure which supports agriculture and primary industry is maintained and protected. Forestry and permanent plantations are expanded and established in the region in a manner which enhances the rural economy. *Rural areas* are maintained in economically viable holdings.

#### 3.4.1.2 Commercial development

The region's towns increase their level of self-reliance through providing their local catchments with a range of services and employment opportunities. Development is located, designed and operated to be functional as soon as possible after a natural hazard event to contribute to a resilient economy. The Tablelands region is increasingly provided with retail opportunities, business and government services which reduce leakage of spending and reliance on travel to Cairns. These opportunities and services are focused within Atherton and are consolidated through the clustering and co- location of commercial uses in the established centres. The region's towns increase their level of self-reliance through servicing their local catchments with a range of services and employment opportunities.

#### 3.4.1.3 Tourism

The outstanding natural environment, rural production, environmental facilities and scenic landscapes of the Tablelands provide a basis for the development of sustainable tourism enterprises. The Tablelands' geographical proximity to Cairns International Airport and tourist base provides opportunities for increasing visitation and exposure to the Tablelands. Large scale tourist accommodation facilities are developed in key sites across the region and a diverse range of short term accommodation facilities are provided in the regions towns and rural areas. Caravan and recreational vehicle users are provided with a variety of attractive locations to stay in the region. Adventure, nature based and food tourism experiences are developed across the regions rural and natural areas. The character and appeal of key towns, landscape features and *scenic routes* which attract tourists to the region will be maintained and enhanced. The south-western dry land savannah of the region accommodates further nature and rural based tourism development.

#### 3.4.1.4 Industry

Industrial development and expansion is supported through the provision of *industry areas* with appropriate infrastructure to support industrial development. Tolga and Ravenshoe provide the primary locations for high impact industry in the Tablelands region and further areas could be provided in Malanda. *Industry areas* within other *activity centres* provide for industrial uses which support their local economies. *Industry areas* are protected from incompatible development and sensitive land uses. Intensive animal industries and rural industries develop in appropriate locations within the region, where impacts on the environment and surrounding land uses are limited and manageable.

#### 3.4.1.5 Research, education and the arts

Catalysts for economic and cultural activity such as educational establishments, research and development and the arts are encouraged in the region, preferably near or within *major and district regional activity centres*. Creative industries flourish in the Tablelands, providing strong cultural legacies and viable employment. The region's unique wet tropical ecosystems and dry tropical savannahs provide further opportunities to develop regional expertise and attract more environmental education and scientific research activities to the region.

#### 3.4.1.6 Mining and Extractive resources

Mining and extractive industries increasingly generate a significant supply of employment and wealth into the region. The geological diversity and rare mineral occurrence of the Tablelands provides the basis for the establishment of mixed mining activities of varying scales. Support services and infrastructure to existing and future mineral exploration are established in appropriate locations. Accommodation for mining workers is encouraged to be provided within the Tablelands region. *Activity centres* proximate to mining activities support mining activities through the provision of support services and in providing accommodation for workers. Development in and adjacent to resource extraction areas is managed to minimise impacts on the continued and future use of the resource. *Key Resource Areas* (of local, regional and state significance) and their haul routes are buffered from incompatible development. New extractive industry establishes in the rural areas of the region where impacts on surrounding land are manageable and environmental values can be protected.



#### 3.4.1.7 Small and emerging enterprise

The establishment of emerging industries and enterprises is facilitated in appropriate locations. Flexibility and responsiveness allow for economic diversity and innovation, leading to a greater variety of employment and meeting the changing needs of the community and economy. Home based businesses provide opportunities for self employment and small enterprise in *residential areas* where impacts are limited and manageable.

#### 3.4.1.8 Energy generation

The Tablelands positions itself as a major sustainable energy region of Australia, providing a significant portion of the region's electricity supply through the large scale generation of renewable energy. New power generation facilities are well located to ensure they achieve economic benefits at both the local and regional level without compromising existing urban and rural development. Major existing facilities including Koombaloomba and Windy Hill wind farm in Ravenshoe and newly established facilities are protected from development which could compromise their operations. Major existing facilities are protected from development which could compromise their operations and new development is located to avoid conflict with surrounding uses. Air and the acoustic environment of sensitive receptors surrounding these developments is protected in accordance with the *Environmental Protection 1994 (Air) Policy 2019* and *Environmental Protection 1994 (Noise) Policy 2019*.

### 3.4.2 Element—Rural and agricultural land

#### 3.4.2.1 Specific outcomes

- 3.4.2.1.1 *Agricultural Land* of Class A and B Agricultural Land Classification are preserved for the purpose of primary production and are protected from fragmentation, alienation and incompatible land uses and development.
- 3.4.2.1.2 Urban and rural residential development provide buffers within the development site adjacent to rural areas to ensure that the development does not inhibit normal farming practices.
- 3.4.2.1.3 Built infrastructure and non-agricultural uses within farms will be co-located and clustered with existing farm dwellings and infrastructure to prevent encroachment onto productive land.
- 3.4.2.1.4 *Broad hectare rural areas* are maintained in economically viable holdings for broad scale grazing and continue to develop and expand their rural infrastructure and operations.
- 3.4.2.1.5 *Broad hectare rural areas* which are Class A & B Agricultural Land classification in the south of the region are further investigated for potential future opportunities for agricultural expansion.
- 3.4.2.1.6 Development ensures rural activities in all *rural areas* are not compromised by incompatible development and fragmentation.
- 3.4.2.1.7 Important irrigation infrastructure, such as the Tinaroo Dam, pipelines and holding ponds are maintained for the purpose of providing water to support agricultural production and are protected from incompatible development.

### 3.4.3 Element—Intensive animal industries

#### 3.4.3.1 Specific outcomes

- 3.4.3.1.1 Intensive animal industries are located to avoid adverse impacts on surrounding land and residences and are buffered from other uses to minimise noise and odour impacts on surrounding residences, other sensitive land uses, and surrounding lands.
- 3.4.3.1.2 Intensive animal industries incorporate measures to protect environmental values.
- 3.4.3.1.3 Intensive animal industries will be located outside *areas of state environmental significance*, in *rural areas* characterised by large lot sizes where residences and sensitive land uses are not adversely impacted.
- 3.4.3.1.4 *Broad hectare rural areas* for which the Agricultural land classification is Class A or B in the south of the region are further investigated for potential future opportunities for agricultural expansion.

### 3.4.4 Element—Rural enterprise

#### 3.4.4.1 Specific outcomes

3.4.4.1.1 Rural industries and intensive horticultural uses are appropriately scaled and located in *rural areas*, including the establishment of further:

- food and fibre processing facilities;
- value adding of primary product;
- cottage industries;
- hydroponics;
- aquaculture;
- wholesale nurseries; and
- intensive horticulture.

3.4.4.1.2 Rural industries of an appropriate scale are located within *rural areas* where an adequate level of infrastructure is available or can be provided and adverse impacts on surrounding land are limited and manageable.

3.4.4.1.3 Large-scale and high impact rural industries will be established within *industry areas*.

### 3.4.5 Element—Forestry and permanent plantations

#### 3.4.5.1 Specific outcomes

3.4.5.1.1 *Rural areas* provide opportunities for:

- sustainable forestry on private land;
- ongoing operation of established plantations; and
- integrated agro-forestry and native forestry into land used primarily for cropping and pasture.

3.4.5.1.2 Permanent plantations are primarily located within *habitat linkages*, adjacent to *areas of state environmental significance* and in areas which are not *agricultural land*.

### 3.4.6 Element—Retail and commercial development

#### 3.4.6.1 Specific outcomes

3.4.6.1.1 Commercial development will be facilitated by:

- consolidation and co-location of centre activities in existing *centre areas*;
- identification of areas adjacent to centre areas to cater for the expansion of commercial activities;
- infrastructure provision in areas identified as able to cater for new commercial development; and
- maintenance of a high standard of infrastructure, services and amenity in existing commercial areas to support further business investment and expansion.

3.4.6.1.2 Out-of-centre retail development is avoided and should only occur if there is not a suitable site in an appropriate *centre area*, a clearly demonstrated over-riding community need and evidence demonstrating that the development would not adversely impact existing *centre areas*.

3.4.6.1.3 *Centre areas* provide a vibrant setting for community activity, social interaction and local trade and exchange. Each centre area retains its relaxed rural atmosphere and country town character and provides for a high level of pedestrian amenity.

3.4.6.1.4 The following features are integrated or provided by new commercial development:

- attractive streetscapes with shade trees and awnings;
- active shop fronts;
- pedestrian and cyclist comfort and convenience;
- universal design principles; and
- spaces for community activity and social interaction.

### 3.4.7 Element—Tourism

#### 3.4.7.1 Specific outcomes

- 3.4.7.1.1** Yungaburra and Tinaroo consolidate their status as tourist destinations based on their unique local character and proximity to Lake Tinaroo. The emerging tourist economies of Herberton, Malanda and Millaa Millaa continue to attract more interest and visitors. Increasing levels of tourist accommodation and facilities are provided in all the region's *activity centres*.
- 3.4.7.1.2** Major tourist accommodation facilities which can accommodate large numbers of overnight visitors in the region are developed in strategic locations.
- 3.4.7.1.3** Tourist parks in key locations continue to provide sites to accommodate caravans and recreational vehicles across the region. Facilities to accommodate caravans and recreational vehicles are developed in a variety of urban and, at a limited scale, rural locations, to encourage extended visitations within the region.
- 3.4.7.1.4** The outstanding scenic qualities of the regional landscape and the character and heritage values of the region's towns are recognised and protected for their role in promoting and attracting visitors to the region. Development in scenic and highly visible locations will minimise its impacts on scenic amenity through sensitive location, design, colour and scale.
- 3.4.7.1.5** A variety of small-scale, low impact tourist facilities are established across the rural landscape, including:
- tourist attractions and facilities within towns and villages;
  - cultural interpretive tours;
  - nature based tourism;
  - sports and recreational activities;
  - tourist attractions;
  - adventure tourism;
  - farm based tourism;
  - food based tourism;
  - bed and breakfasts; and
  - camping and recreational vehicle facilities.
- 3.4.7.1.6** Small scale tourism related development in rural areas is sensitively designed, scaled and located so as to not compromise the natural landscape values and agricultural values of the Tablelands.

### 3.4.8 Element—Industry

#### 3.4.8.1 Specific outcomes

- 3.4.8.1.1** Tolga and Ravenshoe *major industrial areas* accommodate significant industrial development within the central and southern Tablelands including high impact industry. *Urban expansion areas* in Malanda provide further opportunities for major industrial areas.
- 3.4.8.1.2** *Industrial areas* are allocated within *activity centres* to provide for trades, services and industrial development which service and provide employment to the catchments of these centres.
- 3.4.8.1.3** *Industrial areas* are designated and protected from other land uses which could impair or prejudice their development for industrial purposes.
- 3.4.8.1.4** A high level of infrastructure, services and amenity in existing *industrial areas* is provided to support business investment and expansion of *industrial areas*.
- 3.4.8.1.5** Key *enterprise and employment areas* in the Tablelands, are protected from development which could compromise their expansion and ongoing operations.

### 3.4.9 Element— Education and research

#### 3.4.9.1 Specific outcomes

- 3.4.9.1.1** Development complements and provides for improved access to important education and research facilities.
- 3.4.9.1.2** Education and research facilities are protected from development which will adversely impact on their operations or constrain further development.

- 3.4.9.1.3** New education and research facilities are established in accessible, safe and well serviced locations within urban areas. Education and research facilities of limited scale are established in *rural areas* only where the facility is dependent on the natural resources of the locality.

### **3.4.10 Element—Extractive resources and mining**

#### **3.4.10.1 Specific outcomes**

- 3.4.10.1.1** The region capitalises on opportunities for economic development from the extraction of the region's rich and diverse mineral and extractive resources whilst protecting the natural environment.
- 3.4.10.1.2** Mining sites, *Key resource areas* of local, regional and state significance, associated infrastructure and associated haul routes are protected from development that might prevent or constrain current or future operations.
- 3.4.10.1.3** Extractive industries:
- mitigate impacts relating to air, noise, water and waste on local environmental values and surrounding residences;
  - avoid *areas of state environmental significance* and protect their values; and
  - progressively rehabilitate disturbed land on site and ensure ecological values are rehabilitated (where relevant).
- 3.4.10.1.4** Sand extraction in watercourses maintains and restores the environmental and hydrological values of the site and does not impede community recreational usage and public access points to the river.
- 3.4.10.1.5** The development, expansion and diversification of mining in the region is supported by ensuring related industries, services and workers can be appropriately accommodated and sited within the region.

### **3.4.11 Element—Small scale and emerging industries**

#### **3.4.11.1 Specific outcomes**

- 3.4.11.1.1** New and emerging industries and services are accommodated in appropriate locations through responsiveness and flexibility without compromising long term planning.
- 3.4.11.1.2** The development of low-impact home-based business at an appropriate scale is recognised as a form of localised economic diversification and self-generated employment and supported where its impacts can be managed.

### **3.4.12 Element—Energy generation**

#### **3.4.12.1 Specific outcomes**

- 3.4.12.1.1** Sustainable energy generation will have an increasingly important role in the economy of the Tablelands. Renewable energy facilities, including wind, solar and geothermal energy generation are established in locations where impacts on surrounding land and ecological values can be mitigated against.
- 3.4.12.1.2** The design, siting, construction, management, maintenance and operation of energy generation facilities and associated infrastructure takes comprehensive account of (and is sensitive to) environmental, heritage, landscape and scenic values, surrounding land, future preferred settlement patterns, and recognised impacts.
- 3.4.12.1.3** *Energy generation facilities* utilise and take comprehensive account of recognised scientific knowledge and standards both within Australia and internationally and is commensurate with the significance, magnitude and extent of both direct and non-direct impacts.
- 3.4.12.1.4** *Energy generation facilities* do not adversely impact on the health of surrounding communities.
- 3.4.12.1.5** Established *energy generation facilities* are protected from development which has the potential to constrain their operations or future expansion.

**3.4.12.1.6** *Energy generation facilities* are connected to a nearby, high-voltage electricity network with adequate capacity and without significant environment, social or amenity impact.

## 3.5 Transport and Infrastructure

### 3.5.1 Strategic outcomes

#### 3.5.1.1 Road network

*Local and State controlled road networks* support the identified hierarchy of *activity centres* and rural economy of the Tablelands. The location, density and scale of development supports the efficient and convenient movement of goods and people. Roads are progressively upgraded (including construction of *future state roads and local connections*) and maintained to a high standard to support higher urban densities, rural production, commerce, industry and major trip generators. Development provides off-street parking, loading areas and manoeuvrability. New streets integrate with the existing road network in a way which results in high levels of connectivity, accessibility and legibility to motorists and residents.

#### 3.5.1.2 Active and public transport

Street layout and design supports mixed transit modes, including buses, pedestrians, cyclists and mobility devices, particularly in denser *urban areas* and *activity centres*. New development supports the use of active and public transit modes through the design and layout of new road networks, and provides high levels of pedestrian and cyclist infrastructure including end of trip facilities. *Centre areas* and destinations are safely and conveniently accessible to cyclists and pedestrians through the provision of a permeable and highly connected active transport network.

#### 3.5.1.3 Freight routes

Designated freight routes (including *B-double routes*) are appropriately managed, upgraded and are not impeded by inappropriate land uses to ensure the efficient transportation of essential goods and services. *Rail corridors* are recognised as important strategic infrastructure resulting from significant past investment. *Active rail corridors* are protected from development which could compromise rail operations. Planned and identified *future state roads* in Atherton, Malanda and Yungaburra are protected from development which will prejudice or impede their future construction.

#### 3.5.1.4 Aviation facilities

The ongoing operational efficiency, reverse amenity, and safety of small, regional *aviation facilities* is ensured through the appropriate design and location of development within their vicinity.

#### 3.5.1.5 Infrastructure provision

Infrastructure and services are provided in an economical and efficient manner in order to consolidate urban form, support community needs and maximise return on investment. Water, wastewater, stormwater, transport and community and open space infrastructure is provided to development in accordance with Council's desired standards of service. Land use planning is aligned and coordinated with the provision of State and Local infrastructure to ensure that the costs of urban and industrial development are met. Urban development is appropriately sequenced and coordinated to match infrastructure capacity with demand. An appropriate level of well designed, appropriately timed and located infrastructure is provided by new development. New development does not compromise the operations of existing infrastructure.

#### 3.5.1.6 Waste facilities

The region is provided with sustainable and adequate waste disposal facilities which have minimal adverse impact on the environment. Transfer stations and waste disposal facilities are separated from and not compromised by incompatible development and odour sensitive land uses. Urban development provides appropriately located and adequate space for waste storage and collection.

#### 3.5.1.7 Energy and communications

Households, businesses and industry are supported by a high standard of high-speed telecommunications and reliable electricity supply. The generation and consumption of energy is sustainable and efficient. Over reliance on distant coal-fired power stations for electricity supply is minimised through the establishment of renewable energy generation facilities and localised and domestic-scale energy generation. High-voltage *transmission lines* and sub stations are protected from incompatible development. Telecommunications facilities minimise visual impact and are co-located wherever possible.

### 3.5.2 Element—Road network

#### 3.5.2.1 Specific outcomes

- 3.5.2.1.1 The region is provided with a high quality road network which is upgraded and extended to provide for the safe, efficient movement of vehicles and to cater for new development.
- 3.5.2.1.2 The design and layout of new roads complements the function and hierarchy of the existing road network.
- 3.5.2.1.3 Planned *future state roads and future local connections* are integrated into new development and protected from development that would compromise their construction and future operation.
- 3.5.2.1.4 New development provides appropriately designed and constructed off street parking sufficient to cater for likely demand.
- 3.5.2.1.5 Out of sequence development and development in excess of planning assumptions provides contributions or upgrades to the road network which are commensurate with the anticipated impacts generated by the development and ensure appropriate road infrastructure provision. New development does not place any unanticipated demand on existing infrastructure and provides its own future infrastructure required for the development.
- 3.5.2.1.6 Development of new roads and upgrades to existing roads are designed and constructed in accordance with the FNQROC Regional Development Manual.

### 3.5.3 Element—Freight

#### 3.5.3.1 Specific outcomes

- 3.5.3.1.1 Efficient and safe movement of freight transport is facilitated through an efficient regional network of *local collector roads, state controlled roads, B-Double routes and rail corridors*.
- 3.5.3.1.2 The Tableland's freight network of *local collector roads, state controlled roads, B-Double routes and rail corridors* will be protected from development that may impede existing and future traffic movements.
- 3.5.3.1.3 Existing and *Future state roads and local connections* will be protected from development and uses which could impede traffic and freight movements or future construction, upgrades and extensions.
- 3.5.3.1.4 Infrastructure to support freight movements, such as B-Double pads and freight depots, are protected from incompatible development.
- 3.5.3.1.5 Freight generating development and supporting industries are located close to freight network access points.

### 3.5.4 Element—Public and active transport

#### 3.5.4.1 Specific outcomes

- 3.5.4.1.1 New urban development is designed to support public and active transport and which will provide for an increasing proportion of the region's movements.
- 3.5.4.1.2 The Tablelands urban communities are well serviced with walking and cycling infrastructure, including:
  - footpaths;
  - shade trees;
  - seating along key routes and in major trip generation areas;
  - principle cycle networks;
  - bike paths and lanes; and
  - end of trip facilities.
- 3.5.4.1.3 Centre development provides for safe and convenient pedestrian mobility and access, and the provision for public transport and interchange facilities.

- 3.5.4.1.4 The operational requirements of bus routes are incorporated into new residential subdivisions, creating efficient flow through for vehicular traffic and facilitating future expansion of public transport.
- 3.5.4.1.5 Increased active transport trips to major destinations and employment generators are encouraged through the provision of end of trip facilities.
- 3.5.4.1.6 Out of sequence development and development in excess of planning assumptions provides contributions or upgrades to the pedestrian and cycle network that are commensurate with the anticipated impacts generated by the development and ensure appropriate active transport infrastructure provision.

### 3.5.5 Element—Air transport

#### 3.5.5.1 Specific outcomes

- 3.5.5.1.1 Public *aviation facilities* are maintained and developed in appropriate locations and protected from incompatible development to ensure on-going viability and ability to expand operations.
- 3.5.5.1.2 Development in the vicinity of *aviation facilities* (including Atherton, Mt Garnet and Wondecla) avoids:
  - adversely affecting the safety and operational efficiency of those airports and *aviation facilities*;
  - large increases in the numbers of people adversely affected by aircraft noise; and
  - increasing the risk to public safety near the airport runways.
- 3.5.5.1.3 New private and *public aviation facilities* are developed within the *broad hectare rural area* to support rural production and in locations where surrounding land uses and sensitive receptors are not unreasonably adversely impacted.

### 3.5.6 Element—Water supply and wastewater services

#### 3.5.6.1 Specific outcomes

- 3.5.6.1.1 Development is efficiently and appropriately provided with water and wastewater infrastructure in accordance with Council's Desired Standards of Service.
- 3.5.6.1.2 Water storage, sewerage disposal and reticulation infrastructure is utilised and extended economically and efficiently to new development.
- 3.5.6.1.3 Development in rural areas will demonstrate that it has access to adequate potable water and fire fighting water supply on-site.
- 3.5.6.1.4 In areas not serviced by reticulated sewerage, on-site effluent disposal systems ensure the environment is not adversely impacted.
- 3.5.6.1.5 The ongoing operation of sewerage treatment plants and associated infrastructure is protected from incompatible and odour sensitive development.
- 3.5.6.1.6 Out of sequence development and development in excess of planning assumptions provides contributions or upgrades to the water and sewerage networks which are commensurate with the anticipated impacts generated by the development and ensure appropriate water and sewerage infrastructure provision.
- 3.5.6.1.7 Upgrades and extensions to the Water and Wastewater infrastructure are designed and constructed in accordance with the FNQROC Regional Development Manual.

### 3.5.7 Element—Stormwater management

#### 3.5.7.1 Specific outcomes

- 3.5.7.1.1 Stormwater is managed to ensure no worsening of stormwater impacts on surrounding land and protection of environmental values.
- 3.5.7.1.2 Water Sensitive Urban Design principles are integrated into new development, ensuring that stormwater is discharged at a pre-development rate and meets water quality objectives.

- 3.5.7.1.3 Adequate infrastructure is provided to convey estimated peak volumes of stormwater with a "no worsening" effect on surrounding land; and flooding and ponding of water is avoided.
- 3.5.7.1.4 Stormwater is managed and measures are implemented to ensure erosion is prevented or minimised and contaminants are not released. New development does not place any unanticipated demand on existing infrastructure and provides its own future infrastructure required for the development.
- 3.5.7.1.5 Out of sequence development and development in excess of planning assumptions provides contributions or upgrades to the stormwater network which are commensurate with the anticipated impacts generated by the development and ensure an appropriate level of stormwater infrastructure is provided.

### 3.5.8 Element—Energy supply and communications

#### 3.5.8.1 Specific outcomes

- 3.5.8.1.1 The region is provided with sustainable, reliable and secure energy supply and adequate electricity supply infrastructure is provided to new development.
- 3.5.8.1.2 High voltage electricity infrastructure, including *transmission lines*, is protected from conflicting development.
- 3.5.8.1.3 Energy efficiency principles guide the design and construction of new development.
- 3.5.8.1.4 The region's net carbon emissions are reduced by establishment of renewable energy generation facilities, maintaining compact urban areas and encouraging development that embraces energy efficient design features.
- 3.5.8.1.5 Urban and rural communities are serviced with affordable and reliable high speed telecommunication services including high-speed fibre-optic or satellite broadband internet connections.
- 3.5.8.1.6 Telecommunications facilities, particularly mobile phone towers are located to ensure visual amenity is not compromised and are co-located wherever possible.
- 3.5.8.1.7 [Energy supply and telecommunications facilities avoid areas that are at risk to medium or high bushfire hazard and development in the potential bushfire impact buffer incorporates appropriate bushfire mitigation measures so that the essential community infrastructure is located and designed to maintain the required level of functionality during and immediately after a natural hazard event.](#)

### 3.5.9 Element—Waste management

#### 3.5.9.1 Specific outcomes

- 3.5.9.1.1 Waste facilities have adequate capacity to service the community, and are protected from encroachment of inappropriate and odour sensitive development.
- 3.5.9.1.2 Waste facilities are designed and operated to minimise adverse impacts on the community and the environment.
- 3.5.9.1.3 On-site waste disposal and recycling areas are provided by development to meet operational requirements of storage, and collection and screened from view.

## 3.6 Community Identity and Diversity

### 3.6.1 Strategic outcomes

#### 3.6.1.1 Character, Heritage and identity

The Tablelands is characterised by significant cultural, scenic and natural diversity. Each town has its own evident, individual rural character and identity. Valued streetscapes, town centres, built and natural features and precincts of character housing will be preserved and enhanced through sympathetic new development and redevelopment of existing buildings. Development will enhance the landscape features of *natural areas*



and streetscapes. Opportunities to foster local arts and culture and celebrate local history and identity through new development are realised. Local and State Heritage Places are conserved and enhanced through sensitive re-use. Evidence of past land use and the history of the Tablelands, including the remnant infrastructure of mining, timber getting, agriculture, dairying and World War II activities, is preserved and sensitively integrated into new development. Indigenous cultural heritage within the landscape is protected, or developed in consultation with Traditional Owners.

#### **3.6.1.2 Community facilities**

The provision, maintenance and ongoing operation of a range of community facilities, which meet the needs of the Tablelands community are facilitated. Facilities which cater for multiple uses, cultural events, community activities and sports and recreation are sensitively developed and integrated into the surrounding area. The range and location of community facilities cater for a wide cross section of interests and users in dispersed locations.

#### **3.6.1.3 Open space and recreation**

Development integrates a range of well linked and accessible open space and recreational areas within *residential and centre areas* and their surrounds. Residents are provided with a range of sport and recreation opportunities which meet their diverse and changing needs and which encourage healthy and active lifestyles. Trails for cycling, bushwalking and horse riding are particularly valued in the region. Existing trails are maintained and opportunities for further trails are realised. Open Space and recreation areas are retained for community use and protected from incompatible development. Open space within urban areas incorporates important biodiversity areas and buffers to wetlands and watercourses.

#### **3.6.1.4 Landscape qualities**

The outstanding landscape qualities, *iconic landscape features* and *scenic routes* of the Tablelands are conserved and protected from development that diminishes their visual and aesthetic values. The rural character, evidence of geomorphologic history and natural features within the regional landscape are preserved through sensitive development which complements iconic views, forested hill slopes, bushland and rural vistas.

#### **3.6.1.5 Community health and safety**

The community is provided with easily accessible health care services and facilities which meet community needs. The built environment incorporates design principles which assist in the prevention of crime. Public spaces facilitate passive surveillance. Community health and well-being is fostered through quality urban environments, which provide public spaces and opportunities for active and passive recreation.

### **3.6.2 Element - Local character**

#### **3.6.2.1 Specific outcomes**

- 3.6.2.1.1** The identity of individual communities is recognised, and the local character and heritage of each centre is complemented by new development.
- 3.6.2.1.2** Significant local character and distinctive streetscape elements of each *activity centre* will be protected and enhanced by new development. Architectural styles of new development are sympathetic with existing character of the surrounding area.
- 3.6.2.1.3** *Character precincts* of early and highly valued character housing and commercial areas in Atherton, Herberton and Yungaburra are retained and new development is consistent with the predominant character of the precincts.
- 3.6.2.1.4** The main streets and *centre areas* of the region's *activity centres* are important to the character, heritage and identity of the towns. This is recognised through new development which is designed to be complementary to the existing built character.

### **3.6.3 Element - Cultural heritage**

#### **3.6.3.1 Specific outcomes**

- 3.6.3.1.1** Heritage places of local and State significance are identified and protected from development that detracts from their heritage values and sensitively re-developed or re-used.
- 3.6.3.1.2** Buildings and sites of cultural heritage significance are retained, sensitively developed and re-used in a way that enhances and retains their heritage values and historical significance.
- 3.6.3.1.3** Development of identified local heritage places will:

- not compromise the character of the place;
- not obstruct views or access to heritage places; and
- preserve the significant fabric and features of the heritage place.

**3.6.3.1.4** Indigenous cultural heritage is preserved and respected. Development of sites which include Indigenous cultural heritage significance acknowledges the key role of traditional owners in cultural heritage matters and is carried out in observance of established duty of care practices.

**3.6.3.1.5** Where a development site is identified as containing sites of Indigenous cultural heritage significance, a Cultural Heritage Management Plan will facilitate the protection of these values.

### **3.6.4 Element - Open space and recreation**

#### **3.6.4.1 Specific outcomes**

**3.6.4.1.1** The region's open space and recreation network provides for a range of recreation and sporting activities and protects important *natural areas*.

**3.6.4.1.2** Quality sports infrastructure and spaces for recreation and social interaction are accessible and attractive to the majority of residents in convenient locations. Existing public open space is improved with new infrastructure and features which encourage increased community use.

**3.6.4.1.3** Public open space incorporates and protects the remnant native vegetation that provides urban refuges for wildlife and bodies of water and water courses.

**3.6.4.1.4** New development enhances public access and appreciation of features which are highly valued and utilised for outdoor recreational pursuits, including:

- the foreshores of Lake Tinaroo;
- parts of the Barron, Johnstone, and Wild Rivers;
- stock routes, particularly those of regional recreation and tourism significance;
- decommissioned rail corridors, including rail trails of regional recreation and tourism significance;
- National and Conservation Parks;
- the existing network of parks and reserves on the Tablelands.

**3.6.4.1.5** New development will provide connections to and orientate buildings towards existing public open space areas.

**3.6.4.1.6** A network of public open space is integrated and well linked across urban and rural areas to provide continuous trails for walking, horse riding and cycling.

**3.6.4.1.7** Rail trails are developed in disused *rail corridors* between the centres of Atherton, Herberton, Ravenshoe, Tolga and Walkamin and activated by complementary development.

**3.6.4.1.8** Development of sport and recreation facilities is guided by Council's Sport and Recreation Plan. An Open Space Strategy will be undertaken to identify priorities and direct investment into public open space to optimise community benefit.

### **3.6.5 Element - Safe and healthy communities**

#### **3.6.5.1 Specific outcomes**

**3.6.5.1.1** An active and healthy community is supported through encouraging compact *residential areas* and centres, with a high degree of accessibility and permeability that promotes an increase in walking and cycling.

**3.6.5.1.2** New development will integrate access to existing areas and facilities for sports and recreation. New sports and recreational facilities are accessible to a large number of users by mixed transit modes.

**3.6.5.1.3** New development will integrate the principles of *Crime Prevention Through Environmental Design* (CPTED) to prevent opportunities for crime and vandalism.

### 3.6.6 Element - Community facilities

#### 3.6.6.1 Specific outcomes

- 3.6.6.1.1 The region is serviced by a wide variety of community and cultural facilities which meet community needs.
- 3.6.6.1.2 The development and reuse of cultural facilities and precincts is:
- compatible with the surrounding area;
  - provided with a high level of amenity and safety for users of the site; and
  - located to be easily accessible to the majority of residents.
- 3.6.6.1.3 Development sensitively integrates and complements existing halls, clubs, libraries, art galleries, places of worship, theatres, function rooms, community and cultural centres and key community infrastructure. Development on sites adjoining community facilities will not obstruct or detract from their use, accessibility and functionality.
- 3.6.6.1.4 Community facilities are redeveloped in a way that is functional, safe and sensitive to the community's needs. Development of these sites is cognisant of the existing character and adjoining land uses of the area and addresses the street frontage to create a high level of accessibility and legibility to the community.

### 3.6.7 Element - Health

#### 3.6.7.1 Specific outcomes

- 3.6.7.1.1 A high level of health and medical services are easily accessible to the community. The establishment of new medical services and facilities, particularly in small communities with limited access to healthcare, is facilitated and any adverse impacts are mitigated.
- 3.6.7.1.2 Access to existing health facilities and regional hospitals is enhanced by consolidation and improvements within their immediate vicinity, such as:
- enhanced pedestrian orientation and infrastructure;
  - compact housing to support ageing and impaired residents who may require regular medical treatment; and
  - the integration of universal design principles into the built environment, ensuring access to both the able bodied and those with physical disabilities.
- 3.6.7.1.3 Areas within walking distance of key regional hospitals and health care services provide infill development opportunities for people who depend on access to these facilities.

### 3.6.8 Element - Scenic amenity

#### 3.6.8.1 Specific outcomes

- 3.6.8.1.1 Areas of high scenic amenity (including *scenic routes*) are protected from visually inappropriate and insensitive development. Development ensures scenic amenity values are maintained.
- 3.6.8.1.2 Forrested hill slopes which are visible from *scenic routes* and *residential areas* are maintained in their natural state in recognition of their contribution to the region's scenic amenity.
- 3.6.8.1.3 Development in highly visible and scenic locations minimises its impact on scenic amenity through sensitive location, design, materials, colour schemes, scale, minimising earthworks and retention of native vegetation.
- 3.6.8.1.4 The following *scenic routes* are protected from visually obtrusive and unattractive development. The scenic routes include:
- Lakes Circuit;
  - Waterfalls Circuit;
  - Old Palmerston Highway (Misty Mountains route);
  - Tully Falls Road;
  - Savannah Way;
  - Danbulla Forest Drive; and
  - Atherton-Herberton Road.
- 3.6.8.1.5 New development does not compromise or obstruct views or public access to *iconic landscape*

*features*, including to the following:

- Mt Bartle Frere;
- Seven sisters;
- Lake Tinaroo; and
- Halloran's Hill (Atherton).

**3.6.8.1.6** Roadside advertising devices in rural areas are unobtrusive and sparse.

## 3.7 Natural Resources and Environment

### 3.7.1 Strategic outcomes

#### 3.7.1.1 Habitat and biodiversity

The Tablelands' outstanding natural environment, ecological processes and biodiversity values are conserved, enhanced and restored. The region's World Heritage listed wet tropical rainforests are recognised and protected for their internationally significant ecological qualities, and biological diversity, evolutionary record of Australian flora and fauna and exceptional landscape values. The biodiversity values of conservation areas, areas of state environmental significance and natural areas are recognised, protected and enhanced. Natural corridors and networks through the landscape are protected and enhanced. Opportunities are realised to connect habitat fragments across the regional landscape through voluntary rehabilitation and voluntary protection of potential *habitat linkages*. The strategic importance of existing *natural areas* that provide linkages between areas of significant biodiversity and habitat value are recognised for their key role in maintaining landscape integrity.

#### 3.7.1.2 Watercourses and wetlands

The physical condition, ecological health, environmental values and water quality of surface water and groundwater systems are protected and improved. The impacts of the Tablelands' water quality, wetland and riparian health on the Great Barrier Reef are recognised through integrating sustainable catchment management practices into land use planning. Stormwater, wastewater and potential contamination sources will be managed to protect environmental values and water quality within the catchment. Riparian areas of water courses and areas surrounding ecologically significant wetlands will be rehabilitated as part of new development.

#### 3.7.1.3 Water resources

The region secures a safe and reliable water supply, which adequately provides for the needs of the community, industry and agriculture. Important strategic sources of water, including the Barron Basin, Lake Tinaroo and the Atherton Basalt Aquifer, are recognised for their role in supporting the region's community, primary industries and economic base, and are not compromised by land uses and development. Contingent water supplies are protected from development which may prejudice their future use. Water is used sustainably and efficiently to ensure supply is available for physical, social and economic well being and for the natural environment. The extraction of groundwater from underground aquifers must not directly or indirectly cause environmental harm.

#### 3.7.1.4 Emissions and contamination

The air and acoustic environment of the Tablelands is managed to ensure its maintenance or improvement. Sensitive land uses are separated from areas containing or designated for activities that generate noise or air emissions. Development remediates contaminated sites. The Tablelands contains the highest incidence of unexploded ordnances in Queensland and this risk is carefully managed through identification of known risk sites, site preparation and reporting of potential hazardous objects.

### 3.7.2 Element - Conservation areas

#### 3.7.2.1 Specific outcomes

- 3.7.2.1.1** The World Heritage listed values and integrity of the Tablelands/Wet Tropics of Queensland World Heritage Areas are recognised and protected.
- 3.7.2.1.2** The ecological values and processes of *conservation areas*, including World Heritage areas, National Parks, Conservation Parks, Resource Reserves, Nature Refuges and Forest Reserves under the *Nature Conservation Act 1992* and, State Forests and Timber Reserves under the *Forestry Act 1959* will be protected from development which is incompatible with these values.
- 3.7.2.1.3** *Conservation areas* include areas of high scenic amenity value and are protected from development which compromises these scenic values.
- 3.7.2.1.4** Development within conservation areas will be limited to:
- visitor facilities designed to facilitate nature appreciation and blend with the natural environment;
  - Environment facilities
  - facilities for research;
  - small-scale maintenance buildings and depots;
  - essential infrastructure corridors; and/or
  - uses in accordance with a relevant Indigenous Land Use Agreement (ILUA); and

- [within the Wet Tropics of Queensland World Heritage Area, those activities allowed or approved under the Wet Tropics Management Plan 1998.](#)

- 3.7.2.1.5** New development adjacent to *conservation areas* will:
- be compatible with natural values;
  - sensitively located and setback from *conservation areas*;
  - minimise disturbances to the areas of ecological significance;
  - mitigate the cumulative impacts of development; and
  - ensure contaminants do not impact *conservation areas*.

### **3.7.3 Element - Pest and weed management**

#### **3.7.3.1 Specific outcomes**

- 3.7.3.1.1** Development within, adjoining or surrounding *rural areas, conservation areas, natural areas, areas of state environmental significance*, wetlands or watercourses implement measures to avoid the incursion of weeds and pests through management practices, sensitive design, landscaping and appropriate setback and buffer distances.
- 3.7.3.1.2** Plants used for landscaping and street trees are appropriate for the purpose and the local environment, are not invasive, exotic plants.
- 3.7.3.1.3** Operational works ensure appropriate management practices are adopted to minimise the spread of weed species [and pests](#).

### **3.7.4 Element - Habitat and natural areas**

#### **3.7.4.1 Specific outcomes**

- 3.7.4.1.1** Development facilitates the protection of environmentally significant areas by avoiding significant adverse impacts on the ecological values of *natural areas* and *areas of state environmental significance*, where avoidance is not possible the adverse impacts are mitigated and any residual adverse impact is offset.
- 3.7.4.1.2** Development considers the impacts of natural hazards and is located and designed to have a non-worsening effect on natural areas.
- 3.7.4.1.3** Development ensures ecological connectivity between *natural areas* and *areas of state environmental significance* is maintained and enhanced.
- 3.7.4.1.4** Development on lots containing environmentally significant areas ensures their ongoing protection and retention.
- 3.7.4.1.5** The ecological values of *natural areas* which have been degraded (by invasive pest species for example) are rehabilitated.
- 3.7.4.1.6** *Habitat linkages* are strategically located, potential, future habitat corridors linking ecologically significant areas within the region. It is intended these areas will be voluntarily rehabilitated and that residual impacts will be offset in these areas.
- 3.7.4.1.7** The potential ecological connectivity function of *habitat linkages* is enhanced within the subject lot when urban development occurs.

### **3.7.5 Element - Watercourses and wetlands**

#### **3.7.5.1 Specific outcomes**

- 3.7.5.1.1** Hydrological flows, riparian ecology and ecosystem services of watercourses and wetlands are maintained and enhanced.
- 3.7.5.1.2** Wetlands of ecological significance are protected from sediment and run off, vegetation clearing, weed invasion and pollution through designated setbacks and buffers. These include the following:
- Wetlands in the Great Barrier Reef Catchment; and
  - Wetlands of State Environmental Significance.

- 3.7.5.1.3** The water quality of rivers and creeks, which flow to the Great Barrier Reef Lagoon and the Gulf of Carpentaria, is not compromised or polluted through sediment, gross pollutants or chemical run off from new or existing development.
- 3.7.5.1.4** Where development occurs on land including an adjoining watercourses and wetlands it provides appropriate setbacks and buffers and enhances these areas through revegetation.
- 3.7.5.1.5** Development meets the water quality objectives of the *Environmental Protection Policy (Water and Wetland Biodiversity) Policy 2019+997* and the State Planning Policy Stormwater management design objectives for the Wet Tropics.

### **3.7.6 Element - Water resources**

#### **3.7.6.1 Specific outcomes**

- 3.7.6.1.1** Development integrates the key principles of *Total water cycle management* through:
- considering impacts on all water sources; and
  - using water sources sustainably; and
  - allocating and using water equitably; and
  - maintaining ecological flows and water quality.
- 3.7.6.1.2** Water resources including Lake Tinaroo, the Barron basin and the Atherton basalt aquifer are recognised and protected for their important role in underpinning the region's agricultural production. Development provides for significant setbacks from Lake Tinaroo and development of a density greater than 1 dwelling per hectare is connected to reticulated sewerage within the declared catchment area.
- 3.7.6.1.3** The domestic and commercial use of bores and water extraction from underground aquifers and water courses is managed and must not directly or indirectly cause environmental harm.
- 3.7.6.1.4** Development protects groundwater, particularly in areas where water tables are heavily drawn upon for irrigation or domestic purposes.
- 3.7.6.1.5** Water reserves are protected from development which may prejudice or compromise their future use as a strategic supply of water in the future.
- 3.7.6.1.6** Demand management principles are integrated into the planning and design of water infrastructure.
- 3.7.6.1.7** The extraction of groundwater as part of a petroleum activity or other mining activities from underground aquifers must not directly or indirectly cause environmental harm to any spring, wetland or other surface waters.

### **3.7.7 Element - Air and noise quality**

#### **3.7.7.1 Specific outcomes**

- 3.7.7.1.1** The health, well being, amenity and safety of the community and the environment are protected from the impacts of air emissions, noise and odour through appropriate management and adequate separation distances. Development is designed, constructed and operated to meet the objectives of the *Environmental Protection Act 1994 (Air) Policy 2019* and the *Environmental Protection Act 1994 (Noise) Policy 2019*.
- 3.7.7.1.2** Land uses which emit high levels of noise, odour or air pollutants will be located and managed so as not to impact on the surrounding acoustic environment, amenity or well being of surrounding residents.

### **3.7.8 Element - Contaminated land**

#### **3.7.8.1 Specific outcomes**

- 3.7.8.1.1** Risks to health and safety caused by contaminated land or mine shafts are managed by new development avoiding, or appropriately remediating these areas.
- 3.7.8.1.2** Development of land with substantial Unexploded Ordnance (UXO) potential only proceeds

following the conduct of UXO investigations and any necessary remediation by a qualified UXO investigation and remedial search contractor.



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## Part 4 **Local Government Priority Infrastructure Plan**

### 4.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009* and the *Planning Act 2016*
- (2) The purpose of the local government infrastructure plan is to:
  - integrate infrastructure planning with the land use planning identified in the planning scheme
  - provide transparency regarding a local government's intentions for the provision of trunk infrastructure
  - enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning
  - ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.
  - provide a basis for the imposition of conditions about infrastructure on development approvals.
- (3) The local government infrastructure plan:
  - (a) states in Section 4.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network
  - (b) identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2036
  - (c) states in Section 4.4 (desired standards of service) for each trunk infrastructure network the desired standard of performance
  - (d) identifies in Section 4.5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
    - (i) water supply
    - (ii) sewerage
    - (iii) stormwater
    - (iv) transport
    - (v) parks and land for community facilities
  - (e) provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material at the end of Section 4

### 4.2 Planning assumptions

- (1) The planning assumptions state the assumptions about:
  - (a) population and employment growth
  - (b) the type, scale, location and timing of development including the demand for each trunk infrastructure network
- (2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (3) The planning assumptions have been prepared for:
  - (a) the base date is 2016 and the following projection years are to accord with future Australian Bureau of Statistics census years through to 2036:
    - (i) mid 2016;
    - (ii) mid 2021;
    - (iii) mid 2026;
    - (iv) mid 2031; and
    - (v) mid 2036.
  - (b) the LGIP development types in column 2 that include the uses in column 3 of the projection areas identified on Local Government Infrastructure Plan Map LGIP- Map SC 3.3.1 in Schedule 3— Local government infrastructure plan mapping and tables.

Table 4.1 Relationship between LGIP development categories, LGIP development types and uses

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
Residential development	Residential (dwelling house)	Community residence Dual Occupancy Dwelling house Dwelling Unit Multiple Dwelling
	Residential (Secondary)	Party House
	Residential (Other)	Rooming Accommodation Residential Care Facility Retirement Facility: Short term accommodation
	Residential (temporary)	Non-Res Workforce Accommodation Relocatable Home Park Rural workers' accommodation
Non-residential development	Retail	Mix Use commercial premises
	Residential Business	Home Based Business
	Business	Brothel Car park Car wash Child care centre Club/Hotel Club/Bar/Hotel/Nightclub Food and Drink Outlet Function facility Funeral Parlour Garden Centre Hardware and trade supplies Health Care Services Indoor Sport & Recreation Market Office Office/Shop/Shopping Centre Parking Station Roadside stall Sales Office Service Industry Shop Shopping centre Showroom Theatre Veterinary Services
	Industrial (Low Impact)	Low Impact Industry Outdoor Sales
	Industrial (High impact)	Concrete Batching Plant Extractive Industry High Impact Industry Major Electricity Infrastructure/Utility Installation Marine Industry Special Industry
	Tourist Facility	Home Based Business Nature-Based Tourism Resort Complex Short Term Accommodation Tourist Attraction Tourist Park
	Community Purposes	Cemetery Crematorium Community Activities Community Care Centre Community Use Educational establishment Emergency Services Hospital Place of worship
	Transport and Storage Depot	Port Services Service Station Transport Depot Warehouse

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
	<b>Agriculture</b>	Cropping Forestry Rural Industry
	<b>Intensive Agriculture</b>	Aquaculture Animal Husbandry
	<b>Other</b>	Advertising device Agriculture Supplies Store Animal Keeping Bulk Landscaping Supplies Caretakers Residence/Accommodation Detention Facility Environmental facility Major Sports, Rec & Entertainment Major Infrastructure Minor Infrastructure Park Research and Technology industry Telecommunications Facilities Utility installation

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

#### 4.2.1 Population and employment growth

- (1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in [Table 4.2 Population and employment assumptions summary](#) [Table 4.2—Population and employment assumptions summary](#).

Table 4.2 Population and employment assumptions summary

Column 1- Description	Column 2 Assumptions						
		Base date 2016	2021	2026	2031	2036	Ultimate
<b>Population</b>	No	24,827	25,935	26,755	27,589	28,389	35,343
	% change		4.5%	3.2%	3.1%	2.9%	
<b>Employment</b>	No	10,958	11,556	12,006	12,469	12,940	17,149
	% Change		5.5%	3.9%	3.9%	3.8%	

- (2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
- (a) for population, Table SC 3.1.1 – Existing and projected population;
  - (b) for employment, Table SC 3.1.2 – Existing and projected employees

#### 4.2.2 Development

- (1) The **developable area** is identified on Local Government Infrastructure Plan Map LGIP-SC 3.3.2 in Schedule 3—Local government infrastructure plan mapping and tables. The developable area is defined under the Planning Scheme as land which is currently available for urban development and not subject to development constraint arising from:
- (i) Biodiversity areas;
  - (ii) Bushfire hazard;
  - (iii) Extractive resources;
  - (iv) Flood hazard;
  - (v) Industrial land and buffers; and
  - (vi) Landuse.
- (2) The **planned density for future development** is stated in Table SC 3.1.3 – Planned density and demand generation rate for a trunk infrastructure network in Schedule 3—Local government infrastructure plan mapping and tables.
- (3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in [Table 4.3 Residential dwellings and non-residential floor space assumptions summary](#) [Table 4.3—Residential dwellings and non-residential floor space assumptions summary](#).

Table 4.3 Residential dwellings and non-residential floor space assumptions summary

Column 1- Description	Column 2 Assumptions						
		Base date 2016	2021	2026	2031	2036	Ultimate
Dwellings	No	11,523	12,089	12,549	13,011	13,400	16,459
	% change		4.9%	3.8%	3.7%	3.0%	
Non Res floor space (m <sup>2</sup> GFA)	No	455,370	511,734	535,663	560,609	586,728	837,979
	% Change		12.4%	4.7%	4.7%	4.7%	

- (4) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
- (a) for residential development Table SC 3.1.4- Existing and projected residential dwellings;
  - (b) for non-residential development, Table SC 3.1.5 – Existing and projected non-residential floor space

#### 4.2.3 Infrastructure demand

- (1) The demand generation rate for each trunk infrastructure network is stated in Column 4 of Table SC 3.1.3 – Planned density and demand generation rate for a trunk infrastructure network, in Schedule 3 Local government infrastructure plan mapping and tables.
- (2) A summary of the projected infrastructure demand for each service catchment is stated in:
  - (a) for the water supply network, Table 3.1.6 – Existing and projected demand for water supply network
  - (b) for the sewerage network, Table 3.1.7 - Existing and projected demand for the sewerage network
  - (c) for the transport network, Table 3.1.8 - Existing and projected demand for the transport network
  - (d) for the stormwater network, Table 3.1.9 - Existing and projected demand for the stormwater network
  - (e) for the parks and land for community facilities network, Table 3.1.10 - Existing and projected demand for the parks and land for community facilities network

#### 4.3 Priority infrastructure area

- (1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.
- (2) The **priority infrastructure area** is identified on Local Government Infrastructure Plan Map LGIP SC 3.3.2 – Priority Infrastructure Area and projection areas maps.

#### 4.4 Desired standards of service

- (1) This section states the key standards of performance for a trunk infrastructure network.
- (2) Details of the standard of service for trunk infrastructure networks are identified in the extrinsic material.

#### 4.4.1 Water supply network

(1) The Planning criteria (Qualitative outcomes) and design criteria (Quantitative standards) for the Water Supply Network are summarised in Table 4.4.1.

Table 4.4.1 Water Supply Network Desired Standards of Service (DSS)

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
<b>Reliability / Continuity of Supply</b>	All development receives a reliable supply of potable water, with minimal interruptions to their service.	<ul style="list-style-type: none"> <li>All sections of the trunk network including storage should comply with the requirements stated in the FNQROC Design Guidelines<sup>2</sup> and referenced standards, as amended.</li> <li>Compliance with Customer Service Standards</li> <li>Standards in Planning Scheme and its Policies</li> </ul>
<b>Adequacy of Supply</b>	All development is provided with a water supply which is adequate for the intended use.	<ul style="list-style-type: none"> <li>As per requirements of the FNQROC Development Manual<sup>1</sup> and referenced standards, as amended.</li> <li>Compliance with Customer Service standards</li> <li>Standards in Planning Scheme and its Policies</li> </ul>
<b>Quality of Supply</b>	Provide a uniform water quality in accordance with recognised standards which safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> <li>Australian Drinking Water Guidelines - National Health and Medical Research Council</li> <li>Comply with the approved Drinking Water Quality Management Plan</li> <li>Comply with the <i>Water Supply (Safety and Reliability) Act 2008</i></li> <li>Compliance with Customer Service Standards</li> </ul>
<b>Environmental Impacts</b>	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> <li>Compliance with the <i>Environmental Protection Act 1994</i> and relevant Policies/Regulations.</li> <li>Compliance with any licences and management plans held by Council.</li> <li>Compliance with all relevant legislation and guidelines as required.</li> <li>Wet Tropics Management Plan 1998.</li> </ul>
<b>Pressure and Leakage Management</b>	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts and non-revenue water	<ul style="list-style-type: none"> <li>All sections of the trunk network including storage should comply with the requirements stated in the FNQROC Design Guidelines and referenced standards, as amended.</li> </ul>
<b>Infrastructure Design / Planning Standards</b>	Design of the water supply network will comply with established codes and standards	<ul style="list-style-type: none"> <li>FNQROC Development Manual<sup>1</sup> and referenced standards, as amended.</li> <li>Water Services Association of Australia – WSA 04 – 2011 – Water Supply Code of Australia (as amended).</li> <li>Australian Drinking Water Guidelines - National Health and Medical Research Council</li> <li>Standards in Planning Scheme and its Policies</li> </ul>

<sup>2</sup> Design of mains 300mm diameter and greater shall be subject to specific criteria nominated by Council,

#### 4.4.2 Wastewater

- (1) The Planning criteria (Qualitative outcomes) and design criteria (Quantitative standards) for the Wastewater Network are summarised in Table 4.4.2.

Table 4.4.2 Wastewater Supply Network DSS

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
<b>Reliability</b>	All lots have access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> <li>• FNQROC Development Manual<sup>3</sup> and referenced standards, as amended.</li> <li>• Water Services Association of Australia – WSA 02 – 2014 – Gravity Sewerage Code of Australia</li> <li>• <i>Water Services Association of Australia – WSA 04 – 2005 – Sewerage Pumping Station Code of Australia</i></li> <li>• Compliance with Customer Service Standards</li> <li>• Standards in Planning Scheme and its Policies</li> </ul>
<b>Quality of Treatment</b>	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> <li>• Compliance with all environmental authorities and environmental management plans</li> <li>• Compliance with the <i>Environmental Protection Act 1994</i><sup>2009</sup> and relevant Policies/Regulations</li> <li>• Queensland Water Quality Guidelines 2009 and ANZECC Water Quality Guidelines 2000 (as amended).</li> </ul>
<b>Environmental Impacts</b>	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> <li>• Queensland Water Quality Guidelines 2009 and ANZECC Water Quality Guidelines 2000 (as amended).</li> </ul>
<b>Inflow / Infiltration</b>	Ensure infiltration and inflow in the sewerage collection and transportation system remains within industry acceptable limits	<ul style="list-style-type: none"> <li>• FNQROC Development Manual<sup>2</sup> and referenced standards, as amended.</li> <li>• Compliance with Compliance with the <i>Environmental Protection Act 1994</i><sup>2009</sup> and relevant Policies/Regulations.</li> </ul>
<b>Effluent Re-use</b>	Reuse effluent wherever practical	<ul style="list-style-type: none"> <li>• FNQROC Development Manual and referenced standards, as amended.</li> <li>• Compliance with Recycled Water Management Plans and other requirements as per the <i>Water Supply (Safety and Reliability) Act 2008</i> and relevant DEWS regulatory guidelines Water Quality Guidelines for Recycled Water Schemes, November 2008</li> <li>• Queensland Water Quality Guidelines 2009 and ANZECC Water Quality Guidelines 2000 (as amended).</li> </ul>
<b>Infrastructure Design / Planning Standards</b>	Design of the sewerage network will comply with established codes and standards	<ul style="list-style-type: none"> <li>• FNQROC Development Manual<sup>2</sup>, and referenced standards as amended.</li> <li>• Water Services Association of Australia – WSA 02 – 2014 – Gravity Sewerage Code of Australia</li> <li>• Water Services Association of Australia – WSA 04 – 2005 – Sewerage Pumping Station Code of Australia</li> <li>• Standards in Planning Scheme and its Policies.</li> </ul>

#### 4.4.3 Stormwater network

- (1) Collect and convey stormwater flows for both major 100 year and low flow flood events from existing and future land use in a manner that protects life and does not cause nuisance or inundation of habitable rooms;
- (2) design the stormwater network to comply with the FNQROC Development Manual as council's adopted standards identified in the planning scheme, which generally accord with the Queensland Urban Drainage Manual;
- (3) design road crossing structures to provide an appropriate level of flood immunity for a 10-year flood event in accordance with Council's adopted standards identified in the planning scheme;
- (4) meet water quality objectives for receiving waters at all times, and comply with environmental permits, licences, management plans and performance standards;

<sup>3</sup> Designs for sewer s larger than 225m diameter shall be subject to specific criteria nominated by Council,

#### 4.4.4 Transport network

The desired standard of service for the transport network includes the following:

- (1) **Roads**
  - (a) Provide a functional urban hierarchy that supports settlement patterns, commercial and economic activities, and freight movement.
  - (b) Design the road network to comply with the following:
    - (i) Council's adopted standards;
    - (ii) AUSTRROADS Guide to Road design set (Dec 2009)
    - (iii) the Department of Transport and Main Roads' Planning and Design Manual and Interim Guide to Road Planning and Design Practice (May 2010); and
    - (iv) design the transport network to comply with the FNQROC Development Manual and referenced standards, as amended.
- (2) **Footpaths and cycle ways**
  - (a) Plan cycle ways and footpaths to provide a safe, attractive and convenient network that links residential areas to major activity nodes and public transport interchanges, thereby encouraging walking and cycling as acceptable travel alternatives.
  - (b) Design cycle ways (including on-road cycle ways) and footpaths to comply with the FNQROC Development Manual and referenced standards, as amended, and the requirements of the Disability Discrimination Act 1992.
- (3) **Public transport**
  - (a) Ensure development accommodates the integration of public transport services.
  - (b) Provide bus stops including bus bays, shelters, seating and bus information systems in accordance with Council's adopted standards

#### 4.4.5 Public parks and land for community facilities network

- (1) The Desired Standard of Services for Public Parks and land for community facilities shall be in accordance with Table 4.4.5



Table 4.4.5 Parks and Land for Community Facilities Desired Standard of Service

	Embellishment type	Recreation Park			Sport parks	
		Local	District	Region	District	Region
<b>General requirements – for new parks</b>						
1	<b>Location criteria</b> 1.Node: an area within a higher-level park or within other open space (e.g. a waterway corridor) that is developed for play and picnic use.	Park or node <sup>1</sup> within 500m safe walking distance of 85% of urban residential lots for Tolga, Atherton, Yungaburra, Malanda, Herberton and Ravenshoe. Within 500m of a Centre zone or Community Facilities zone other rural towns.	Park / precinct based on specific attraction, natural feature or location. Ideally located to utilise existing corridors such as riparian corridors or rail trails that provided linkages between towns. Ideally public transport is accessible within 500m at major entry points of the trail. The site should link to other trip generators in urban areas.	Park / precinct based on specific attraction, natural feature or location. Ideally located to utilise existing corridors such as riparian corridors or rail trails that provided linkages between towns. Ideally public transport is accessible within 500m at major entry points of the trail. The site should link to other trip generators in urban areas.	Park within 5-10 km of residential and village areas.	1-3 Parks serves whole of TRC area.
2	<b>Rate of Land Provision</b>	1 Ha / 1000 people or part thereof	1 Ha / 1000 people	0.5 Ha / 1000 people	1 Ha / 1000 people	0.4 Ha / 1000 people
3	<b>Minimum size of park</b>	0.5 Ha (1.0 Ha if a node <sup>1</sup> )	2 Ha useable area	More than 5 Ha with 3ha of useable area.	More than 5 Ha with 3ha of useable area.	5-10 Ha
4	<b>Minimum width</b> For new parks	30m for useable park area	Cleared grassy area minimum of 900m <sup>2</sup> with a minimum width of 30m and a slope no greater than 5% suitable for kicking a ball.	30m for useable park area. Linear park: minimum 3m with optimal being 15m.	Land should be of a regular shape (i.e. square or rectangular) to maximise the useable area. Long narrow lots or triangular shaped lots are discouraged for sports grounds.	50m for useable park area
5	<b>Considerations for linear parks (minimum)</b>	–	–	Width 15m Linear Park: minimum length 4km Shared pedestrian / cycle path to FNQROC Standard	–	–
6	<b>Road frontage</b> minimum frontage for new parks FNQROC Standard will determine if footpath required	Min 40% the boundary	Min 40% the boundary	50% the boundary	Min 40% the boundary	50% of the usable area
7	<b>Maximum gradient</b>	1:20 for main use area 1:6 for remainder	1:20 for main use areas variable for remainder	1:20 for use areas variable for remainder	1:50 for field and court areas 1:10 for remainder	1:50 for all playing surfaces
8	<b>Minimum flood immunity</b>	25% of site has >20% AEP 75% of site has >2% AEP	90% of site has >2% AEP 10% of site has >1% AEP	50% of site has >20% AEP 40% of site has >2% AEP 10% of site has >1% AEP	90% of site has >2% AEP 10% of site has >1% AEP	50% of site has >20% AEP 40% of site has >2% AEP 10% of site has >1% AEP

	Embellishment type	Recreation Park			Sport parks	
		Local	District	Region	District	Region
<b>Infrastructure Requirements for all parks</b>						
9	<b>Vehicle parking</b> Minimum	–	6 bitumen sealed vehicle spaces. Provided on or off-street.	20 bitumen sealed vehicle spaces.  Provided on or off-street off street Possibly in several locations	Off street parking. Minimum 20 bitumen sealed vehicle spaces.  Note: Planning Scheme Part 9.4.3 provides parking numbers based on the types of sport in the park.	Off street parking. Minimum bitumen sealed vehicle spaces.  Note: Planning Scheme Part 9.4.3 provides parking numbers based on the types of sport in the park.
10	<b>Bus parking</b> Minimum (Retrofit - where practical or needed)	–	–	1 dedicated coaster bus set down area 1 coaster bus parking space	1 dedicated bus set down area 1 bus parking space	1 dedicated bus set down area 2 bus parking spaces
11	<b>Fencing and Bollards</b> (Retrofit - where practical or needed)	Bollards to allow authorised vehicle access Parks fronting a higher order road require fencing	Bollards to allow authorised vehicle access Parks fronting a higher order road require fencing	Bollards to allow authorised vehicle access Parks fronting a higher order road require fencing	Fencing and bollards to control access. Emergency vehicles to be allowed onsite.	Fencing and bollards to control access Bollards to allow authorised vehicle access.
12	<b>Equitable access</b>	Where achievable depending on location and park features	Where achievable depending on location and park features	Appropriate access for mobility impaired to the Main purpose areas.	Appropriate access for mobility impaired to the Main purpose areas.	Appropriate access for mobility impaired to the Main purpose areas.
13	<b>Toilets</b>	–	2 unisex all access toilets Imperviously sealed internal path from toilet to parking area.	4 unisex all access toilets. Imperviously sealed internal path from toilet to parking area	Provided by clubs as part of club facilities. Minimum: 1 unisex all access toilet 4 cubicles male 2 showers male 4 cubicles female 2 showers male  Change rooms for 2 teams Lockable storage area min 4m x 5m.	Provided by clubs as part of club facilities. Minimum: 1 unisex all access toilet 6 cubicles male 4 showers male 6 cubicles female 4 showers female Change rooms for 2 teams Lockable storage area min 4m x 5m.
<b>Fit out requirements for all parks</b>						
14	<b>Lighting</b>	Lighting from on-street lights	Provide for: - Parking area/s - Toilets (inside and out) - BBQ/picnic area	Provide for: - Parking area/s - Toilets (inside and out) - BBQ/picnic area - Active recreation facilities For linear parks lighting along main routes in urban areas.	Responsibility of operator: - Parking area/s - Toilets (inside and out) - BBQ/picnic area - Active recreation facilities - security lighting for buildings. Field lighting is also the responsibility of operator.	Responsibility of operator: - Parking area/s - Toilets (inside and out) - BBQ/picnic area - Active recreation facilities - security lighting for buildings. Field lighting is also the responsibility of operator.
15	<b>Seating</b>	2+ seats sheltered by trees	4+ seats sheltered by trees	1 per 500m in urban areas under shade trees	4 perimeter seats Perimeter shade from appropriate tree species.	2 perimeter seats per field 100 seats for spectators with shade

	Embellishment type	Recreation Park			Sport parks	
		Local	District	Region	District	Region
						Perimeter shade from appropriate tree species.
16	<b>Tables</b>	1-2 tables sheltered by trees	2+ tables sheltered by trees – or – by structures if insufficient natural shade	5+ tables sheltered by structures 4+ tables sheltered by trees	–	–
17	<b>Covered electric BBQs with 1 accessible power point</b>	–	1	Minimum 2	–	–
18	<b>Taps</b>	1-2 taps	2+ taps or for picnic areas Taps near active recreation areas.	1 tap per BBQ facility	1 tap external to each toilet block 1 tap external to each building 1 tap per 2 courts or fields.	1 tap external to each toilet block 1 tap external to each building 1 tap per 2 courts or fields.
19	<b>Irrigation</b>	–	In ground irrigation for landscaped areas.	In ground irrigation for landscaped areas.	In ground irrigation for fields.	In ground irrigation for fields.
20	<b>Landscaping</b>	Shade species. Buffer plantings with other nodes.	Strategic shade and screen plantings.	Strategic shade and screen plantings.	Planted buffer areas adjacent to residential areas. Screening/buffer plantings for recreation nodes.	Planted buffer areas adjacent to residential areas. Screening/buffer plantings for recreation nodes.
<b>Playgrounds, Activity Areas</b>						
21	Play events - Children - Youth (skate, court, pump track etc.) - Dog play - Fitness - Aging	1 shaded play event	3 play events	5 play events as appropriate	Not provided except as part of recreation node.	Not provided except as part of recreation node.

## 4.5 Plans for trunk infrastructure

- (1) The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service up to 2031

### 4.5.1 Plans for trunk infrastructure maps

- (1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 3—Local government infrastructure plan mapping and tables:
- Local Government Infrastructure Plan Map LGIP- SC 3.3.3 - Plan for trunk water supply infrastructure
  - Local Government Infrastructure Plan Map LGIP SC 3.3.4 - Plan for trunk sewerage infrastructure
  - Local Government Infrastructure Plan Map LGIP- SC 3.3.5 —Plan for trunk transport infrastructure
  - Local Government Infrastructure Plan Map LGIP-SC 3.3.6 or relevant map—Plan for trunk stormwater infrastructure
  - Local Government Infrastructure Plan Map LGIP- 3.3.7 Plan for trunk parks and land for community facilities infrastructure
- (2) The State infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier.

### 4.5.2 Schedules of works

- (1) Details of the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model which can be viewed on Council's website.
- (2) The future trunk infrastructure is identified in the following tables in Schedule 3—Local government infrastructure plan mapping and tables:
- for the water supply network, Table 3.2.1
  - for the sewerage network, Table 3.2.2
  - for the transport network, Table 3.2.3
  - for the stormwater network, Table 3.2.4
  - for the parks and land for community facilities network, Table 3.2.5

### 4.5.3 Extrinsic material

The below table identifies the documents that assist in the interpretation of the local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992*.

#### List of extrinsic material

Column 1 Title of document	Column 2 Date	Column 3 Author
<b>Local Government Infrastructure Plan (LGIP) Planning Assumptions Report</b> – provides a summary of the rationale underpinning the development of the LGIP	Feb 2018	Strategic AM and Urban Ethos
<b>Atherton Water and Wastewater</b> - Investigation, network modelling and determination of plans for trunk infrastructure	March 2011	SKM
<b>Toilga Water and Wastewater</b> - Investigation, network modelling and determination of plans for trunk infrastructure	March 2011	SKM
<b>Malanda Water</b> - Investigation, network modelling and determination of plans for trunk infrastructure	March 2011	SKM
<b>Yungaburra Water and Wastewater</b> - Investigation, network modelling and determination of plans for trunk infrastructure	March 2011	SKM
<b>External advice from Consultants</b> - for assessment of some recommended upgrades using historical models for Herberton and Ravenshoe	2017 – Using historical hydraulic models	Jacobs
<b>Atherton Shire Retail and Business Strategy</b>	April 2007	SGS Economics and Planning
<b>Far North Queensland &amp; Cairns Region Industrial Land Demand Study.</b>	October 2008	Economic Associates

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## Part 5 Tables of Assessment

### 5.1 Preliminary

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

### 5.2 Reading the tables

The tables identify the following:

- (1) The category of development that is prohibited, accepted or requires code or impact assessment;
- (2) the category of assessment - code or impact - for assessable development in:
  - (a) a zone and, where used, a precinct of a zone
  - (b) a local plan and, where used, a precinct of a local plan
  - (c) an overlay where used
- (3) the assessment benchmarks for development, including:
  - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column)
  - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment benchmarks' column)
  - (c) if there is an overlay:
    - (i) whether an overlay code applies (shown in table 5.10.1) or
    - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies
  - (d) any other applicable code(s) (shown in the 'assessment benchmarks' column)
- (4) any variation to the category of assessment (shown as an 'if' in the 'category of assessment' column) that applies to the development.

Note - Development will only be taken to be prohibited development under the planning scheme if it is identified in Schedule 6 of the Regulation.

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

### 5.3 Categories of development and assessment

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

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

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1.
- (2) for all development, identify the following:
  - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2
  - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2.
  - (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2
- (3) determine if the development is not assessable under the planning scheme or is accepted development under Schedules 6 and 7 of the Regulation, by reference to the tables in section 5.4 Development prescribed under schedules 6 and 7 of the Regulation.
- (4) determine if the development is assessable development under schedule 10 of the Regulation. Regulated categories of development and categories of assessment prescribed by the Regulation.
- (5) if the development is not listed in the tables in section 5.4 Development prescribed under schedules 6 and 7 of the Regulation. Regulated Development, levels of assessment determine the initial category of assessment by reference to the tables in:
  - section 5.5 Categories of development and assessment—Material change of use
  - section 5.6 Categories of development and assessment—Reconfiguring a lot
  - section 5.7 Categories of development and assessment—Building work
  - section 5.8 Categories of development and assessment—Operational work
- (6) a precinct of a zone may change the category of development and assessment and this will be shown in the 'category of assessment' column of the tables in sections 5.5, 5.6, 5.7 and 5.8(6) if a local plan applies refer to the table(s) in section 5.9 Levels of assessment—Local plans, to determine if the local plan changes the level of assessment for the zone.
- (7) if a local plan applies refer to the table(s) in section 5.9 Categories of development and assessment - Local Plans, to determine if the local plan changes the categories of development and assessment for

the zone.

- (8) if a precinct of a local plan changes the categories of assessment this is to be shown in the 'categories of assessment' column of the table(s) in section 5.9.
- (9) if an overlay applies refer to section 5.10 Categories of assessment—Overlays, to determine if the overlay further changes the category of assessment.

Editor's note—a potentially accepted development that needs to fairly contribute to the cost of trunk infrastructure will be required to contribute through an infrastructure agreement with Council and maintain the level of assessment as accepted. If no agreed method of contributing is reached the application will become code assessable and council will determine whether to issue an infrastructure charges notice.

### 5.3.2 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; or
  - (c) unless otherwise prescribed within the Act or the Regulation.
- (2) Reconfiguring a lot is code assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (3) Building work and operational work is accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone, local plan, overlay or other circumstance, the category of development and assessment for that aspect is the highest category for each aspect of the development under each of the applicable zones, local plans, or overlays or other circumstances.
- (5) Where development is proposed on premises partly affected by an overlay, the category of development of assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6 of the regulation, Part 2 Material change of use section (1) (2)(d), an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development or assessment under a zone than under a local plan or an overlay, the highest level of assessment applies as follows:
  - (a) accepted development subject to requirements prevails over accepted development
  - (b) code assessment prevails over accepted development where subject to requirements and accepted development
  - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
- (8) Despite sections 5.3.2 (4) and (7) above, a category of assessment in a local plan overrides a category of assessment in a zone. The category of assessment in an overlay overrides a category of assessment in a zone or local plan.

Note: Where a development is comprised of a number of different category of assessment the highest level of assessment applies.

- (9) Provisions of Part 10 may override any of the above.
- (10) The category of development for development identified in Part 5 Section 5.4 Development prescribed under schedules 6 and 7 of the Regulation, and the category of assessment for development identified in in Part 5, section 5.4, override all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency
- (11) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application cannot be made.

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

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

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the assessment benchmarks 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 level of assessment:

- (4) Code assessable development:
- (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks columns;
  - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3 (2), must:
    - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3 (2)
    - (ii) comply with all required acceptable outcomes identified in subsection 5.3.3 (1), other than those mentioned in sub-section 5.3.3 (2) (that is, the performance outcome(s)) corresponding to the relevant acceptable outcome(s);
  - (c) that complies with:
    - (i) the purpose and overall outcomes of the code; and
    - (ii) the performance or acceptable outcomes - complies with the code;
  - (d) Is to be assessed against any assessment benchmarks for the development identified in schedule 11 of the Regulation.

Editor's note—Schedule 11 of the Regulation also identifies the matters that code assessment must have regard to.

Note - In relation to section 5.3.3(4) (d) above, and in regard to section 313(3) (d) of the Act, the strategic framework (where relevant) is considered to be the purpose of the instrument containing an applicable code.

- (5) Impact assessable development:
- (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks columns (where relevant);
  - (b) assessment must give regard to the whole of the planning scheme, to the extent relevant;
  - (c) to be assessed against any assessment benchmarks for the development identified in schedule 12 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—Schedule 12 of the Regulation identifies the matters that impact assessment must have regard to benchmarks.

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

Regulated categories of development and categories of assessment prescribed by the Regulation for the development specified in the "use", "zone" or "development" columns; the categories of development and assessment are prescribed.

Table 5.4.1 — Development under schedules 6 and 7 of the Regulation: material change of use

Use	Categories of development and assessment	Assessment benchmarks
<b>Community residence</b>	<b>Accepted development subject to requirements</b> Editor's note—Refer to the material change of use tables for categories of assessment for community residence that do not comply with the requirements for accepted development	Editor's note—requirements for community residence development that may not be made assessable under a planning scheme are set out in Schedule 7, part 1 item 5 of the Regulation.
<b>Particular cropping (involving forestry for wood production)</b>  Editor's note—Delete if regulated as part of cropping	<b>Category of development and assessment: Accepted/Accepted subject to requirements/ Code assessment</b> If in a rural zone Editor's note—Refer to the material change of use tables for category of assessment for cropping (involving forestry for wood production) that do not comply with the requirements for accepted development.	9.2.3—Forestry for wood production code Editor's note—requirements for cropping (involving forestry for wood production) are now prescribed in schedule 15 of the Regulation.

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

Zone	Category of assessment	Assessment benchmarks
<b>Low density residential zone; Medium density residential zone or Industry zone.</b>	<b>Code assessment</b> Subdivision of one lot into two lots (and associated operational work) if code assessment is required under Schedule 10 of the Regulation.	9.2.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code  Editor's note—Assessment benchmarks for the reconfiguring a lot are set out in Schedule 14 of the Regulation.



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

Zone	Category of assessment	Assessment benchmarks
<b>Low density residential zone; Medium density residential zone or Industry zone.</b>	<b>Code assessment</b> Operational work associated with reconfiguring a lot requiring code assessment under Schedule 10, part 20 division 2 of the Regulation.	<insert reference> Editor's note— Assessment benchmarks for the reconfiguring a lot and associated operational works are set out in Schedule 14 of the Regulation.

**Editor's note**— The following schedules of the Regulation are relevant to the TRC Planning Scheme:

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

**NB:** [Other parts of the Regulation may also be relevant.](#)

## 5.5 Categories of development and assessment - Material Change of Use

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

### 5.5.1 Rural zone

Table 5.5.1.1 Rural zone

Note: Refer to Tables 5.9 Local Plans and 5.10 Overlays to determine if additional Assessment Benchmarks apply. Note: Categories of assessment may be changed by Tables 5.6; Reconfiguring a Lot; 5.7 Building work; 5.8 Operational Work; 5.9 Local Plans and 5.10 Overlays.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Air services</b>	<b>Accepted development subject to requirements</b> If: <ul style="list-style-type: none"> <li>servicing premises within the Broad hectare precinct or Agricultural Investigation Precinct; and</li> <li>a minimum of 3km (measured from the property boundary) of any other zone or zone precinct.</li> </ul>	Rural zone code; <del>and</del> <a href="#">Air services code</a> ; <del>and</del> <a href="#">Landscaping code</a> ; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code. <a href="#">Air services code</a>
<b>Animal husbandry</b>	<b>Accepted development</b>	
<b>Animal keeping</b>	<b>Accepted development subject to requirements</b> If: <ul style="list-style-type: none"> <li>in the Broad hectare or Agricultural investigation precincts and is at least 2km away from any property boundary; or</li> <li>does not involve keeping horses in more than 10 stables; or</li> <li>Involves no more than 5 aviaries containing a total of 100 birds.</li> </ul>	Rural zone code; <del>and</del> <a href="#">Parking and access code</a> Works, services and infrastructure code. <a href="#">Rural activities code</a>
	<b>Code assessment</b> If not accepted subject to requirements; and <ul style="list-style-type: none"> <li>if not for a cattery or kennel.</li> </ul>	Rural zone code; <del>and</del> <a href="#">Landscaping code</a> ; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Animal keeping and intensive animal industries code.
<b>Aquaculture</b>	<b>Accepted development subject to requirements</b>	Rural zone code; <del>and</del> <a href="#">Landscaping code</a> ; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> <a href="#">Rural activities code</a> Aquaculture code.
<b>Caretaker's accommodation</b>	<b>Accepted development subject to requirements</b> <ul style="list-style-type: none"> <li>If within 100m of the main dwelling; or</li> <li>on a lot greater than 60ha in area.</li> </ul>	Rural zone code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Caretaker's accommodation code.
	<b>Code assessment</b> If not accepted development subject to requirements.	Rural zone code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Caretaker's accommodation code.
<b>Community residence</b>	<b>Accepted development subject to requirements</b>	<a href="#">Community residence requirements (Part 9, section 9.2.1)</a>
	<b>Code assessment</b>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p><u>If not accepted development subject to requirements.</u></p>	<p><u>Rural zone code</u>  <u>Parking and access code</u>  <u>Works, services and infrastructure code</u>  <u>Community activities code</u></p>
Cropping	<p><b>Accepted development</b></p> <p>If not forestry for wood production.</p>	
	<p><b>Accepted development subject to requirements</b></p> <p>If not accepted.</p>	<p><u>Forestry for wood production</u>  Rural zone code; <del>and</del>  Rural activities code.  <u>Forestry for wood production requirements (Part 9, section 9.2.2)</u></p>
Dwelling house	<p><b>Accepted development subject to requirements</b></p>	<p>Rural zone code; <del>and</del>  Parking and access code; <del>and</del>  Works, services and infrastructure code;  <del>and</del>  Dwelling house code.</p>
	<p><b>Code assessment</b></p> <p>If not accepted development subject to requirements.</p>	<p>Rural zone code; <del>and</del>  Parking and access code; <del>and</del>  Works, services and infrastructure code;  <del>and</del>  Dwelling house code.</p>
<p><b>Educational Establishment</b></p>	<p><b>Accepted development subject to requirements</b></p> <p><u>If:</u></p> <ul style="list-style-type: none"> <li>• <u>located on a lot within the Broad hectare precinct or Agricultural investigation precinct;</u></li> <li>• <u>the lot is greater than 5000ha;</u></li> <li>• <u>the established use is greater than 1km from any property boundary;</u></li> <li>• <u>access/internal roads are constructed to a minimum all-weather compacted gravel standard and are properly drained;</u></li> <li>• <u>the site is not affected by an overlay;</u> <del>and</del></li> <li>• <u>the development site is not identified as Class A and/or B agricultural land.</u></li> </ul>	<p><u>Rural zone code</u>  <u>Parking and access code</u>  <u>Works, services and infrastructure code</u>  <u>Educational establishment and child care centre code</u></p>

<b>Emergency Services</b>	<b>Accepted development subject to requirements</b>	Rural zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Community activities code.
	<b>Code assessment</b>	
	<u>If not accepted development subject to requirements.</u>	<u>Rural zone code</u> <u>Landscaping code</u> <u>Parking and access code</u> <u>Works, services and infrastructure code</u> <u>Community activities code</u>
<b>Environment Facility</b>	<b>Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>the roofed area including shelters, bird hides and covered decks does not exceed 200m<sup>2</sup>; and</li> <li>does not involve night lighting; and</li> <li>located on a lot greater than 5ha.</li> </ul>	Rural zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
<b>Extractive industry</b>	<b>Code assessment</b>	
	If not located in the 8ha precinct and extraction does not exceed 5000 tonnes per year.	Rural zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Extractive industry code.
<b>Home based business</b>	<b>Accepted development subject to requirements</b>	Rural zone code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Home based business code. <del>Rural zone code; and</del> <del>Parking and access code; and</del> <del>Works, services and infrastructure code;</del> <del>and</del> <del>Home based business code.</del>
	<b>Code assessment</b>	
	If not accepted development subject to requirements.	Rural zone code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Home based business code.
<b>Intensive animal industries</b>	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>in the Broad hectare precinct or Agricultural Investigation Precinct and is at least 2km away from any property boundary; or</li> <li>If poultry or egg production and the number of birds does not exceed 100; or</li> <li>any other intensive animal industries does not exceed 25 animals; and</li> <li>is greater than 100m from any adjoining boundary.</li> </ul>	<u>Rural zone code</u> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> <u>Animal keeping and intensive animal industries code;</u> <u>Rural activities code</u>
<b>Intensive horticulture</b>	<b>Accepted development subject to requirements</b>	
	<del>Not a mushroom farm; and</del> If the use is setback a minimum of 20m from any property boundary.	Rural zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Rural activities code.
	<b>Code assessment</b>	

	If not accepted development subject to requirements.	Rural zone code; <del>and</del> <del>Landscaping code; and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Rural activities code.
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Nature-based tourism	<p><b>Accepted development subject to requirements</b></p> <p>If for a self-contained recreational vehicle ground where:</p> <ul style="list-style-type: none"> <li>on a lot greater than 2ha;</li> <li>accommodation sites are setback at least 50m from the common boundary with land in the Rural zone and 20m from the common boundary with land in any other zone;</li> <li>involving not more than 6 self-contained vehicle sites on land in the General Rural or Agricultural Land precincts;</li> <li>involving not more than 20 self-contained vehicle sites on land in the Agricultural Investigation or Broadhectare precincts;</li> <li>external/internal roads are constructed to a minimum all-weather compacted gravel standard and are properly drained;</li> <li>the site is not a rear lot or accessed via an easement; and</li> <li>the site is not affected by an overlay.</li> </ul>	<p>Rural zone code Parking and access code Works, services and infrastructure code Nature-based tourism code</p>
	<p><b>Code assessment</b></p> <p>If not accepted development subject to requirements:</p> <ul style="list-style-type: none"> <li>on a lot greater than 8ha in area; and</li> <li>setback 50m from any property boundary; and</li> <li>a maximum of 12 guests are accommodated at any one time; and</li> <li>a maximum of 2 buildings in addition to the primary dwelling; and</li> <li>guest accommodation is located within 200m of the primary dwelling house.</li> </ul>	<p>Rural zone code; and Parking and access code; and Works, services and infrastructure code. Nature-based tourism code</p>
Non-resident and rural workerforces accommodation	<p><b>Accepted development subject to requirements</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>in the Broad hectare or Agricultural investigation precincts; or</li> <li>in the General Rural precinct and a maximum of 20 workers are accommodated at any one time.</li> </ul>	<p>Rural zone code; and Landscaping code; and Parking and access code; and Works, services and infrastructure code; and Non-resident workerforces and rural workers' accommodation code; and Rural workers accommodation code. Rural activities code</p>
Park	<b>Accepted development</b>	
Permanent plantations	<b>Accepted development subject to requirements</b>	<p>Rural zone code; and Rural activities code.</p>
Roadside stall	<b>Accepted development subject to requirements</b>	
	If not accessed from a State controlled road.	<p>Rural zone code; and Parking and access code; and Works, services and infrastructure code; and Rural activities code.</p>
Rural industry	<b>Accepted development</b>	
	If:	
	<ul style="list-style-type: none"> <li>on farm packaging and processing of products produced on the premises; and</li> <li>less than 2000m<sup>2</sup> gross floor area; and</li> <li>is not located within an overlay; and</li> <li>not located in the 8ha precinct.</li> </ul>	
	<b>Accepted development subject to requirements</b>	

	<p>If:</p> <ul style="list-style-type: none"> <li>not accepted development; and</li> <li>not located in the 8ha precinct; and</li> <li>less than 2000m<sup>2</sup> gross floor area; and</li> <li>not servicing or retailing directly to the general public.</li> </ul>	<p>Rural zone code;<del>and</del>                      Landscaping code;<del>and</del>                      Parking and access code;<del>and</del>                      Works, services and infrastructure code;                      and                      Rural activities code                      Rural industry code.</p>
	<p><b>Code assessment</b></p> <p>If not accepted development subject to requirements.</p>	<p>Rural zone code;<del>and</del>                      Landscaping code;<del>and</del>                      Parking and access code;<del>and</del>                      Works, services and infrastructure code;                      and Rural activities code                      Rural industry code.</p>
<b>Rural workers' accommodation</b>	<p><b>Accepted development subject to requirements</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>in the Broad hectare or Agricultural investigation precinct; or</li> <li>If in the <del>Agricultural investigation precinct or</del> General Rural precinct and a maximum of 12 workers are accommodated at any one time.</li> </ul>	<p>Rural zone code;<del>and</del>                      Landscaping code;<del>and</del>                      Parking and access code;<del>and</del>  <del>Works, services and infrastructure code</del>                      Non-resident workforce and rural workers' accommodation code;<del>and</del>                      Rural activities code                      Rural workers accommodation code;<del>and</del>                      Works, services and infrastructure code.</p>
	<p><b>Code assessment</b></p> <p>If not accepted development subject to requirements.</p>	<p>Rural zone code;<del>and</del>                      Landscaping code;<del>and</del>                      Parking and access code;<del>and</del>                      Non-resident workers accommodation code;<del>and</del>                      Rural workers accommodation code;<del>and</del>                      Works, services and infrastructure code.                      Rural zone code                      Landscaping code                      Parking and access code                      Works, services and infrastructure code                      Non-resident workforce and rural workers' accommodation code                      Rural activities code</p>
<b>Short-term accommodation*</b>	<p><b>Accepted development subject to requirements</b></p> <p>If for a Farm stay and:</p> <ul style="list-style-type: none"> <li>is on a lot greater than 10ha; and</li> <li>has a maximum of one farm stay dwelling house in addition to the primary dwelling; and</li> <li>the total does not exceed 100m<sup>2</sup> in GFA; and</li> <li>accommodates a maximum of 6 guests in total at any one time; and</li> <li>is located within 100m of the primary dwelling house; and</li> <li>is setback 50m from any property boundary.</li> </ul>	<p>Rural Zone code;<del>and</del>                      Landscaping code;<del>and</del>                      Parking and access code;<del>and</del>                      Works, services and infrastructure code                      Rooming accommodation and short-term accommodation code;<del>and</del>                      Works, services and infrastructure code.</p>
<b>Substation</b>	<p><b>Accepted development</b></p> <p><b>Code assessment</b></p>	

<b>Telecommunication Facilities</b>	<p>If in the Broadhectare precinct or Agricultural investigation precinct:</p> <ul style="list-style-type: none"> <li>• buildings, structures and structures on buildings do not exceed 40m in height; and</li> <li>• ancillary buildings associated with the use do not exceed 9m<sup>2</sup> GFA; and</li> <li>• security fencing associated with the use does not exceed 2.5m in height; and</li> <li>• fenced area does not exceed 60m<sup>2</sup>.</li> </ul>	<p>Rural zone code;<del>and</del>                  Landscaping code;<del>and</del>                  Parking and access code;<del>and</del>                  Works, services and infrastructure code;<del>and</del>                  Telecommunication facility code.</p>
<b>Tourist park</b>	<b>Accepted development subject to requirements</b>	
	<p><u>If for a self-contained recreational vehicle ground where:</u></p> <ul style="list-style-type: none"> <li>• <u>involving not more than 6 self-contained vehicle sites on land in the General Rural or Agricultural Land precincts;</u></li> <li>• <u>involving not more than 20 self-contained vehicle sites on land in the Agricultural Investigation or Broadhectare precincts;</u></li> <li>• <u>within an existing tourist park or on Council owned or controlled land;</u></li> <li>• <u>involving only the reuse of existing buildings; and</u></li> <li>• <u>the site is not affected by an overlay.</u></li> </ul>	<p><u>Rural zone code</u>  <u>Parking and access code</u>  <u>Works, services and infrastructure code</u>  <u>Tourist park code</u></p>
	<b>Code assessment</b>	
	<p><u>If not accepted development subject to requirements and on Council owned or controlled land.</u></p>	<p><u>Rural zone code</u>  <u>Parking and access code</u>  <u>Works, services and infrastructure code</u>  <u>Tourist park code</u></p>
<b>Transport depot</b>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>• vehicles associated with the use are registered to persons residing at the premises; and</li> <li>• are wholly contained within an area of the property not exceeding 300m<sup>2</sup>; and</li> <li>• setback a minimum of 10m from any property boundary.</li> </ul>	<p>Rural zone code;<del>and</del>                  Landscaping Code;<del>and</del>                  Parking and access code;<del>and</del>                  Works, services and infrastructure code;<del>and</del>                  Industrial activities code.</p>
<b>Utility installation</b>	<b>Accepted development</b>	
	<p>If not:</p> <ul style="list-style-type: none"> <li>• sewerage treatment plant; or</li> <li>• waste transfer station; or</li> <li>• waste management facilities.</li> </ul>	
<b>Wholesale nursery</b>	<b>Code assessment</b>	
		<p>Rural zone code;<del>and</del>                  Landscaping code;<del>and</del>                  Parking and access code                  Works, services and infrastructure code;<del>and</del>                  Rural activities code.</p>
<b>Impact assessment</b>		
<p>Any other use not listed in this table.                  Any use listed in the table and not complying with the assessment benchmarks <u>applicable to Accepted development or Accepted development subject to requirements (including those contained in any relevant Local Plan or Overlay Code) and not identified by this table as progressing to Code assessment in the categories of development and assessment column.</u>                  Any other undefined use.</p>		<p>The planning scheme</p>

\* Denotes that the level of assessment for the use may be altered by the Atherton or Yungaburra Local Plan Tables of Assessment (Tables 5.9.11 and 5.9.5.1). NB: All uses may have their level of assessment altered by the Herberton and Malanda Local Plan Tables of Assessment (Tables 5.9.2.1 and 5.9.3.1) and there is no Table of Assessment for the Ravenshoe Local Plan.



Editor's note—to remove any doubt *'Any use listed in the table and not complying with the benchmarks in the categories of development and assessment column'* the Table of Assessment allows for progression from Aaccepted development to Aaccepted development subject to requirements and from Aaccepted development subject to requirements to Code assessment where such provisions are included in the 'categories of development and assessment' column.

## 5.5.2 Rural residential zone

Table 5.5.2.1 Rural residential zone

Note: Refer to Tables 5.6 Local Plans and 5.10 Overlays to determine if additional Assessment Benchmarks apply. Note level of assessment may be changed by Tables 5.6; 5.7 Reconfiguring a Lot; 5.8 Building work; 5.9 Operational Work.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Animal husbandry</b>	<b>Accepted development subject to requirements</b> If on a lot greater than 2ha.	Rural residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Rural activities code.
<b>Animal keeping</b>	<b>Accepted development subject to requirements</b> If: <ul style="list-style-type: none"> <li>on a lot greater than 2ha; and</li> <li>involves keeping no more than 5 horses; or</li> <li>Involves no more than 5 aviaries keeping a total of 100 birds.</li> </ul>	Rural residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> <u>Rural activities code</u> Animal keeping and intensive animal industries code.
<b>Aquaculture</b>	<b>Accepted development subject to requirements</b>	Rural residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> <u>Rural activities code</u> Aquaculture code.
<b>Community residence</b>	<b>Accepted development subject to requirements</b>	<u>Community residence requirements (Part 9, section 9.2.1)</u>
	<b>Code assessment</b>	<u>Rural residential zone code</u> <u>Parking and access code</u> <u>Works, services and infrastructure code</u> <u>Community activities code</u>
	<u>If not accepted development subject to requirements.</u>	
<b>Cropping</b>	<b>Accepted development subject to requirements</b> If: <ul style="list-style-type: none"> <li>not forestry for wood production and;</li> <li>the lot is greater than 2ha; and</li> <li>there is no application of chemical pesticides, fertilizers or herbicides except by hand or hand powered spray equipment; and</li> <li>there is no use of agricultural pumps, motors/machinery or deferent devices that produce noise between the hours of 7.00pm to 7.00am.</li> </ul>	Rural residential zone code; <del>and</del> <del>Works, services and infrastructure code;</del> <del>and</del> Rural activities code.
<b>Dwelling house</b>	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li><u>for providing support services and temporary accommodation for persons escaping domestic violence;</u> <u>or</u></li> <li><u>for constructing, repairing, renovating, altering or extending a single Dwelling house on land that is either not subject to an overlay or which has an area of 2,000m<sup>2</sup> or less and is only subject to the Bushfire Hazard Overlay.</u></li> </ul>	
	<b>Accepted development subject to requirements</b>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<u>If not accepted development.</u>	Rural residential zone code; and Parking and access code; and Works, services and infrastructure code. Dwelling house code.
	<p><b>Code assessment</b></p> <p>If not accepted development subject to requirements.</p>	Rural residential zone code; and Parking and access code; and Works, services and infrastructure code. Dwelling house code.
Environment facility	<p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>the roofed area including shelters, bird hides and covered decks does not exceed 200m<sup>2</sup>; and</li> <li>does not involve night lighting; and</li> <li>located on land with an area of at least 5ha.</li> </ul>	Rural residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code
Emergency Services	<b>Accepted development</b>	
Home based business	<b>Accepted development subject to requirements</b>	
		Rural residential zone code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Home based business code.
	<p><b>Code assessment</b></p> <p>If not accepted development subject to requirements.</p>	Rural residential zone code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Home based business code.
	<b>Accepted development subject to requirements</b>	
Nature-based tourism	<p><u>If for a self-contained recreational vehicle ground where:</u></p> <ul style="list-style-type: none"> <li><u>on a lot greater than 2ha;</u></li> <li><u>accommodation sites are setback at least 50m from the common boundary with land in the Rural zone and 20m from the common boundary with land in any other zone;</u></li> <li><u>involving not more than 6 self-contained vehicle sites;</u></li> <li><u>external/internal roads are constructed to a minimum all-weather compacted gravel standard and are properly drained;</u></li> <li><u>the site is not a rear lot or accessed via an easement; and</u></li> <li><u>the site is not affected by an overlay.</u></li> </ul>	Rural residential zone code Parking and access code Works, services and infrastructure code Nature-based tourism code
	<p><b>Code assessment</b></p> <p><u>If not accepted development subject to requirements and up to 20 accommodation sites and 50 guests proposed, if:</u></p> <ul style="list-style-type: none"> <li><u>on a lot greater than 2ha; and</u></li> <li><u>the total GFA does not exceed 400m<sup>2</sup>; and</u></li> <li><u>setback 50m from any property boundary; and</u></li> <li><u>a maximum of 8 guests being accommodated at any one time; and</u></li> <li><u>a maximum of 2 buildings in addition to the primary dwelling; and</u></li> </ul>	Rural residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code Nature-based tourism code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> <li>• <a href="#">guest accommodation is located within 100m of the primary dwelling house.</a></li> </ul>	
<b>Park</b>	<b>Accepted development</b>	
<b>Sales office</b>	<b>Accepted <a href="#">development subject to requirements</a></b>	
		Rural residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Sales office code.
	<b>Code assessment</b>	
	<a href="#">If not accepted development subject to requirements.</a>	<a href="#">Rural residential zone code</a> <a href="#">Landscaping code</a> <a href="#">Parking and access code</a> <a href="#">Works, services and infrastructure code</a> <a href="#">Sales office code</a>
<b>Substation</b>	<b>Accepted development</b>	
	If not within 100m of an existing dwelling house, Centre Zone, Low density residential zone or Medium density residential zone.	
	<b>Code assessment</b>	
	If not accepted.	Rural residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
<b>Tourist park</b>	<b>Accepted development subject to requirements</b>	
	<a href="#">If for a self-contained recreational vehicle ground where:</a> <ul style="list-style-type: none"> <li>• <a href="#">involving not more than 6 self-contained vehicles;</a></li> <li>• <a href="#">within an existing tourist park or on Council owned or controlled land;</a></li> <li>• <a href="#">involving only the reuse of existing buildings; and</a></li> <li>• <a href="#">the site is not affected by an overlay.</a></li> </ul>	<a href="#">Rural residential zone code</a> <a href="#">Parking and access code</a> <a href="#">Works, services and infrastructure code</a> <a href="#">Tourist park code</a>
<b>Transport depot</b>	<b>Code assessment</b> <b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>• within the 2ha or 5ha precinct; and</li> <li>• on a lot greater than 2ha; and</li> <li>• if vehicles associated with the use are registered to persons residing at the premises and are wholly contained within an area of the property not exceeding 300m<sup>2</sup>; and</li> <li>• setback a minimum of 10m from any boundary.</li> </ul>	Rural residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Industrial activities code.
<b>Utility installation</b>	<b>Accepted development</b>	
	If not: <ul style="list-style-type: none"> <li>• sewerage treatment plant; or</li> <li>• waste transfer station; or</li> <li>• waste management facilities;</li> </ul>	
<b>Warehouse</b>	<b>Accepted development subject to requirements</b>	
	<a href="#">If non-commercial warehouse:</a> <ul style="list-style-type: none"> <li>• <a href="#">For storage only inside a Class 10A building under the Building Code of Australia; and</a></li> <li>• <a href="#">On a lot not improved by a Class 1 building under the Building Code of Australia; and</a></li> <li>• <a href="#">The siting and scale of the proposed storage building preserves a minimum unencumbered site area of 220m<sup>2</sup> that has a minimum</a></li> </ul>	<a href="#">Rural residential zone code</a>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> <li>• <a href="#">rectangular dimension of 7m (exclusive of boundary setback areas) for the construction of a future Dwelling house on the lot in front of the storage building; and</a>  <a href="#">The building would only be used for non-commercial storage purposes comparable to the use of an outbuilding ancillary to a Dwelling house (e.g. personal effects and/or property maintenance equipment belonging to the landowners).</a></li> </ul>	
<b>Impact assessment</b>		
Any other use not listed in this table. Any use listed in the table and not complying with the benchmarks <a href="#">in the categories of development and assessment column- applicable to Accepted development or Accepted development subject to requirements (including those contained in any relevant Local Plan or Overlay Code) and not identified by this table as progressing to Code assessment.</a> Any other undefined use.		The planning scheme

*Editor's note—to remove any doubt the Table of Assessment allows for progression from Accepted development to Accepted development subject to requirements and from Accepted development subject to requirements to Code assessment where such provisions are included in the 'categories of development and assessment' column.*

*Editor's note—to remove any doubt 'Any use listed in the table and not complying with the benchmarks in the categories of development and assessment column' allows for progression from accepted to accepted subject to requirements and from accepted subject to requirements to code assessment where such provisions are included in the 'categories of development and assessment' column.*

### 5.5.3 Emerging communities zone

Table 5.5.3.1 Emerging communities zone

Note: Refer to Tables 5.6 Local Plans and 5.10 Overlays to determine if additional Assessment Benchmarks apply. Note level of assessment may be changed by Tables 5.6; 5.7 Reconfiguring a Lot; 5.8 Building work; 5.9 Operational Work.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry	<b>Accepted development</b> If on a lot greater than 2ha.	
Cropping	<b>Code assessment</b> If not forestry for wood production and on a lot greater than 2ha.	Emerging communities zone code; <del>and</del> Works, services and infrastructure code; <del>and</del> Rural activities code.
Dwelling house	<b>Accepted development subject to requirements</b>	Emerging communities zone code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Dwelling house code.
	<b>Code assessment</b> If not accepted development subject to requirements.	Emerging communities zone code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Dwelling house code.
Home based business	<b>Accepted development subject to requirements</b>	Emerging communities zone code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Home based business code. <del>Emerging communities zone code; and</del> <del>Parking and access code; and</del> <del>Works, services and infrastructure code; and</del> <del>Home based business code.</del>
	<b>Code assessment</b> If not accepted development subject to requirements.	Emerging communities zone code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Home based business code.
Nature-based tourism	<b>Accepted development subject to requirements</b> If for a self-contained recreational vehicle ground where: <ul style="list-style-type: none"> <li>on a lot greater than 2ha;</li> <li>accommodation sites are setback at least 50m from the common boundary with land in the Rural zone and 20m from the common boundary with land in any other zone;</li> <li>involving not more than 6 self-contained vehicle sites;</li> <li>external/internal roads are constructed to a minimum all-weather compacted gravel standard and are properly drained;</li> <li>the site is not a rear lot or accessed via an easement; and</li> <li>the site is not affected by an overlay.</li> </ul> <b>Code assessment</b> If not accepted development subject to requirements and up to 20 accommodation sites and 50 guests proposed.	Emerging communities zone code Parking and access code; and Works, services and infrastructure code Nature-based tourism code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	<b>Accepted development</b>	<a href="#">Nature-based tourism code</a>
Sales office	<b>Accepted development subject to requirements</b>	Emerging communities zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; and Works, services and infrastructure code; <del>and</del> Sales office code.
	<b>Code assessment</b>	If not accepted development subject to requirements. Emerging communities zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Sales office code.
Substation	<b>Accepted development</b>	If not within 100m of an existing dwelling.
	<b>Code assessment</b>	If not accepted development. Emerging communities zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
Utility installation	<b>Accepted development</b> If not: <ul style="list-style-type: none"> <li>• sewerage treatment plant; or</li> <li>• waste transfer station; or</li> <li>• waste management facilities.</li> </ul>	
<a href="#">Warehouse</a>	<b>Accepted development subject to requirements</b> <u>If non-commercial warehouse:</u> <ul style="list-style-type: none"> <li>• <u>For storage only inside a Class 10A building under the Building Code of Australia; and</u></li> <li>• <u>On a lot not improved by a Class 1 building under the Building Code of Australia; and</u></li> <li>• <u>The siting and scale of the proposed storage building preserves a minimum unencumbered site area of 220m<sup>2</sup> that has a minimum rectangular dimension of 7m (exclusive of boundary setback areas) for the construction of a future Dwelling house on the lot in front of the storage building; and</u></li> <li>• <u>The building would only be used for non-commercial storage purposes comparable to the use of an outbuilding ancillary to a Dwelling house (e.g. personal effects and/or property maintenance equipment belonging to the landowners).</u></li> </ul>	<a href="#">Emerging communities zone code</a>
<b>Impact assessment</b> Any other use not listed in this table. Any use listed in the table and not complying with the benchmarks in the categories of development and assessment column; applicable to Accepted development or Accepted development subject to requirements (including those contained in any relevant Local Plan or Overlay Code) and not identified by this table as progressing to Code assessment. Any other undefined use.		The planning scheme

Editor's note—to remove any doubt the Table of Assessment allows for progression from Accepted development to Accepted development subject to requirements and from Accepted development subject to requirements to Code assessment where such provisions are included in the 'categories of development and assessment' column.  
Editor's note—to remove any doubt 'Any use listed in the table and not complying with the benchmarks in the level of assessment column' allows for progression from accepted to accepted subject to requirements and from accepted subject to requirements to code assessment where such provisions are included in the 'level of assessment' column.

### 5.5.4 Low density residential zone

Table 5.5.4.1 Low density residential zone

Note: Refer to Tables 5.6 Local Plans and 5.10 Overlays to determine if additional Assessment Benchmarks apply. Note level of assessment may be changed by Tables 5.6; 5.7 Reconfiguring a Lot; 5.8 Building work; 5.9 Operational Work.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community residence	<b>Accepted development subject to requirements</b>	Community residence requirements code; (Part 9, section 9.2.1)
	<b>Code assessment</b>	Low density residential zone code Parking and access code Works, services and infrastructure code Community activities code
Dual occupancy*	<b>Accepted development subject to requirements</b>	Low density residential zone code; and Landscaping code; and Parking and access code; and Works, services and infrastructure code; and Dual occupancy code.
	<b>Code assessment</b>	Low density residential zone code Landscaping code Parking and access code Works, services and infrastructure code Dual occupancy code
Dwelling house	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>for providing support services and temporary accommodation for persons escaping domestic violence; or</li> <li>for constructing, repairing, renovating, altering or extending a single Dwelling house on land that is either not subject to an overlay or which has an area of 2,000m<sup>2</sup> or less and is only subject to the Bushfire Hazard Overlay.</li> </ul>	
	<b>Accepted development subject to requirements</b>	Low density residential zone code; and Parking and access code; and Works, services and infrastructure code; and Dwelling house code.
	<b>Code assessment</b>	Low density residential zone code Parking and access code Works, services and infrastructure code Dwelling house code
Educational establishment	<b>Code assessment</b>	Low density residential zone code; and Landscaping code; and Parking and access code; and Works, services and infrastructure code; and Educational establishment and child care centre code.
	<b>Accepted development subject to requirements</b>	Low density residential zone code; and Parking and access code; and Works, services and infrastructure code; and Home based business code.
Park	<b>Accepted development</b>	
Residential care facility	<b>Code assessment</b>	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If established on a premises greater than or equal to 4000m <sup>2</sup> in area.	Low density residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Residential care and retirement facility code;
<b>Retirement facility</b>	<b>Code assessment</b> If established on a premises greater than or equal to 4000m <sup>2</sup> in area.	Low density residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Residential care and retirement facility code;
<b>Sales office</b>	<b>Accepted development subject to requirements</b>	Low density residential zone code Landscaping code Parking and access code Works, services and infrastructure code Sales office code
	<b>Code assessment</b> If not accepted development subject to requirements.	Low density residential zone code Landscaping code Parking and access code Works, services and infrastructure code Sales office code
<b>Short-term accommodation*</b>	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li>conducted in an existing single detached dwelling;</li> <li>the total Gross Floor Area of the dwelling does not exceed 300m<sup>2</sup>;</li> <li>a maximum of 6 persons would be accommodated in a maximum of 3 bedrooms;</li> <li>the premises is serviced by reticulated water supply and sewerage and sealed road access; <del>and</del></li> <li>the premises is registered with Council as Short-term accommodation.</li> </ul>	
<b>Tourist Park</b>	<b>Accepted development subject to requirements</b> If for a self-contained recreational vehicle ground where: <ul style="list-style-type: none"> <li>involving not more than 6 self-contained vehicles;</li> <li>within an existing tourist park or on Council owned or controlled land;</li> <li>involving only the reuse of existing buildings; <del>and</del></li> <li>the site is not affected by an overlay.</li> </ul>	Low density residential zone code Parking and access code Works, services and infrastructure code Tourist park code
<b>Utility installation</b>	<b>Accepted development</b> Utility installation If not: <ul style="list-style-type: none"> <li>sewerage treatment plant; or</li> <li>waste transfer station; or</li> <li>waste management facility.</li> </ul> <b>Impact assessment</b> If not accepted development	The planning scheme.
<b>Warehouse</b>	<b>Accepted development subject to requirements</b> If non-commercial warehouse:	Low density residential zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> <li>• <a href="#">For storage only inside a Class 10A building under the Building Code of Australia; and</a></li> <li>• <a href="#">On a lot not improved by a Class 1 building under the Building Code of Australia; and</a></li> <li>• <a href="#">The siting and scale of the proposed storage building preserves a minimum unencumbered site area of 220m<sup>2</sup> that has a minimum rectangular dimension of 7m (exclusive of boundary setback areas) for the construction of a future Dwelling house on the lot in front of the storage building; and</a></li> <li>• <a href="#">The building would only be used for non-commercial storage purposes comparable to the use of an outbuilding ancillary to a Dwelling house (e.g. personal effects and/or property maintenance equipment belonging to the landowners).</a></li> </ul>	
<b>Impact assessment</b>		
<p>Any other use not listed in this table.</p> <p>Any use listed in the table and not complying with the benchmarks <a href="#">in the categories of development and assessment column applicable to Accepted development or Accepted development subject to requirements (including those contained in any relevant Local Plan or Overlay Code)</a> and not identified by this table as progressing to <a href="#">Code assessment</a>.</p> <p>Any other undefined use.</p>		The planning scheme

\* Denotes that the level of assessment for the use may be altered by the Atherton or Yungaburra Local Plan Tables of Assessment (Tables 5.9.11 and 5.9.5.1). NB: All uses may have their level of assessment altered by the Herberton and Malanda Local Plan Tables of Assessment (Tables 5.9.2.1 and 5.9.3.1) and there is no Table of Assessment for the Ravenshoe Local Plan.

Editor's note—to remove any doubt the Table of Assessment allows for progression from Accepted development to Accepted development subject to requirements and from Accepted development subject to requirements to Code assessment where such provisions are included in the 'categories of development and assessment' column.

Editor's note—to remove any doubt 'Any use listed in the table and not complying with the benchmarks in the categories of development and assessment column' allows for progression from accepted to accepted subject to requirements and from accepted subject to requirements to code assessment where such provisions are included in the 'categories of development and assessment' column.

### 5.5.5 Medium density residential zone

Table 5.5.5.1 Medium density residential zone

Note: Refer to Tables 5.6 Local Plans and 5.10 Overlays to determine if additional Assessment Benchmarks apply. Note level of assessment may be changed by Tables 5.6; 5.7 Reconfiguring a Lot; 5.8 Building work; 5.9 Operational Work.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Child care centre	<b>Code assessment</b> If established on a premises greater than or equal to 1200m <sup>2</sup> in area.	Medium density residential zone code; <b>and</b> Landscaping code; <b>and</b> Parking and access code; <b>and</b> Works, services and infrastructure code; <b>and</b> Educational establishment and child care code.
Community care centre*	<b>Accepted development subject to requirements</b>	Medium density residential zone code; <b>and</b> Landscaping code; <b>and</b> <del>Community Activities code; and</del> Parking and access code; <b>and</b> Works, services and infrastructure code; <del>Community Activities code</del>
Community residence	<b>Accepted development subject to requirements</b>	<del>Community residence requirements code;</del> <del>(Part 9, section 9.2.1)</del>
	<b>Code assessment</b>	
	<u>If not accepted development subject to requirements.</u>	<del>Medium density residential zone code</del> <del>Parking and access code</del> <del>Works, services and infrastructure code</del> <del>Community activities code</del>
Community use	<b>Accepted development subject to requirements</b> If the gross floor area does not exceed 400m <sup>2</sup>	Medium density residential zone code; <b>and</b> Landscaping code; <b>and</b> Parking and access code; <b>and</b> Works, services and infrastructure code; <b>and</b> Community activities code.
	<b>Code assessment</b>	
	<u>If not accepted development subject to requirements.</u>	<del>Medium density residential zone code</del> <del>Landscaping code</del> <del>Parking and access code</del> <del>Works, services and infrastructure code</del> <del>Community activities code</del>
Dual occupancy*	<b>Accepted development subject to requirements</b> If on a <del>lot</del> premises greater than or equal to 600m <sup>2</sup> in area.	Medium density residential zone code; <b>and</b> Landscaping code; <b>and</b> Parking and access code; <b>and</b> Works, services and infrastructure code; <b>and</b> Dual occupancy code.
	<b>Code assessment</b>	
	<u>If not accepted development subject to requirements.</u>	<del>Medium density residential zone code</del> <del>Landscaping code</del> <del>Parking and access code</del> <del>Works, services and infrastructure code</del> <del>Dual occupancy code</del>
Dwelling house	<b>Accepted development</b> <u>If:</u> <ul style="list-style-type: none"> <li>for providing support services and temporary accommodation for persons escaping domestic violence;</li> <li>or</li> <li>for constructing, repairing, renovating, altering or extending a single Dwelling house on land that is either not subject to an overlay or which has an area of 2,000m<sup>2</sup> or less and is only subject to the Bushfire Hazard Overlay.</li> </ul>	
	<b>Accepted development subject to requirements</b>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<a href="#">If not accepted development.</a>	Medium density residential zone code <a href="#">Parking and access code</a> <a href="#">Works, services and infrastructure code</a> Dwelling house code
	<b>Code assessment</b>	
	<a href="#">If not accepted development subject to requirements.</a>	<a href="#">Medium density residential zone code</a> <a href="#">Parking and access code</a> <a href="#">Works, services and infrastructure code</a> <a href="#">Dwelling house code</a>
<b>Educational establishment</b>	<b>Code assessment</b>	
		Low density residential zone code; <del>and</del> ; Landscaping code; <del>and</del> Parking and access code; and Works, services and infrastructure code; <del>and</del> Educational establishment and child care centre code.
<b>Home based business</b>	<b>Accepted development subject to requirements</b>	
		Medium density residential zone code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Home based business code.
<b>Multiple dwelling</b>	<b>Accepted development subject to requirements</b>	
	If on premises greater than or equal to 800m <sup>2</sup> in area.	Medium density residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Multiple dwelling code.
<b>Park</b>	<b>Accepted development</b>	
<b>Residential care facility</b>	<b>Code assessment</b>	
		Medium density residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Residential care and retirement facility code.
<b>Retirement facility</b>	<b>Code assessment</b>	
		Medium density residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Residential care and retirement facility code.
<b>Sales office</b>	<b>Accepted development subject to requirements</b>	
		Medium density residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Sales office code.
	<b>Code assessment</b>	
	<a href="#">If not accepted development subject to requirements.</a>	<a href="#">Medium density residential zone code</a> <a href="#">Landscaping code</a> <a href="#">Parking and access code</a> <a href="#">Works, services and infrastructure code</a> <a href="#">Sales office code</a>
<b>Short-term accommodation*</b>	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>conducted in an existing single detached dwelling;</li> <li>the total Gross Floor Area of the dwelling does not exceed 300m<sup>2</sup>;</li> </ul>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> <li>• <u>a maximum of 6 persons would be accommodated in a maximum of 3 bedrooms;</u></li> <li>• <u>the premises is serviced by reticulated water supply and sewerage and sealed road access; and</u></li> <li>• <u>the premises is registered with Council as Short-term accommodation.</u></li> </ul> <p><b>Accepted development subject to requirements</b></p> <p>If for a maximum of 5 beds not accepted development.</p>	<p>Medium density residential zone code; and                      Landscaping code; and                      Parking and access code; and                      Works, services and infrastructure code; and                      Rooming and short-term accommodation code.</p>
<b>Tourist park</b>	<p><b>Accepted development subject to requirements</b></p> <p>If for a self-contained recreational vehicle ground where:</p> <ul style="list-style-type: none"> <li>• <u>involving not more than 6 self-contained vehicles;</u></li> <li>• <u>within an existing tourist park or on Council owned or controlled land;</u></li> <li>• <u>involving only the reuse of existing buildings; and</u></li> <li>• <u>the site is not affected by an overlay.</u></li> </ul>	<p>Medium density residential zone code                      Parking and access code                      Works, services and infrastructure code                      Tourist park code</p>
<b>Utility installation</b>	<p><b>Accepted development</b></p> <p>If not:</p> <ul style="list-style-type: none"> <li>• sewerage treatment plant; or</li> <li>• waste transfer station; or</li> <li>• waste management facility</li> </ul>	
<b>Warehouse</b>	<p><b>Accepted development subject to requirements</b></p> <p>If non-commercial warehouse:</p> <ul style="list-style-type: none"> <li>• <u>For storage only inside a Class 10A building under the Building Code of Australia; and</u></li> <li>• <u>On a lot not improved by a Class 1 building under the Building Code of Australia; and</u></li> <li>• <u>The siting and scale of the proposed storage building preserves a minimum unencumbered site area of 220m<sup>2</sup> that has a minimum rectangular dimension of 7m (exclusive of boundary setback areas) for the construction of a future Dwelling house on the lot in front of the storage building; and</u></li> <li>• <u>The building would only be used for non-commercial storage purposes comparable to the use of an outbuilding ancillary to a Dwelling house (e.g. personal effects and/or property maintenance equipment belonging to the landowners).</u></li> </ul>	<p>Medium density residential zone code</p>
<p><b>Impact assessment</b></p> <p>Any other use not listed in this table.                      Any use listed in the table and not complying with the benchmarks applicable to Accepted development or Accepted development subject to requirements (including those contained in any relevant Local Plan or Overlay Code) and not identified by this table as progressing to Code assessment, in the categories of development and assessment column.</p>		<p>The planning scheme</p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Any other undefined use.		

\* Denotes that the level of assessment for the use may be altered by the Atherton or Yungaburra Local Plan Tables of Assessment (Tables 5.9.11 and 5.9.5.1). NB: All uses may have their level of assessment altered by the Herberton and Malanda Local Plan Tables of Assessment (Tables 5.9.2.1 and 5.9.3.1) and there is no Table of Assessment for the Ravenshoe Local Plan.

Editor's note—to remove any doubt the Table of Assessment allows for progression from Accepted development to Accepted development subject to requirements and from Accepted development subject to requirements to Code assessment where such provisions are included in the 'categories of development and assessment' column.

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### 5.5.6 Centre zone

Table 5.5.6.1 Centre zone

Note: Refer to Tables 5.6 Local Plans and 5.10 Overlays to determine if additional Assessment Benchmarks apply. Note level of assessment may be changed by Tables 5.6; 5.7 Reconfiguring a Lot; 5.8 Building work; 5.9 Operational Work.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult store	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site; and</li> <li>the distance between the boundary of the land occupied by a child care centre, place of worship, kindergarten and all educational institutions that cater for children of primary and secondary school age and the entrance of a proposed adult store is the greater of the following:                             <ol style="list-style-type: none"> <li>more than 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; and</li> <li>more than 100 metres measured in a straight line.</li> </ol> </li> </ul>	
	Note: Adult stores are to comply with the <i>Queensland State Planning Regulatory Provision (Adult Stores) - as amended</i> .	
Agricultural supplies store	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
	<b>Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>not accepted development; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
Bar	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site and</li> <li>if not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>the gross floor area does not exceed 1000m<sup>2</sup>; and</li> </ul>	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
	<p><b>Code assessment</b></p> <p>If not accepted development subject to requirements and if not adjoining land in the Low density residential zone or Medium density residential zone.</p>	<p>Centre zone code; <del>and</del>                      Landscaping code; <del>and</del>                      Parking and access code; <del>and</del>                      Works, services and infrastructure code; <del>and</del>                      Commercial activities code.</p>
<b>Caretaker's accommodation</b>	<p><b>Code assessment</b></p>	<p>Centre zone code; <del>and</del>                      Landscaping code; <del>and</del>                      Parking and access code; <del>and</del>                      Works, services and infrastructure code; <del>and</del>                      Caretaker's accommodation code.</p>
<b>Child care centre</b>	<p><b>Code assessment</b></p>	<p>Centre zone code; <del>and</del>                      Landscaping code; <del>and</del>                      Parking and access code; <del>and</del>                      Works, services and infrastructure code; <del>and</del>                      Educational establishment and child care centre code.</p>
<b>Club*</b>	<p><b>Accepted development</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site and</li> <li>if not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
	<p><b>Accepted development subject to requirements</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>the gross floor area does not exceed 1000m<sup>2</sup>; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	<p>Centre zone code; <del>and</del>                      Landscaping code; <del>and</del>                      Parking and access code; <del>and</del>                      Works, services and infrastructure code; <del>and</del>                      Sport and recreation activities code.  <a href="#">Community activities code</a></p>
	<p><b>Code assessment</b></p> <p>If not accepted development subject to requirements and if not adjoining land in the Low density residential zone or Medium density residential zone.</p>	<p>Centre zone code; <del>and</del>                      Landscaping code; <del>and</del>                      Parking and access code; <del>and</del>                      Works, services and infrastructure code; <del>and</del>  <a href="#">Sport and recreation activities code</a>  <a href="#">CommunityCommercial activities code.</a></p>
<b>Community care centre*</b>	<p><b>Code assessment</b></p>	<p>Centre zone code; <del>and</del>                      Landscaping code; <del>and</del>                      Parking and access code; <del>and</del>                      Works, services and infrastructure code; <del>and</del>                      Community activities code.</p>
<b>Community residence</b>	<p><b>Accepted development subject to requirements</b></p>	<p><a href="#">Community residence requirements (Part 9, section 9.2.1)</a></p>
	<p><b>Code assessment</b></p> <p><u>If not accepted development subject to requirements.</u></p>	<p>Centre zone code  <a href="#">Parking and access code</a>  <a href="#">Works, services and infrastructure code</a>  <a href="#">Community activities code</a></p>
<b>Community use</b>	<p><b>Accepted development</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>within an existing building; and</li> </ul>	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site.</li> </ul>	
	<p><b>Code assessment</b></p> <p>If not accepted development.</p>	<p>Centre zone code; <del>and</del></p> <p>Landscaping code; <del>and</del></p> <p>Parking and access code; <del>and</del></p> <p>Works, services and infrastructure code; <del>and</del></p> <p>Community activities code.</p>
Dual occupancy*	<p><b>Accepted development subject to requirements</b></p> <p>If located on a level of a building above the ground floor level.</p>	<p>Centre zone code; <del>and</del></p> <p>Landscaping code; <del>and</del></p> <p>Parking and access code; <del>and</del></p> <p>Works, services and infrastructure code; <del>and</del></p> <p>Dual occupancy code.</p>
Dwelling unit*	<p><b>Accepted development subject to requirements</b></p> <p>If development is located on a level of a building above the ground floor level.</p>	<p>Centre zone code; <del>and</del></p> <p>Landscaping code; <del>and</del></p> <p>Parking and access code; <del>and</del></p> <p>Works, services and infrastructure code; <del>and</del></p> <p>Multiple dwelling code.</p>
	<p><b>Codes assessment</b></p> <p><u>If not accepted development subject to requirements.</u></p>	<p><u>Centre zone code</u></p> <p><u>Landscaping code</u></p> <p><u>Parking and access code</u></p> <p><u>Works, services and infrastructure code</u></p> <p><u>Multiple dwelling code</u></p>
Educational establishment	<p><b>Accepted development</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site.</li> </ul>	
	<p><b>Code assessment</b></p> <p>If not accepted development.</p>	<p>Centre zone code; <del>and</del></p> <p>Landscaping code; <del>and</del></p> <p>Parking and access code; <del>and</del></p> <p>Works, services and infrastructure code; <del>and</del></p> <p>Educational establishment and child care centre code.</p>
Emergency services*	<p><b>Accepted development</b></p>	
Food and drink outlet*	<p><b>Accepted development</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site.</li> </ul>	
	<p><b>Accepted development subject to requirements</b></p>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If: <ul style="list-style-type: none"> <li>• not accepted; and</li> <li>• the gross floor area does not exceed 1000m<sup>2</sup>; and</li> <li>• not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
	<b>Code assessment</b> If not accepted subject to requirements.	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
<b>Function facility*</b>	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li>• within an existing building; and</li> <li>• no external structural building work is involved; and</li> <li>• no operational works are involved; and</li> <li>• there is no reduction in the number of existing car parking spaces on the site and</li> <li>• if not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
	<b>Accepted development subject to requirements</b> If: <ul style="list-style-type: none"> <li>• the gross floor area does not exceed 1000m<sup>2</sup>; and</li> <li>• not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
	<b>Code assessment</b> If not accepted development subject to requirements and if not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
<b>Funeral parlour</b>	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li>• within an existing building; and</li> <li>• no external structural building work is involved; and</li> <li>• no operational works are involved; and</li> <li>• there is no reduction in the number of existing car parking spaces on the site.</li> </ul>	
	<b>Accepted development subject to requirements</b> If: <ul style="list-style-type: none"> <li>• not accepted development; and</li> <li>• the gross floor area does not exceed 1000m<sup>2</sup>; and</li> <li>• not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
	<b>Code assessment</b> If not accepted development subject to requirements	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code. Commercial activities code
<b>Garden centre</b>	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li>• within an existing building; and</li> </ul>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
<b>Code assessment</b>		
	If not accepted development and if not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
<b>Hardware and Trade supplies</b>	<p><b>Accepted development</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
<b>Accepted development subject to requirements</b>		
	<p>If:</p> <ul style="list-style-type: none"> <li>not accepted development; and</li> <li>the gross floor area does not exceed 1000m<sup>2</sup>; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> <del>Commercial activities code.</del>
<b>Code assessment</b>		
	<u>If not accepted development subject to requirements.</u>	<u>Centre zone code</u> <u>Landscaping code</u> <u>Parking and access code</u> <u>Works, services and infrastructure code</u> <u>Commercial activities code</u>
<b>Health care services*</b>	<p><b>Accepted development</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
<b>Accepted development subject to requirements</b>		
	<p>If:</p> <ul style="list-style-type: none"> <li>not accepted development; and</li> <li>the gross floor area does not exceed 1000m<sup>2</sup>; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
<b>Code assessment</b>		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not accepted development subject to requirements.	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
Home based business	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li>• within an existing building; and</li> <li>• no external structural building work is involved; and</li> <li>• no operational works are involved; and</li> <li>• there is no reduction in the number of existing car parking spaces on the site.</li> </ul>	
	<b>Accepted development subject to requirements</b> If not accepted.	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Home based business code.
Hotel*	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li>• within an existing building; and</li> <li>• no external structural building work is involved; and</li> <li>• no operational works are involved; and</li> <li>• there is no reduction in the number of existing car parking spaces on the site; and</li> <li>• not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
	<b>Accepted development subject to requirements</b> If not accepted and if not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> <del>Commercial activities code.</del>
Indoor sport and recreation*	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li>• within an existing building; and</li> <li>• no external structural building work is involved; and</li> <li>• no operational works are involved; and</li> <li>• there is no reduction in the number of existing car parking spaces on the site; and</li> <li>• not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
	<b>Code assessment</b> If not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code; <del>and</del> Parking and access code; <del>and</del> Landscaping code; <del>and</del> Works, services and infrastructure code; <del>and</del> Sport and recreation activities code. <u>Commercial activities code</u>
Multiple dwelling	<b>Accepted development subject to requirements</b> If located on a level of a building above the ground floor level.	Centre zone code; <del>and</del> Parking and access code; <del>and</del> Landscaping code; <del>and</del>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Works, services and infrastructure code; <del>and</del> Multiple dwelling code.
<b>Nightclub entertainment facility*</b>	<b>Code assessment</b> If not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
<b>Office*</b>	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li>• within an existing building; and</li> <li>• no external structural building work is involved; and</li> <li>• no operational works are involved; and</li> <li>• there is no reduction in the number of existing car parking spaces on the site.</li> </ul>	
	<b>Accepted development subject to requirements</b> If not accepted; and the gross floor area does not exceed 1000m <sup>2</sup> .	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
	<b>Code assessment</b> If not accepted development subject to requirements	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
<b>Park</b>	<b>Accepted development</b>	
<b>Parking Station</b>	<b>Accepted development subject to requirements</b> If: <ul style="list-style-type: none"> <li>• at ground level; and</li> <li>• not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
<b>Place of worship</b>	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li>• within an existing building; and</li> <li>• no external structural building work is involved; and</li> <li>• no operational works are involved; and</li> <li>• there is no reduction in the number of existing car parking spaces on the site; and</li> <li>• not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
	<b>Code assessment</b> If not accepted development.	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Community activities code.
<b>Service industry</b>	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li>• within an existing building; and</li> <li>• no external structural building work is involved; and</li> <li>• no operational works are involved; and</li> <li>• there is no reduction in the number of existing car parking spaces on the site; and</li> </ul>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul> <p><b>Accepted development subject to requirements</b></p> <p>If not accepted development; and</p> <ul style="list-style-type: none"> <li>the gross floor area does not exceed 1000m<sup>2</sup>; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul> <p><b>Code assessment</b></p> <p>If not accepted development subject to requirements.</p>	<p>Centre zone code; <del>and</del>                      Landscaping code; <del>and</del>                      Parking and access code; <del>and</del>                      Works, services and infrastructure code-</p> <p>Centre zone code; <del>and</del>                      Landscaping code; <del>and</del>                      Parking and access code; <del>and</del>                      Works, services and infrastructure code; <del>and</del>                      Commercial activities code-</p>
Shop*	<p><b>Accepted development</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul> <p><b>Accepted development subject to requirements</b></p> <ul style="list-style-type: none"> <li>If the gross floor area does not exceed 1000m<sup>2</sup>; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul> <p><b>Code assessment</b></p> <p>If not accepted development subject to requirements and the gross floor area does not exceed 1000m<sup>2</sup>.</p>	<p>Centre zone code; <del>and</del>                      Landscaping code; <del>and</del>                      Parking and access code; <del>and</del>                      Works, services and infrastructure code-</p> <p>Centre zone code; <del>and</del>                      Landscaping code; <del>and</del>                      Parking and access code; <del>and</del>                      Works, services and infrastructure code; <del>and</del>                      Commercial activities code-</p>
Shopping centre*	<p><b>Accepted development</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul> <p><b>Accepted development subject to requirements</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>the gross floor area does not exceed 1000m<sup>2</sup>; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul> <p><b>Code assessment</b></p> <p>If not accepted development subject to requirements and the gross floor area does not exceed 1000m<sup>2</sup>.</p>	<p>Centre zone code; <del>and</del>                      Landscaping code; <del>and</del>                      Parking and access code; <del>and</del>                      Works, services and infrastructure code-</p> <p>Centre zone code; <del>and</del>                      Landscaping code; <del>and</del>                      Landscaping code; <del>and</del>                      Parking and access code; <del>and</del></p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Works, services and infrastructure code; <del>and</del> Commercial activities code.
<b>Short-term accommodation*</b>	<p><b>Accepted development</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>• <del>within an existing building; and</del></li> <li>• <del>no external structural building work is involved; and</del></li> <li>• <del>no operational works are involved; and</del></li> <li>• <del>there is no reduction in the number of existing car parking spaces on the site; and</del></li> <li>• <del>not adjoining land in the Low density residential zone or Medium density residential zone.</del></li> </ul> <p>If:</p> <ul style="list-style-type: none"> <li>• <del>conducted in an existing single detached dwelling;</del></li> <li>• <del>the total Gross Floor Area of the dwelling does not exceed 300m<sup>2</sup>;</del></li> <li>• <del>a maximum of 6 persons would be accommodated in a maximum of 3 bedrooms;</del></li> <li>• <del>the premises is serviced by reticulated water supply and sewerage and sealed road access; and</del></li> <li>• <del>the premises is registered with Council as Short-term accommodation.</del></li> </ul> <p><b>Code assessment</b></p> <p>If not accepted development.</p>	<p>Centre zone code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Rooming accommodation and short term accommodation code.</p>
<b>Showroom</b>	<p><b>Accepted development</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>• within an existing building; and</li> <li>• no external structural building work is involved; and</li> <li>• no operational works are involved; and</li> <li>• there is no reduction in the number of existing car parking spaces on the site; and</li> <li>• not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul> <p><b>Accepted development subject to requirements</b></p> <p>If not accepted development; and</p> <ul style="list-style-type: none"> <li>• the gross floor area does not exceed 1000m<sup>2</sup>; and</li> <li>• not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul> <p><b>Code assessment</b></p> <p>If not accepted development subject to requirements and the gross floor area does not exceed 1000m<sup>2</sup>.</p>	<p>Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.</p> <p>Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.</p>
<b>Substation</b>	<b>Accepted development</b>	<b>Code assessment</b>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications facility	If not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Telecommunication facility code.
Theatre*	<b>Accepted development</b>	
	<ul style="list-style-type: none"> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
	<b>Accepted development subject to requirements</b>	
	If not accepted; and <ul style="list-style-type: none"> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
<b>Code assessment</b>		
	If not accepted development subject to requirements	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
Tourist attraction	<b>Code assessment</b> If not adjoining land in the Low density residential zone or Medium density residential zone.	Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code. <del>Commercial activities code</del>
Utility installation	<b>Accepted development</b>	
	If not: <ul style="list-style-type: none"> <li>sewerage treatment plant; or</li> <li>waste transfer station; or</li> <li>waste management facility,</li> </ul>	
Veterinary services	<b>Code assessment</b>	
		Centre zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
Warehouse	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site.</li> </ul>	
<b>Impact assessment</b>		
Any other use not listed in this table. Any use listed in the table and not complying with the benchmarks <a href="#">in the categories of development and assessment column</a> , applicable to <a href="#">Accepted development</a> or <a href="#">Accepted development subject to requirements</a> (including those contained in any relevant Local Plan or		The planning scheme



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<p><u>Overlay Code) and not identified by this table as progressing to Code assessment.</u>                      Any other undefined use.</p>		

\* Denotes that the level of assessment for the use may be altered by the Atherton or Yungaburra Local Plan Tables of Assessment (Tables 5.9.11 and 5.9.5.1). NB: All uses may have their level of assessment altered by the Herberton and Malanda Local Plan Tables of Assessment (Tables 5.9.2.1 and 5.9.3.1) and there is no Table of Assessment for the Ravenshoe Local Plan.

Editor's note—to remove any doubt the Table of Assessment allows for progression from Accepted development to Accepted development subject to requirements and from Accepted development subject to requirements to Code assessment where such provisions are included in the 'categories of development and assessment' column.

Editor's note—to remove any doubt 'Any use listed in the table and not complying with the benchmarks in the categories of development and assessment column' allows for progression from accepted to accepted subject to requirements and from accepted subject to requirements to code assessment where such provisions are included in the 'categories of development and assessment' column.

## 5.5.7 Industry zone

Table 5.5.7.1 Industry zone

Note: Refer to Tables 5.6 Local Plans and 5.10 Overlays to determine if additional Assessment Benchmarks apply. Note level of assessment may be changed by Tables 5.6; 5.7 Reconfiguring a Lot; 5.8 Building work; 5.9 Operational Work.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult store	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>complying with the relevant assessment benchmarks; and</li> <li>within an existing building; and</li> <li>no external building work is involved; and</li> <li>no operational works are involved; and</li> <li>the distance between the boundary of the land occupied by a child care centre, place of worship, kindergarten and all educational institutions that cater for children of primary and secondary school age and the entrance of a proposed adult store is the greater of the following:                             <ol style="list-style-type: none"> <li>more than 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or</li> <li>more than 100 metres measured in a straight line.</li> </ol> </li> </ul>	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code Works, services and infrastructure code.
	<b>Code assessment</b>	
	If not accepted development subject to requirements	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
	Note: Adult stores are to comply with the Queensland State Planning Regulatory Provision (Adult Stores) - as amended.	
Agricultural supplies store	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site.</li> </ul>	
	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>not accepted; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Industrial activities code; <del>and</del> Works, services and infrastructure code. Industrial activities code
Animal Keeping	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>kennel and/or cattery; and</li> <li>within the High impact industry precinct; and</li> <li>not located within 800m of the nearest dwelling (excluding Caretaker's accommodation) on land in the Low density residential zone, Medium density residential zone or Rural residential zone.</li> </ul>	Industry zone code Landscaping code Parking and access code Works, services and infrastructure code
Aquaculture	<b>Accepted development</b>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>If:</p> <ul style="list-style-type: none"> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site.</li> </ul>	
	<b>Accepted development subject to requirements</b>	
	If not accepted.	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Aquaculture code.
<b>Bulk landscape supplies</b>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>within the Medium impact industry precinct or High impact industry precinct; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Industrial activities code.
	<b>Code assessment</b>	
	<p>If not accepted development subject to requirements:</p> <ul style="list-style-type: none"> <li>within the <del>Medium impact</del> <u>General</u> industry precinct or <del>High</del> <u>heavy impact</u> industry precinct; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Industrial activities code.
<b>Caretaker's accommodation</b>	<b>Accepted development subject to requirements</b>	
	If <u>the non-residential use of the premises is not High Impact Industry or Special Industry and the site does not adjoin premises hosting such uses, located in the Kairi Industrial zone.</u>	Industry zone code; <del>and</del> <u>Landscaping code</u> <del>Caretaker's accommodation code;</del> <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>Caretaker's accommodation code</del>
	<b>Code assessment</b>	
	<u>If not accepted development subject to requirements.</u>	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Caretaker's accommodation code.
<b>Car Wash</b>	<b>Code assessment</b>	
	If not adjoining land in the Low density residential zone or Medium density residential zone.	<del>Industry zone code; and</del> <del>Dwelling house code.</del> <u>Industry zone code</u> <u>Landscaping code</u> <u>Parking and access code</u> <u>Works, services and infrastructure code</u> <u>Commercial activities code</u>
<b>Dwelling house</b>	<b>Accepted development subject to requirements</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li><u>located in the Kairi Industrial zone; and</u></li> <li><u>the land does not host a non-residential land use.</u></li> </ul>	Industry zone code; <del>and</del> <del>Dwelling house codes;</del> <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>Dwelling house code</del>
<b>Emergency services</b>	<b>Accepted development</b>	
<b>Food and drink outlet*</b>	<b>Accepted development subject to requirements</b>	
	If:	Industry zone code; <del>and</del>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> <li>the gross floor area does not exceed 100m<sup>2</sup>; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
	<b>Code assessment</b> If not accepted development subject to requirements	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
<b>Garden centre</b>	<b>Code assessment</b> If not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code Landscaping code Parking and access code Works, services and infrastructure code <del>Commercial activities code; Industrial activities code.</del>
<b>Hardware and trade supplies</b>	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
	<b>Accepted development subject to requirements</b> <ul style="list-style-type: none"> <li>within the Low impact industry precinct; and</li> <li>if not accepted development</li> </ul>	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code. Commercial activities use code.
	<b>Code assessment</b> If not accepted development subject to requirements	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities use code.
<b>High impact industry</b>	<b>Code assessment</b> If: <ul style="list-style-type: none"> <li>within the High impact industry precinct; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Industrial activities use code.
<b>Indoor sports and recreation*</b>	<b>Accepted development subject to requirements</b> If within the Low impact industry precinct and not adjoining any other Industry precinct or the Low density residential zone or Medium density residential zone.	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Sport and recreation activities code.
<b>Low impact industry</b>	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> </ul>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> <li>there is no reduction in the number of existing car parking spaces on the site.</li> </ul> <p><b>Accepted development subject to requirements</b></p> <p>If located in the Kairi Industrial zone:</p> <ul style="list-style-type: none"> <li>not accepted; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul> <p><b>Code assessment</b></p> <p>If not accepted development subject to requirements</p>	<p>Industry zone code; <del>and</del>  <del>Caretaker's accommodation code; and</del>  <del>Landscaping code; and</del>  <del>Parking and access code; and</del>  <del>Works, services and infrastructure code; and</del>  <del>Industrial activities use code.</del></p> <p>Industry zone code; <del>and</del>  <del>Landscaping code; and</del>  <del>Parking and access code; and</del>  <del>Works, services and infrastructure code; and</del>  <del>Industrial activities use code.</del></p>
<b>Medium impact industry</b>	<p><b>Accepted development</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>within the Medium impact industry precinct or High impact industry precinct; and</li> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul> <p><b>Accepted development subject to requirements</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>not accepted development; and</li> <li>within the Medium impact industry or High impact industry precinct; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul> <p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>not accepted development subject to requirements; and</li> <li>not located in the <a href="#">Service Trades and services Local Plan</a> precinct.</li> </ul>	<p>Industry zone code; <del>and</del>  <del>Landscaping code; and</del>  <del>Parking and access code; and</del>  <del>Works, services and infrastructure code; and</del>  <del>Industrial activities use code.</del></p> <p>Industry zone code; <del>and</del>  <del>Landscaping code; and</del>  <del>Parking and access code; and</del>  <del>Works, services and infrastructure code; and</del>  <del>Industrial activities use code.</del></p>
<b>Outdoor sales</b>	<p><b>Code assessment</b></p>	<p>Industry zone code; <del>and</del>  <del>Landscaping code; and</del>  <del>Parking and access code; and</del>  <del>Works, services and infrastructure code; and</del>  <del>Commercial activities code.</del></p>
<b>Park Research and technology industry</b>	<p><b>Accepted development</b></p> <p><b>Code assessment</b></p> <p>If:</p> <ul style="list-style-type: none"> <li>within the High impact industry precinct; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	<p>Industry zone code; and  <del>Landscaping code; and</del>  <del>Parking and access code; and</del>  <del>Works, services and infrastructure code; and</del>  <del>Industrial activities code.</del></p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rural industry	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>• within an existing building; and</li> <li>• no external structural building work is involved; and</li> <li>• no operational works are involved; and</li> <li>• there is no reduction in the number of existing car parking spaces on the site; and</li> <li>• not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>• not accepted; and</li> <li>• not adjoining land in the Low density residential zone or Medium density residential zone; and</li> <li>• not in Low impact industry precinct.</li> </ul>	Industry zone code; and Landscaping code; and Parking and access code; and Works, services and infrastructure code; and <del>Rural industry code; Industrial activities code.</del>
Sales office	<b>Code assessment</b>	
	If: <ul style="list-style-type: none"> <li>• not accepted development subject to requirements; and</li> <li>• not in the Low impact industry precinct.</li> </ul>	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Rural industry code.
Sales office	<b>Accepted development subject to requirements</b>	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Sales office code.
Service industry	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>• within the Low impact industry precinct; and</li> <li>• within an existing building; and</li> <li>• no external structural building work is involved; and</li> <li>• no operational works are involved; and</li> <li>• there is no reduction in the number of existing car parking spaces on the site.</li> </ul>	
	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>• within the Low impact industry precinct; and</li> <li>• not accepted development; and</li> <li>• not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
Service station	<b>Code assessment</b>	
	If not accepted development subject to requirements.	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Commercial activities code.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Works, services and infrastructure code; <del>and</del> Service station and car wash code.
Showroom	<b>Accepted development</b>	
	If:	
	<ul style="list-style-type: none"> <li>within the Low impact industry precinct; and</li> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
	<b>Accepted development subject to requirements</b>	
	If:	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
	<ul style="list-style-type: none"> <li>within the Low impact industry precinct; and</li> <li>not accepted development; and</li> <li>complying with the relevant assessment benchmarks; and</li> <li>the gross floor area does not exceed 1000m<sup>2</sup>; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
	<b>Code assessment</b>	
	If not accepted development subject to requirements and the gross floor area does not exceed 1000m <sup>2</sup> .	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
Substation	<b>Accepted development</b>	
Telecommunications facility	<b>Accepted development subject to requirements</b>	
	If:	Landscaping code; <del>and</del> Retail code; <del>and</del> Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Telecommunications facility code; <del>and</del> Works, services and infrastructure code.
	<ul style="list-style-type: none"> <li>complying with the relevant assessment benchmarks; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
	<b>Code assessment</b>	
	If not accepted development subject to requirements.	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Telecommunication facility code.
Transport depot	<b>Accepted development subject to requirements</b>	
	If:	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Industrial activities code.
	<ul style="list-style-type: none"> <li>within the Medium impact industry precinct or High impact industry precinct; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
	<b>Code assessment</b>	
	If not:	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del>
	<ul style="list-style-type: none"> <li>accepted development subject to requirements; and</li> </ul>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> <li>in the Low impact industry precinct.</li> </ul>	Works, services and infrastructure code; and Industrial activities code.
<b>Utility installation</b>	<b>Accepted</b> If not: <ul style="list-style-type: none"> <li>sewerage treatment plant; or</li> <li>waste transfer station; or</li> <li>waste management facility.</li> </ul>	
<b>Veterinary services</b>	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
	<b>Accepted development subject to requirements</b> If: <ul style="list-style-type: none"> <li>not accepted development; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	Industry zone code; and Landscaping code; and Parking and access code; and Works, services and infrastructure code; and Industrial activities code.
	<b>Code assessment</b> If not accepted development subject to requirements.	Industry zone code; and Landscaping code; and Parking and access code; and Works, services and infrastructure code; and Commercial activities code.
<b>Warehouse</b>	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li>within the Low impact industry precinct; and</li> <li>within an existing building; and</li> <li>no external structural building work is involved; and</li> <li>no operational works are involved; and</li> <li>there is no reduction in the number of existing car parking spaces on the site; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	
	<b>Accepted development subject to requirements</b> If: <ul style="list-style-type: none"> <li>within the Low impact industry precinct; and</li> <li>not accepted; and</li> <li>not adjoining land in the Low density residential zone or Medium density residential zone.</li> </ul>	Industry zone code; and Landscaping code; and Parking and access code; and Works, services and infrastructure code; and Industrial activities code.
	<b>Code assessment</b> If:	Industry zone code; and Landscaping code; and



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> <li>not accepted development subject to requirements; and</li> </ul>	Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Industrial activities code.
<b>Wholesale nursery</b>	<b>Code assessment</b> If not adjoining land in the Low density residential zone or Medium density residential zone.	Industry zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> <del>Rural activities code</del> Industrial activities code.
<b>Impact assessment</b>		
Any other use not listed in this table. Any use listed in the table and not complying with the benchmarks <del>in the categories of development and assessment column, applicable to Accepted development or Accepted development subject to requirements (including those contained in any relevant Local Plan or Overlay Code) and not identified by this table as progressing to Code assessment.</del> Any other undefined use.		The planning scheme

\* Denotes that the level of assessment for the use may be altered by the Atherton or Yungaburra Local Plan Tables of Assessment (Tables 5.9.11 and 5.9.5.1). NB: All uses may have their level of assessment altered by the Herberton and Malanda Local Plan Tables of Assessment (Tables 5.9.2.1 and 5.9.3.1) and there is no Table of Assessment for the Ravenshoe Local Plan.

~~Editor's note—to remove any doubt the Table of Assessment allows for progression from Accepted development to Accepted development subject to requirements and from Accepted development subject to requirements to Code assessment where such provisions are included in the 'categories of development and assessment' column.~~

~~Editor's note—to remove any doubt 'Any use listed in the table and not complying with the benchmarks in the categories of development and assessment column' allows for progression from accepted to accepted subject to requirements and from accepted subject to requirements to code assessment where such provisions are included in the 'categories of development and assessment' column.~~

## 5.5.8 Community facilities zone

Table 5.5.8.1 Community facilities zone

Note: Refer to Tables 5.6 Local Plans and 5.10 Overlays to determine if additional Assessment Benchmarks apply. Note level of assessment may be changed by Tables 5.6; 5.7 Reconfiguring a Lot; 5.8 Building work; 5.9 Operational Work.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	<b>Accepted development subject to requirements</b>	Community facilities zone code; and Landscaping code; and Parking and access code; and Works, services and infrastructure code; and Caretaker's accommodation code.
	<b>Code assessment</b>  <u>If not accepted development subject to requirements.</u>	<u>Community facilities zone code</u> <u>Landscaping code</u> <u>Parking and access code</u> <u>Works, services and infrastructure code</u> <u>Caretaker's accommodation code</u>
Cemetery	<b>Accepted development subject to requirements</b> If on land designated as a cemetery reserve.	
Child care centre	<b>Accepted development subject to requirements</b> If: <ul style="list-style-type: none"> <li>if an extension of an existing establishment; and</li> <li>no greater than 400m<sup>2</sup> total gross floor area.</li> </ul>	Community facilities zone code; and Landscaping code; and Parking and access code; and Works, services and infrastructure code; and Educational establishment and child care centre code.
	<b>Code assessment</b> If not accepted development subject to requirements.	Community facilities zone code; and Landscaping code; and Parking and access code; and Works, services and infrastructure code; and Educational establishment and child care centre code.
Community care centre*	<b>Accepted development subject to requirements</b> If: <ul style="list-style-type: none"> <li>if an extension of an existing establishment; and</li> <li>no greater than a combined gross floor area of 400m<sup>2</sup>.</li> </ul>	Community facilities zone code; and Landscaping code; and Parking and access code; and Works, services and infrastructure code; and Community activities code.
	<b>Code assessment</b> If not accepted development subject to requirements.	Community facilities zone code; and Landscaping code; and Parking and access code; and Works, services and infrastructure code; and Community activities code.
Community residence	<b>Accepted development subject to requirements</b>	Community facilities zone code; and Landscaping code; and Parking and access code; and Works, services and infrastructure code; and Community residence code; Community residence requirements (Part 9, section 9.2.1)
	<b>Code assessment</b>  <u>If not accepted development subject to requirements.</u>	<u>Community facilities zone code</u> <u>Parking and access code</u> <u>Works, services and infrastructure code</u> <u>Community activities code</u>
Community use	<b>Accepted development subject to requirements</b>	Community facilities zone code; and Landscaping code; and Parking and access code; and Works, services and infrastructure code; and Community activities code.
	<b>Code assessment</b>  <u>If not accepted development subject to requirements.</u>	<u>Community facilities zone code</u> <u>Landscaping code</u>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		<a href="#">Parking and access code</a> <a href="#">Works, services and infrastructure code</a> <a href="#">Community activities code</a>
Educational establishment	<b>Accepted development subject to requirements</b> If an extension of an existing establishment.	Community facilities zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Educational establishment and child care centre code.
	<b>Code assessment</b> If not accepted development subject to requirements.	Community facilities zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Educational establishment and child care centre code.
Emergency services	<b>Accepted development</b>	
Health care services*	<b>Accepted development subject to requirements</b> If: <ul style="list-style-type: none"> <li>if an extension of an existing establishment; and</li> <li>no greater than combined 400m<sup>2</sup> gross floor area.</li> </ul>	Community facilities zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Community activities code.
	<b>Code assessment</b> If not accepted development subject to requirements.	Community facilities zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Community activities code.
Hospital	<b>Accepted development subject to requirements</b> If an extension of an existing establishment.	Community facilities zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Community activities code.
	<b>Code assessment</b> If not accepted development subject to requirements.	Community facilities zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Community activities code.
Indoor sport and recreation*	<b>Accepted development subject to requirements</b> If an extension of an existing establishment.	Community facilities zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Sport and recreation activities code.
	<b>Code assessment</b> If not accepted development subject to requirements.	Community facilities zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Sport and recreation activities code.
Market*	<b>Accepted development</b> If events are held no more than 16 times per calendar year.	
Office*	<b>Accepted development subject to requirements</b> If: <ul style="list-style-type: none"> <li>associated with an existing use; and</li> <li>no greater than 100m<sup>2</sup>.</li> </ul>	Community facilities zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> <a href="#">Commercial activities code</a> .
	<b>Code assessment</b> If not accepted development subject to requirements.	Community facilities zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Commercial activities code-
Outdoor sport and recreation	<b>Accepted development subject to requirements</b> If an extension of an existing establishment.	Community facilities zone code;-and Landscaping code;-and Parking and access code;-and Works, services and infrastructure code;-and Sport and recreation activities code-
	<b>Code assessment</b> If not accepted development subject to requirements.	Community facilities zone code;-and Landscaping code;-and Parking and access code;-and Works, services and infrastructure code;-and Sport and recreation activities code-
Park	<b>Accepted</b>	
Parking station	<b>Accepted development subject to requirements</b> If at ground level.	Community facilities zone code;-and Landscaping code;-and Parking and access code;-and Works, services and infrastructure code-
	<b>Code assessment</b> If not accepted development subject to requirements.	Community facilities zone code;-and Landscaping code;-and Parking and access code;-and Works, services and infrastructure code-
Place of worship	<b>Accepted development subject to requirements</b> If an extension of an existing establishment.	Community facilities zone code;-and Landscaping code;-and Parking and access code;-and Works, services and infrastructure code;-and Community activities code-
	<b>Code assessment</b> If not accepted development subject to requirements.	Community facilities zone code;-and Landscaping code;-and Parking and access code;-and Works, services and infrastructure code; Community activities code-
Residential care facility	<b>Accepted development subject to requirements</b> If an extension of an existing establishment.	Community facilities zone code;-and Landscaping code;-and Parking and access code;-and Works, services and infrastructure code;-and Residential care and retirement facility code-
	<b>Code assessment</b> If not accepted development subject to requirements.	Community facilities zone code;-and Landscaping code;-and Parking and access code;-and Works, services and infrastructure code;-and Residential care and retirement facility code-
Substation	<b>Accepted development</b> If not within 100m of an existing house.	
	<b>Code assessment</b> If not accepted development.	Community facilities zone code;-and Landscaping code;-and Parking and access code;-and Works, services and infrastructure code-
Theatre*	<b>Accepted development subject to requirements</b> If an extension of an existing establishment.	Community facilities zone code;-and Landscaping code;-and Parking and access code;-and Works, services and infrastructure code;-and Commercial activities code-
	<b>Code assessment</b> If not accepted development subject to requirements.	Community facilities zone code;-and Landscaping code;-and Parking and access code;-and Works, services and infrastructure code;-and Commercial activities code-
Tourist Park	<b>Accepted development subject to requirements</b>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p><u>If for a self-contained recreational vehicle ground where:</u></p> <ul style="list-style-type: none"> <li>• <u>involving not more than 6 self-contained vehicles;</u></li> <li>• <u>within an existing tourist park or on Council owned or controlled land;</u></li> <li>• <u>involving only the reuse of existing buildings; and</u></li> <li>• <u>the site is not affected by an overlay.</u></li> </ul> <p><b>Code assessment</b></p> <p><u>If not accepted development subject to requirements.</u></p>	<p><u>Community facilities zone code</u>  <u>Parking and access code</u>  <u>Works, services and infrastructure code</u>  <u>Tourist park code</u></p> <hr/> <p><u>Community facilities zone code</u>  <u>Parking and access code</u>  <u>Works, services and infrastructure code</u>  <u>Tourist park code</u></p>

<b>Utility installation</b>	<b>Accepted development</b> If not: <ul style="list-style-type: none"> <li>• sewerage treatment plant; or</li> <li>• waste transfer station; or</li> <li>• waste management facility.</li> </ul> Impact Assessment If not accepted development.	The planning scheme.
<b>Impact assessment</b> Any other use not listed in this table. Any use listed in the table and not complying with the benchmarks in the categories of development and assessment column, applicable to Accepted development or Accepted development subject to requirements (including those contained in any relevant Local Plan or Overlay Code) and not identified by this table as progressing to Code assessment. Any other undefined use.		The planning scheme.

\* Denotes that the level of assessment for the use may be altered by the Atherton or Yungaburra Local Plan Tables of Assessment (Tables 5.9.11 and 5.9.5.1). NB: All uses may have their level of assessment altered by the Herberton and Malanda Local Plan Tables of Assessment (Tables 5.9.2.1 and 5.9.3.1) and there is no Table of Assessment for the Ravenshoe Local Plan.

~~Editor's note—to remove any doubt the Table of Assessment allows for progression from Accepted development to Accepted development subject to requirements and from Accepted development subject to requirements to Code assessment where such provisions are included in the 'categories of development and assessment' column.~~

~~Editor's note—to remove any doubt 'Any use listed in the table and not complying with the benchmarks in the categories of development and assessment column' allows for progression from accepted to accepted subject to requirements and from accepted subject to requirements to code assessment where such provisions are included in the 'categories of development and assessment' column.~~

## 5.5.9 Conservation zone

Table 5.5.9.1 Conservation zone

Note: Refer to Tables 5.6 Local Plans and 5.10 Overlays to determine if additional Assessment Benchmarks apply. Note level of assessment may be changed by Tables 5.6; 5.7 Reconfiguring a Lot; 5.8 Building work; 5.9 Operational Work.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Caretaker's accommodation</b>	<b>Code assessment</b>	Conservation zone code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Caretaker's accommodation code.
<b>Community use</b>	<b>Code assessment</b> If no greater than 200m <sup>2</sup> gross floor area.	Conservation zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code. Community activities code.
<b>Educational establishment</b>	<b>Code assessment</b> If for outdoor educational centre no greater than 250m <sup>2</sup> gross floor area.	Conservation zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Educational establishment and child care centre code.
<b>Environment facility</b>	<b>Accepted development</b>	
<b>Nature-based tourism</b>	<b>Code assessment</b>	Conservation zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code. <a href="#">Nature-based tourism code</a>
<b>Park</b>	<b>Accepted development</b>	
<b>Permanent Plantation</b>	<b>Accepted development</b>	
<b>Utility installation</b>	<b>Accepted development</b> If not: <ul style="list-style-type: none"> <li>• sewerage treatment plant; or</li> <li>• waste transfer station; or</li> <li>• waste management facility.</li> </ul>	
<b>Impact assessment</b>		
Any other use not listed in this table. Any use listed in the table and not complying with the benchmarks <del>in the categories of development and assessment column; applicable to Accepted development or Accepted development subject to requirements (including those contained in any relevant Local Plan or Overlay Code) and not identified by this table as progressing to Code assessment.</del>		The planning scheme.
Any other undefined use.		

~~Editor's note—to remove any doubt the Table of Assessment allows for progression from Accepted development to Accepted development subject to requirements and from Accepted development subject to requirements to Code assessment where such provisions are included in the 'categories of development and assessment' column.~~

~~Editor's note—to remove any doubt 'Any use listed in the table and not complying with the benchmarks in the categories of development and assessment column' allows for progression from accepted to accepted subject to requirements and from accepted subject to requirements to code assessment where such provisions are included in the 'categories of development and assessment' column.~~

### 5.5.10 Recreation and open space zone

Table 5.5.10.1 Recreation and open space zone

Note: Refer to Tables 5.6 Local Plans and 5.10 Overlays to determine if additional Assessment Benchmarks apply. Note level of assessment may be changed by Tables 5.6; 5.7 Reconfiguring a Lot; 5.8 Building work; 5.9 Operational Work.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	<b>Accepted development subject to requirements</b>	Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Caretaker's accommodation code;
	<b>Code assessment</b>	
	If not accepted development subject to requirements.	<a href="#">Recreation and open space zone code</a> <a href="#">Landscaping code</a> <a href="#">Parking and access code</a> <a href="#">Works, services and infrastructure code</a> <a href="#">Caretaker's accommodation code</a>
Club*	<b>Accepted development subject to requirements</b>	Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code. and Sport and recreation activities code; <a href="#">Community activities code</a>
	<b>Code assessment</b>	
	If not accepted development subject to requirements.	Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Sport and recreation activities code; <a href="#">Community activities code</a>
Community care centre*	<b>Code assessment</b>	
	If the gross floor area does not exceed 250m <sup>2</sup> .	Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Community activities code.
Community use	<b>Accepted development subject to requirements</b>	Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Community activities code.
	<b>Code assessment</b>	
	If not accepted development subject to requirements.	Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Community activities code.
Emergency services	<b>Accepted development</b>	
Environment facility	<b>Accepted development</b>	
Food and drink outlet*	<b>Code assessment</b>	
	If the gross floor area does not exceed 100m <sup>2</sup> .	Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
Indoor sport and recreation*	<b>Accepted development subject to requirements</b>	Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del>
	<b>Code assessment</b>	
	If the gross floor area does not exceed 250m <sup>2</sup> .	Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del>



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p><b>Code assessment</b></p> <p>If not accepted development subject to requirements.</p>	<p>Sport and recreation activities code.</p> <p>Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Sport and recreation activities code.</p>
<b>Landing</b>	<b>Accepted development</b>	
<b>Market*</b>	<b>Accepted development</b>	
	Where occurring no more than 16 times per calendar year.	
<b>Outdoor sport and recreation</b>	<b>Accepted development subject to requirements</b>	<p>Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Sport and recreation activities code.</p>
	<b>Code assessment</b>	
	If not accepted development subject to requirements.	<p><a href="#">Recreation and open space zone code</a></p> <p><a href="#">Landscaping code</a></p> <p><a href="#">Parking and access code</a></p> <p><a href="#">Works, services and infrastructure code</a></p> <p><a href="#">Sport and recreation activities code</a></p>
<b>Park</b>	<b>Accepted development</b>	
<b>Tourist park</b>	<b>Accepted development subject to requirements</b>	
	<p>If for a self-contained recreational vehicle ground where:</p> <ul style="list-style-type: none"> <li>involving not more than 6 self-contained vehicles;</li> <li>within an existing tourist park or on Council owned or controlled land;</li> <li>involving only the reuse of existing buildings; and</li> <li>the site is not affected by an overlay.</li> </ul>	<p><a href="#">Recreation and open space zone code</a></p> <p><a href="#">Parking and access code</a></p> <p><a href="#">Works, services and infrastructure code</a></p> <p><a href="#">Tourist park code</a></p>
	<b>Code assessment</b>	
	If not accepted development subject to requirements.	<p><a href="#">Recreation and open space zone code</a></p> <p><a href="#">Parking and access code</a></p> <p><a href="#">Works, services and infrastructure code</a></p> <p><a href="#">Tourist park code</a></p>
<b>Utility installation</b>	<b>Accepted development</b>	
	<p>If not:</p> <ul style="list-style-type: none"> <li>sewerage treatment plant; or</li> <li>waste transfer station; or</li> <li>waste management facility.</li> </ul> <p><b>Impact assessment</b></p> <p>If not accepted Development.</p>	The planning scheme.
<b>Impact assessment</b>		
<p>Any other use not listed in this table.</p> <p>Any use listed in the table and not complying with the benchmarks <a href="#">applicable to Accepted development or Accepted development subject to requirements (including those contained in any relevant Local Plan or Overlay Code) and not identified by this table as progressing to Code assessment in the categories of development and assessment column.</a></p> <p>Any other undefined use.</p>	The planning scheme	

\* Denotes that the level of assessment for the use may be altered by the Atherton or Yungaburra Local Plan Tables of Assessment (Tables 5.9.11 and 5.9.5.1), NB: All uses may have their level of assessment altered by the Herberton and Malanda Local Plan Tables of Assessment (Tables 5.9.2.1 and 5.9.3.1) and there is no Table of Assessment for the Ravenshoe Local Plan.

Editor's note—to remove any doubt the Table of Assessment allows for progression from Accepted development to Accepted development subject to requirements and from Accepted development subject to requirements to Code assessment where such provisions are included in the 'categories of development and assessment' column.  
Editor's note—to remove any doubt 'Any use listed in the table and not complying with the benchmarks in the categories of development and assessment column' allows for progression from accepted to accepted subject to requirements and from accepted subject to requirements to code assessment where such provisions are included in the 'categories of development and assessment' column.

## 5.6 Levels of assessment - Reconfiguring a Lot

### 5.6.1 Levels of assessment—Reconfiguring a lot

The following table identifies the levels of assessment for reconfiguring a lot.

Table 5.6.1.1 Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	<b>Code assessment</b>	
	<p>If not identified as regulated development or as impact assessable below.</p> <ul style="list-style-type: none"> <li>Except if identified as regulated development or impact assessable.</li> </ul>	<p>Relevant Zone code; <del>and</del>                      Relevant Local plan code; <del>and</del>                      Relevant Overlay codes; <del>and</del>                      Landscaping code; <del>and</del>                      Parking and access code; <del>and</del>                      Reconfiguring a lot code; <del>and</del>                      Works, services and infrastructure code.</p>
Rural zone	<b>Code assessment</b>	
	<p>If all proposed lots comply with the minimum lot size for the relevant zone precinct(s) as identified by Table 9.4.4.3.2 of the Reconfiguration of a Lot Code.</p>	<p>Relevant Zone code                      Relevant Local plan code                      Relevant Overlay codes                      Landscaping code                      Parking and access code Reconfiguring a lot code                      Works, services and infrastructure code</p>
	<b>Impact assessment</b>	
	<p>If:</p> <ul style="list-style-type: none"> <li>in the Broad hectare rural precinct or Agricultural investigation precinct; and</li> <li>where not code assessable.</li> </ul> <p>If:</p> <ul style="list-style-type: none"> <li>located in the Broad hectare rural precinct or Agricultural investigation precinct and results in the creation of an additional lot;</li> <li>If in the Agricultural Land precinct or General Rural Precinct and resulting in a lot less than 60ha;</li> <li>If in the 8ha precinct and subdivision creating a lot less than 8ha.</li> </ul>	The planning scheme.
Emerging communities zone	<b>Impact assessment</b>	
	<p>If not:</p> <ul style="list-style-type: none"> <li>realigning the common boundaries of adjoining lots; or</li> <li>creating an access easement.</li> </ul>	The planning scheme
<b>Code assessment</b>		
Any other reconfiguring a lot not listed in this table.		

Editor's note—Also see Table 5.4.2— for Prescribed levels of assessment: reconfiguring a lot

## 5.7 Categories of development and assessment - Building Work

### 5.7.1 Levels of assessment—Building work

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

Table 5.7.1.1 Building work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Industry Zone</b>	<b>Accepted development</b> If associated with an accepted (i.e. exempt) Material Change of Use.	
<b>Rural Zone</b>	<b>Accepted development</b> If associated with an accepted (i.e. exempt) Material Change of Use.	
<b>All Other Zones</b>	<b>Accepted development</b> If: <ul style="list-style-type: none"> <li>associated with a Material change of use that is accepted development subject to requirements or assessable development; or</li> <li>minor building work or minor building alterations and additions on a site that is not located in any of the following:               <ul style="list-style-type: none"> <li>Atherton Local Plan – Town Centre Core or Town Centre Fringe Precincts;</li> <li>Herberton Local Plan – Herberton Character Precinct;</li> <li>Malanda Local Plan – English Street Precinct;</li> <li>Ravenshoe Local Plan – Grigg Street Precinct;</li> <li>Yungaburra Local Plan – Yungaburra Character and Gateway Accommodation Precincts; or</li> <li>Minor building work</li> </ul> </li> </ul>	
	<b>Accepted development subject to requirements</b> Where not Accepted development, or Building work not associated with a Material change of use if: <ul style="list-style-type: none"> <li>not accepted development; and</li> <li>complying with the acceptable outcomes of the relevant assessment benchmarks.</li> </ul>	Relevant Zone code: <del>and</del> Relevant Local plan code: <del>and</del> Relevant Overlay codes: <del>and</del> Relevant Other Development codes: <del>and</del> Relevant Other development codes use code.
	<b>Code assessment</b> If not accepted development subject to requirements.	Relevant Zone code: <del>and</del> Relevant Local plan code: <del>and</del> Relevant Overlay codes: <del>and</del> Relevant Development codes: <del>and</del> Relevant Other development codes.
<b>Accepted development</b>		
Any other building work not listed in this table.		

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

Editor's note — The definitions of *minor building work* and *minor building alterations and additions* is contained in Volume 2, Schedule 1, Table SC1.1.3.2.

Editor's note — Table 5.10 changes the category of development and assessment for certain building work involving a local heritage place or on the same lot as a local heritage place. This may make certain building work assessable development notwithstanding the statements in the table above.

Editor's note – Table 1.6.1 identifies Building Assessment Provisions that may apply as result of the Bushfire hazard and Flood investigation area Overlays.

## 5.8 Categories of development and assessment - Operational Work

### 5.8.1 Levels of assessment—Operational work

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

Table 5.8.1.1 Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rural zone	<b>Accepted development subject to requirements</b>	
	Operational work - Advertising device	Advertising devices code.
	<b>Code assessment</b>	
	Operational work – associated with reconfiguring a lot.	Rural zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code.
	Operational work – within a road reserve, where not undertaken by Council.	Rural zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code.
Operational work – filling or excavation of more than 1000m <sup>3</sup> .	Rural zone code; <del>and</del> Works, services and infrastructure code.	
Rural Residential zone	<b>Accepted development subject to requirements</b>	
	Operational work Freestanding advertising devices.	Advertising devices code.
	<b>Code assessment</b>	
	Operational work – associated with reconfiguring a lot.	Rural residential zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code.
	Operational work – within a road reserve, where not undertaken by Council.	Rural zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code.
Operational work – filling or excavation of more than 50m <sup>3</sup> .	Rural residential zone code; <del>and</del> Works, services and infrastructure code.	
Emerging communities zone	<b>Accepted development subject to requirements</b>	
	Operational work - Freestanding advertising devices.	Advertising devices code.
	<b>Code assessment</b>	
	Operational work – advertising device which is not self-assessable.	Advertising devices code.
	Operational work – associated with reconfiguring a lot.	Emerging communities zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code.
Operational work – within a road reserve, where not undertaken by Council.	Emerging communities zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code.	
Operational work – filling or excavation of more than 50m <sup>3</sup> .	Works, services and infrastructure code.	
Low density residential zone	<b>Accepted development subject to requirements</b>	
	Operational work - Freestanding advertising devices.	Advertising devices code.
	<b>Code assessment</b>	
	Operational work – advertising device.	Advertising devices code.
	Operational work – associated with reconfiguring a lot.	Low density residential zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code.
Operational work – within a road reserve, where not undertaken by Council.	Low density residential zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code.	
Operational work – filling or excavation of more than 50m <sup>3</sup> .	Low density residential zone code; <del>and</del> Works, services and infrastructure code.	
Medium density residential zone	<b>Accepted development subject to requirements</b>	
	Operational work - Freestanding advertising devices.	Advertising devices code
	<b>Code assessment</b>	
Operational work – advertising device.	Advertising devices code.	
Operational work – associated with reconfiguring a lot.	Medium density residential zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code.	

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Operational work – within a road reserve, where not undertaken by Council.	Medium density residential zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code.
	Operational work – filling or excavation of more than 50m <sup>3</sup> .	Medium density residential zone code; <del>and</del> Works, services and infrastructure code.
<b>Centre zone</b>	<b>Accepted development subject to requirements</b>	
	Operational work – the following advertising device types: <ul style="list-style-type: none"> <li>• Above awning; and</li> <li>• Fascia; and</li> <li>• Under awning; and</li> <li>• Blind; and</li> <li>• Fence; and</li> <li>• Freestanding; and</li> <li>• Parapet; and</li> <li>• Projecting; and</li> <li>• Wall; and</li> <li>• Window.</li> </ul>	Advertising devices code.
	<b>Code assessment</b>	
	Operational work – advertising device which is not accepted development subject to requirements.	Centre zone code; <del>and</del> Advertising devices code.
	Operational work – associated with reconfiguring a lot.	Centre zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code.
	Operational work – within a road reserve, where not undertaken by Council.	Centre zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code.
<b>Industry zone</b>	<b>Accepted development subject to requirements</b>	
	Operational work – the following advertising device types: <ul style="list-style-type: none"> <li>• Above awning; and</li> <li>• Fascia; and</li> <li>• Freestanding; and</li> <li>• Fence; and</li> <li>• Ground; and</li> <li>• Parapet; and</li> <li>• Projecting; and</li> <li>• Wall; and</li> <li>• Window.</li> </ul>	Advertising devices code.
	<b>Code assessment</b>	
	Operational work – advertising device.	Industry zone code; <del>and</del> Advertising devices code.
	Operational work – associated with reconfiguring a lot.	Industry zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code.
	Operational work – within a road reserve, where not undertaken by Council.	Industry zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code.
<b>Community facilities zone</b>	<b>Accepted development subject to requirements</b>	
	Operational work – the following advertising device types: <ul style="list-style-type: none"> <li>• Above awning; and</li> <li>• Fascia; and</li> <li>• Under awning; and</li> <li>• Blind; and</li> <li>• Freestanding; and</li> <li>• Fence; and</li> <li>• Ground; and</li> <li>• Parapet; and</li> <li>• Projecting; and</li> <li>• Wall; and</li> <li>• Window.</li> </ul>	Advertising devices code.

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<b>Code assessment</b> Operational work – advertising device. Operational work – associated with reconfiguring a lot. Operational work – within a road reserve, where not undertaken by Council. Operational work – filling or excavation of more than 50m <sup>3</sup> .	Advertising devices code; Community facilities zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code; Community facilities zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code; Community facilities zone code; <del>and</del> Works, services and infrastructure code.
<b>Conservation zone</b>	<b>Accepted development subject to requirements</b> Operational work – the following advertising device types: <ul style="list-style-type: none"> <li>• Freestanding; and</li> <li>• Fence; and</li> <li>• Ground.</li> </ul> <b>Code assessment</b> Operational work – advertising device. Operational work – associated with reconfiguring a lot. Operational work – within a road reserve, where not undertaken by Council. Operational work – filling or excavation of more than 50m <sup>3</sup> .	Advertising devices code; Advertising devices code; Conservation zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code; Conservation zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code; Conservation zone code; <del>and</del> Works, services and infrastructure code.
<b>Recreation and open space zone</b>	<b>Code assessment</b> Operational work – the following advertising device types: <ul style="list-style-type: none"> <li>• Freestanding; and</li> <li>• Fence; and</li> <li>• Ground; and</li> <li>• Wall.</li> </ul> <b>Code assessment</b> Operational work – advertising device which is not self-assessable. Operational work – associated with reconfiguring a lot. Operational work – within a road reserve, where not undertaken by Council. Operational work – filling or excavation of more than 50m <sup>3</sup> .	Advertising devices code; Advertising devices code; Recreation and open space zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code; Recreation and open space zone code; <del>and</del> Reconfiguring a lot code; <del>and</del> Works, services and infrastructure code; Recreation and open space zone code; <del>and</del> Works, services and infrastructure code.
<b>Accepted development</b> Any other operational work not listed in this table.		

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

## 5.9 Categories of development and assessment - Local Plans

### 5.9.1 Atherton Local Plan

All development within the Atherton Local Plan Area identified on an Atherton Local Plan Map initiates assessment against the Atherton Local Plan Code.

The following table identifies the categories of development and assessment for development in the local plan.

Table 5.9.1.1 Atherton local plan: material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Club</b>	<b>Accepted development subject to requirements</b>	Atherton Local plan code; <del>and</del> Recreation and open space zone; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
	If in the Atherton International Club precinct and complying with the relevant Accepted outcomes.	
<b>Community Care Centre</b>	<b>Code assessment</b>	Atherton local plan code; <del>and</del> Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
	If: <ul style="list-style-type: none"> <li>in Town Centre Fringe Precinct; and</li> <li>within an existing building.</li> </ul>	Atherton Local Plan code; <del>and</del> Medium density residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Community activities code.
<b>Dual Occupancy</b>	<b>Code assessment</b>	Atherton Local Plan Code; <del>and</del> Relevant zone code; <del>and</del> Landscaping code; <del>and</del> Multiple dwelling code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Dual occupancy code.
	If in Kirby Close Precinct.	
<b>Dwelling Unit</b>	<b>Code assessment</b>	Atherton local plan code; <del>and</del> Medium density residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
	If located in the Town Centre Fringe Precinct; and <ul style="list-style-type: none"> <li>above or behind a shop, office or an existing building; and</li> <li>on a lot of at least 800m<sup>2</sup>; and</li> <li>has a maximum GFA of no more than 150m<sup>2</sup>.</li> </ul>	
<b>Emergency Services</b>	<b>Code assessment</b>	Atherton local plan code; <del>and</del> Medium density residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Community activities code.
	If in Town Centre Fringe Precinct and using an existing structure.	
<b>Food and Drink Outlet</b>	<b>Accepted development subject to requirements</b>	Atherton local plan code; <del>and</del> Recreation and open space zone; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
	If: <ul style="list-style-type: none"> <li>In the Atherton International Club precinct; and</li> <li>Not for the use of snack bar, takeaway or drive-through facility.</li> </ul>	
<b>Function Facility</b>	<b>Accepted development subject to requirements</b>	Atherton Local plan code; <del>and</del> Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
	If in the Atherton International Club precinct and complying with the relevant Accepted outcomes.	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Health Care Services</b>	<b>Accepted development subject to requirements</b> If in the Town Centre Fringe Precinct	Atherton Local plan code; <del>and</del> Medium density residential zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Community activities code.
<b>Hotel</b>	<b>Code assessment</b> If in the Atherton International Club precinct.	Atherton Local plan code; <del>and</del> Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
<b>Indoor sport and recreation</b>	<b>Accepted development subject to requirements</b> If in the Atherton International Club precinct;  and  If the gross floor area does not exceed 1,000m <sup>2</sup> .	Atherton Local plan code; <del>and</del> Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
<b>Market</b>	<b>Accepted development subject to requirements</b> If in the Atherton International Club precinct.	Atherton Local plan code; <del>and</del> Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Works, services and infrastructure code.
<b>Nightclub entertainment facility</b>	<b>Accepted development subject to requirements</b> If in the Atherton International Club precinct.	Atherton Local plan code; <del>and</del> Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
<b>Office</b>	<b>Accepted development subject to requirements</b> If <u>not Accepted development in the relevant zone and located</u> : <ul style="list-style-type: none"> <li>in Town Centre Fringe precinct within an existing building; or</li> <li>in the Town Centre Core precinct; and</li> <li>the gross floor area exceeds 1000m<sup>2</sup>.</li> </ul>	Atherton Local plan code; <del>and</del> Relevant zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
<b>Rooming accommodation</b>	<b>Code assessment</b> If within the Maunds Road precinct or Town Centre Fringe precinct.	Atherton Local Plan Code; <del>and</del> Relevant zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Rooming accommodation and short term accommodation code.
<b>Shop</b>	<b>Accepted development subject to requirements</b> If: <ul style="list-style-type: none"> <li>in the Atherton International Club precinct; and</li> <li>not exceeding 200m<sup>2</sup> GFA; and</li> <li>complying with the relevant accepted outcomes.</li> </ul>	Atherton Local Plan Code; <del>and</del> Relevant zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Rooming accommodation and short term accommodation code.
	<b>Code assessment</b>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If in the Atherton International Club precinct and not complying with the relevant accepted outcomes.	Atherton Local Plan Code; <del>and</del> Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
<b>Shopping Centre</b>	<b>Code assessment</b> If located in the Town Centre Core precinct.	Atherton Local Plan Code; <del>and</del> Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
<b>Short-term Accommodation</b>	<b>Code assessment</b> If: <ul style="list-style-type: none"> <li>• in Maunds Road Precinct; or</li> <li>• In the Atherton International Club precinct and providing a maximum of 10 accommodation units.</li> </ul>	Atherton Local Plan Code; <del>and</del> Relevant zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Rooming accommodation and short term accommodation code.
<b>Theatre</b>	<b>Code assessment</b> If in the Atherton International Club precinct.	Atherton Local Plan code; <del>and</del> Recreation and open space zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.

### 5.9.2 Herberton Local Plan

All development within the Herberton Local Plan Area identified on any Herberton Local Plan Map, initiates assessment against the Herberton Local Plan Code.

The following table identifies the categories of development and assessment for development in the local plan.

Table 5.9.2.1 Herberton local plan: material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All uses in the Herberton Character precinct	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>in the <a href="#">Low Density Residential Zone</a> or <a href="#">Rural Residential Zone</a>; and</li> <li>for providing support services and temporary accommodation for persons escaping domestic violence; or</li> <li>for constructing, repairing, renovating, altering or extending a single Dwelling house on land that is either not subject to an overlay or which has an area of 2,000m<sup>2</sup> or less and is only subject to the <a href="#">Bushfire Hazard Overlay</a>.</li> </ul>	
	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>complying with the relevant accepted provisions; and</li> <li>in an existing building; and</li> <li>not involving building work other than minor building alterations and additions; and</li> <li>not involving excavation or filling.</li> </ul>	Herberton Local Plan code; <del>and</del> Relevant zone code; <del>and</del> Parking and access code; <del>and</del> Landscaping code; <del>and</del> Works, services and infrastructure code; <del>and</del> Relevant use code.
	<b>Code assessment</b>	
	If not Accepted subject to requirements.	Herberton Local Plan code; <del>and</del> Relevant zone code; <del>and</del> Parking and access code; <del>and</del> Landscaping code; <del>and</del> Works, services and infrastructure code; <del>and</del> Relevant use code.
Dwelling house in the Residential Constrained or Herberton Southern Expansion or Herberton Western Expansion Precincts	<b>Accepted development</b>	
	If: <ul style="list-style-type: none"> <li>in the <a href="#">Low Density Residential Zone</a> or <a href="#">Rural Residential Zone</a>; and</li> <li>for providing support services and temporary accommodation for persons escaping domestic violence; or</li> <li>for constructing, repairing, renovating, altering or extending a single Dwelling house on land that is either not subject to an overlay or which has an area of 2,000m<sup>2</sup> or less and is only subject to the <a href="#">Bushfire Hazard Overlay</a>.</li> </ul>	
	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>complying with the relevant accepted provisions; and</li> <li>not requiring excavation or filling.</li> </ul>	Herberton Local Plan code; <del>and</del> Relevant zone code; <del>and</del> Parking and access code; <del>and</del> Landscaping code; <del>and</del> Works, services and infrastructure code; <del>and</del> Dwelling house code.
	<b>Code assessment</b>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not accepted subject to requirements.	Herberton Local Plan code; <del>and</del> Relevant zone code; <del>and</del> Parking and access code; <del>and</del> Landscaping code; <del>and</del> Works, services and infrastructure code; <del>and</del> Dwelling house code.

Table 5.9.2.2 — ~~Herberton local plan: building work~~

Precinct	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Herberton Character precinct	<del>Accepted development subject to requirements</del>	
	<p><del>If:</del></p> <ul style="list-style-type: none"> <li><del>• complying with the relevant assessment benchmark provisions; and</del></li> <li><del>• not involving building work other than <i>minor building alterations and additions</i>; or</del></li> <li><del>• not involving demolition of a building built prior to 1960; or</del></li> <li><del>• not involving excavation or filling.</del></li> </ul>	<p><del>Herberton Local Plan code; and</del> <del>Relevant zone code; and</del> <del>Parking and access code; and</del> <del>Landscaping code; and</del> <del>Works, services and infrastructure code; and</del> <del>Relevant use code.</del></p>
	<del>Code assessment</del>	
	<del>If not accepted subject to requirements.</del>	<del>Herberton Local Plan code; and</del> <del>Relevant zone code; and</del> <del>Parking and access code; and</del> <del>Landscaping code; and</del> <del>Works, services and infrastructure code; and</del> <del>Relevant use code.</del>

### 5.9.3 Malanda Local Plan

All development within the Malanda Local Plan Area, identified on a Malanda Local Plan Map, initiates assessment against the Malanda Local Plan Code.

The following tables identify the categories of development and assessment for development in the local plan.

Table 5.9.3.1 Malanda local plan: material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All uses in the English Street Precinct	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>complying with the relevant accepted provisions; and</li> <li>in an existing building; and</li> <li>not involving building work other than <i>minor building alterations and additions</i>; and</li> <li>not involving excavation or filling.</li> </ul>	Malanda Local Plan code; <del>and</del> Relevant zone code; <del>and</del> Parking and access code; <del>and</del> Landscaping code; <del>and</del> Works, services and infrastructure code; <del>and</del> Relevant use code.
	<b>Code assessment</b>	
	If not accepted development subject to requirements.	Malanda Local Plan code; <del>and</del> Relevant zone code; <del>and</del> Parking and access code; <del>and</del> Landscaping code; <del>and</del> Works, services and infrastructure code; <del>and</del> Relevant use code.

Table 5.9.3.2 Malanda local plan: building work

Precinct	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development benchmarks
English Street Precinct	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>complying with the relevant accepted provisions; and</li> <li>not involving building work other than <i>minor building alterations and additions</i>; and</li> <li>not involving excavation or filling.</li> </ul>	Malanda Local Plan code; and Relevant zone code; and Parking and access code; and Landscaping code; and Works, services and infrastructure code; and Relevant use code.
	<b>Code assessment</b>	
	If not accepted development subject to requirements.	Malanda Local Plan code; and Relevant zone code; and Parking and access code; and Landscaping code; and Works, services and infrastructure code; and Relevant use code.

### 5.9.4 Ravenshoe Local Plan

All development within the Ravenshoe Local Plan Area identified on a Ravenshoe Local Plan Map, initiates assessment against the Ravenshoe Local Plan Code.

The Ravenshoe Local Plan does not vary establish a variation in the material change of use categories of assessment established by in the applicable tables of assessment for the relevant zone.

## 5.9.5 Yungaburra Local Plan

All development within the Yungaburra Local Plan Area identified on the Yungaburra Local Plan Precinct Map, initiates assessment against the Yungaburra Local Plan Code.

The following tables identify the categories of development and assessment for development in the local plan.

Table 5.9.5.1 Yungaburra local plan: material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual occupancy	<b>Code assessment</b>	
	If on land within the Gateway accommodation precinct.	Yungaburra local plan code; <del>and</del> Medium density residential code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Dual occupancy code.
Dwelling Unit	<b>Accepted development subject to requirements</b>	
	If on land within the Gateway accommodation precinct.	Yungaburra local plan code; <del>and</del> Medium density residential code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
Food and drink outlet	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>on land within the Gateway Accommodation Precinct; and</li> <li>in an existing building.</li> </ul>	Yungaburra local plan code; <del>and</del> Medium density residential code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
	<b>Code assessment</b>	
	If not accepted development subject to requirements and on land within the Gateway Accommodation Precinct.	Yungaburra local plan code; <del>and</del> Medium density residential code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code
Function facility	<b>Accepted development subject to requirements</b>	
	If: <ul style="list-style-type: none"> <li>on land within the Gateway Accommodation Precinct</li> <li>and in an existing building.</li> </ul>	Yungaburra local plan code; <del>and</del> Medium density residential code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Medium density residential code.
	<b>Code assessment</b>	
	If not accepted development subject to requirements and on land within the Gateway Accommodation Precinct.	Yungaburra local plan code; <del>and</del> Medium density residential code Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
Hotel	<b>Code assessment</b>	
	If on land within the Gateway accommodation precinct.	Yungaburra local plan code; <del>and</del> Medium density residential code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Commercial activities code.
Rooming accommodation	<b>Code assessment</b>	
	If on land within the Gateway accommodation precinct.	Yungaburra local plan code; <del>and</del> Medium density residential code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Rooming accommodation and short term accommodation code.
Shop	<b>Accepted development subject to requirements</b>	
	If:	Yungaburra local plan code; <del>and</del>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> <li>on land within the Gateway Accommodation Precinct; and</li> <li>in an existing building.</li> </ul>	Medium density residential code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
	<b>Code assessment</b> If not accepted development subject to requirements and on land within the Gateway Accommodation Precinct.	Yungaburra local plan code; <del>and</del> Medium density residential code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code.
<b>Short-term accommodation</b>	<b>Code assessment</b> If on land within the Gateway accommodation precinct.	Yungaburra local plan code; <del>and</del> Medium Density Zone code; <del>and</del> Landscaping code; <del>and</del> Parking and access code; <del>and</del> Works, services and infrastructure code; <del>and</del> Rooming accommodation and short term accommodation code.

Table 5.9.5.2 — Yungaburra local plan: building work

Precinct	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Yungaburra Character and Gateway Accommodation precincts</b>	<b>Accepted development subject to requirements</b> If: <ul style="list-style-type: none"> <li>complying with the relevant accepted provisions; and</li> <li>not involving building work other than minor building alterations and additions.</li> </ul>	Yungaburra Local Plan code; and Relevant zone code; and Parking and access code; and Landscaping code; and Works, services and infrastructure code; and Relevant use code.
	<b>Code assessment</b> If not accepted development subject to requirements.	Yungaburra Local Plan code; and Relevant zone code; and Parking and access code; and Landscaping code; and Works, services and infrastructure code; and Relevant use code.

## 5.10 Categories of development and assessment - Overlays

### 5.10.1 Levels of Assessment - Overlays

The following table identifies where an overlay changes the category of assessment from that stated in a zone or local plan and the relevant assessment benchmarks.

Table 5.10.1.1 Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Airport environs overlay</b>		
All development within a mapped Airport environs overlay.	The Airport environs overlay does not establish a variation in the level of assessment established in the applicable zone.	Airport environs overlay code.
<b>Bushfire hazard overlay</b>		
Material change of use for: <ul style="list-style-type: none"> <li>educational establishment; or</li> <li>hospital; or</li> <li>retirement facility; or</li> <li>tourist park; or</li> <li>nature-based tourism; or</li> <li>child care centre; or</li> <li>community care centre; or</li> <li>tourist attraction; or</li> <li>hostel; or</li> <li>correctional facility; or</li> <li>residential care facility; or</li> <li>shopping centre; or</li> </ul> development involving the bulk manufacture or storage of hazardous material.	Code assessment	Bushfire hazard overlay code
<b>Operational work</b>		
All other development within a mapped bushfire hazard area (high or medium hazard).	Accepted development The Bushfire hazard overlay does not establish a variation in the level of assessment established in the applicable zone.	Nil Bushfire hazard overlay code
<b>Environmental significance overlay</b>		
All development within a mapped environmental significance area.	The Environmental significance overlay does not establish a variation in the level of assessment established in the applicable zone.	Environmental significance overlay code.
<b>Extractive resources overlay</b>		
Development within a mapped resource/processing area other than operational work, extractive industry and uses directly associated with extractive industry.	Code assessment.	Extractive resources overlay code.
Caretakers Accommodation, Community Residence, Dwelling house home based business and Rural Workers' Accommodation involving building work within: <ul style="list-style-type: none"> <li>a mapped separation area; or</li> <li>100m of a cadastral road boundary of a mapped haulage route - State; or</li> <li>40m of a cadastral road boundary of a mapped haulage route - Local.</li> </ul>	Code assessment.	Extractive resources overlay code.
All other development within a mapped resource/processing area or separation area or with a common boundary with a road reserve containing a mapped haulage route.	The Extractive resources overlay does not establish a variation in the level of assessment established in the applicable zone.	Extractive resources overlay code.



Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Flood investigation area overlay</b>		
Operational work where advertising device	Accepted development	Nil
<del>Building work where non-habitable buildings or structures located in the rural zone and ancillary to a rural use.</del>	<del>Accepted development</del>	<del>Nil</del>
<del>Minor building work or minor building alterations or additions.</del>	<del>Accepted development</del>	<del>Nil</del>
<del>All other building work</del>	<del>Accepted Code assessment.</del>	<del>Flood investigation area overlay code.</del>
Material Change of Use within a Flood investigation area except: <ul style="list-style-type: none"> <li>animal husbandry; or</li> <li>cropping; or</li> <li>environmental facility; or</li> <li>landing; or</li> <li>outdoor sport and recreation; or</li> <li>park; or</li> <li>permanent plantation.</li> </ul>	Code assessment.	Flood investigation area overlay code.
<del>Reconfiguration of a lot and a development Operational work within a Flood investigation hazard area.</del>	<del>The Flood investigation area overlay does not establish a variation in the level of assessment established in the applicable zone.</del>	<del>Flood investigation area overlay code.</del>
<b>Heritage overlay</b>		
Material Change of Use if involving a change to the exterior appearance of the heritage place.	Code assessment.	Heritage overlay code.
Reconfiguring a lot	The Heritage overlay does not establish a variation in the level of assessment established in the applicable zone.	Heritage overlay code.
Operational Works	The Heritage overlay does not establish a variation in the level of assessment established in the applicable zone.	Heritage overlay code.
Building work which is <del>minor building work or minor building alterations and additions</del> if: <ul style="list-style-type: none"> <li>visible from the road frontage; or</li> <li><del>building materials are not replaced with like for like.</del></li> </ul>	Code assessment.	Heritage overlay code.
<del>Building work which is not minor building work; Building work which is not minor building work or minor building alterations and additions.</del>	<del>Code assessment.</del>	<del>Heritage overlay code.</del>
<b>Slope overlay</b>		
Development occurring within the area mapped for slope that involves clearing of vegetation, building work or filling or excavation on land with a slope of 15% or greater.	The Slope overlay does not establish a variation in the level of assessment established in the application zone.	Slope overlay code.
<b>Water resource catchment overlay</b>		
All development within the mapped water resource catchment.	The Water resource catchment overlay does not establish a variation in the level of assessment established in the applicable zone.	Water resource catchment overlay code.

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

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## Part 6 Zones

### 6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The levels of assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
  - (a) the purpose of the code; and
  - (b) the overall outcomes that achieve the purpose of the code; and
  - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code; and
  - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code; and
  - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
  1. Rural zone code
    - (i) Broadhectare precinct
    - (ii) Agricultural land precinct
    - (iii) General rural precinct
    - (iv) Agricultural investigation precinct
    - (v) 8ha precinct
  2. Rural residential zone code
    - (i) 5ha precinct
    - (ii) 2ha precinct
    - (iii) 1ha precinct
    - (iv) 4000m<sup>2</sup> precinct
  3. Emerging communities zone code
    - (i) Kairi precinct
    - (ii) Millaa Millaa precinct
    - (iii) Mount Garnet precinct
    - (iv) Tarzali precinct
    - (v) Tinaroo precinct
    - (vi) Tolga precinct
  4. Low density residential
  5. Medium density residential
  6. Centre zone code
  7. Industry zone code
    - (i) Low impact industry precinct
    - (ii) Medium impact industry precinct
    - (iii) High impact industry precinct
  8. Community facilities zone code
  9. Conservation zone code
  10. Recreation and open space zone code.

## 6.2 Zone codes

### 6.2.1 Rural zone code

#### 6.2.1.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development in the Rural zone.

#### 6.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Rural zone code is to:
  - (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities; and
  - (b) provide opportunities for non rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes; and
  - (c) protect or manage significant natural features, resources, and processes, including the capacity for primary production.
- (2) The Tablelands Regional Council's purpose of the Rural zone code is to recognise the importance of primary production to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy.

The purpose of the Rural zone code is to:

- (a) recognise the diversity of rural uses that exists throughout the region; and
- (b) protect the rural character and scenic amenity of the region; and
- (c) provide facilities for visitors and tourists that are accessible and offer a unique Tablelands experience; and
- (d) protect Agricultural land from fragmentation, alienation and degradation; and
- (e) protect the declared catchment area of Lake Tinaroo and the associated infrastructure within the southern Tablelands for the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise water quality and long term use for primary production; and
- (f) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region; and
- (g) provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities; and
- (h) prevent adverse impacts of development on ecological values; and
- (i) preserve land in large holdings; and
- (j) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.

Five precincts are identified within the zone in order to recognise the diversity of the areas and the rural uses within the zone.

**Broad hectare precinct** - broadly encompasses the Savannah lands in the southern, western and northern parts of the region where grazing on very large rural holdings is the dominant rural activity.

**Agricultural investigation precinct** - encompasses the Savannah lands which have been identified as Agricultural Land Classification A and B within the *State Planning Policy*. This land is considered by the State Government to be high quality agricultural land subject to water availability. Lack of water availability means that this precinct has similar characteristics to the Broad hectare precinct and further subdivision should be limited unless access to reliable water infrastructure for agricultural purposes occurs.

**Agricultural land precinct** - encompasses land identified within the *State Planning Policy* mapping as being Agricultural Land Classification A and B. This classification recognizes land considered to be the most suitable for agricultural purposes. This precinct includes (but is not limited to) the areas known as the 'golden triangle' adjacent to Atherton, Yungaburra, Kairi and Tolga and the area serviced by the Mareeba-Dimbulah Irrigation Scheme. No further reconfiguration of lots to sizes less than 60ha occur within the Agricultural land precinct.

**8ha precinct** - provides for a range of smaller scale agricultural and rural lifestyle uses on smaller rural holdings. Many of the areas within the 8ha precinct were identified as already being fragmented with the opportunity for further subdivision being limited. Other areas have been identified as being potentially suitable for smaller rural lot sizes where potential conflicts with adjoining land uses are addressed and roads are sealed. Planning provisions for this precinct recognise the opportunities and limitations of smaller rural lot sizes.

**General rural precinct** - encompasses the balance of land within the Rural zone used for grazing, agriculture and a range of rural activities. No further reconfiguration of lots less than 60ha will occur within the General rural precinct.

In all precincts, industries that add value to primary production and so contribute to the economy of the region are acceptable in suitable locations. It is envisaged that forestry for wood production, extractive industries, mining and associated activities and alternative forms of energy generation will be accommodated in the zone, provided environmental impacts are minimised and environmental safeguards are satisfied.

- (3) The purposes of the Rural zone code will be achieved through the following overall outcomes:
- (a) Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided; and
  - (b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry for wood production, permanent plantations, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses; and
  - (c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised; and
  - (d) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised; and
  - (e) Development is reflective of and responsive to the environmental constraints of the land; and
  - (f) Residential and other development is appropriate only where directly associated with the rural nature of the zone; and
  - (g) Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes; and
  - (h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses; and
  - (i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed; and
  - (j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and
  - (k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development; and
  - (l) Land in the Broad hectare and Agricultural investigation precinct is retained in very large rural holdings for grazing purposes to ensure their viability and preserve future opportunities for agriculture; and
  - (m) Land in the Agricultural land precinct is utilised for quality primary production activities such as cropping, grazing and dairy farming and similar intensive agricultural activities; and
  - (n) Land in the General rural precinct is retained for a variety of rural purposes; and
  - (o) Land in the 8ha precinct is retained for agricultural and rural lifestyle purposes suitable for smaller land holdings where they enhance the rural character and scenic amenity of the area; and
  - (p) Development protects and is consistent with the rural character and prevalent land use of the area; and
  - (q) The regional landscape and rural production values are not compromised by successive, piece meal fragmentation through subdivision; and Rural areas include rural activities and land uses of varying scale, dependent on the land suitability; and
  - (r) Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in a way which does not:
    - impede or conflict with agricultural activities and production;
    - compromise rural character and scenic qualities; and
    - adversely impact on environmental values.

### 6.2.1.3 Assessment benchmarks

Table 6.2.1.3.1 Rural zone code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Development height</b>	
<b>PO1</b> The height of development is in keeping with the rural character and does not adversely affect the amenity of the locality.	<b>AO1</b> The building and structure heights of machinery, equipment, packing or storage buildings does not exceed 12m.
<b>Setbacks</b>	
<b>PO2</b> Buildings and structures are set back to maintain the rural character and to provide an appropriate level of amenity for occupants of the buildings and to protect the built infrastructure.	<b>AO2</b> Buildings and structures are set back a minimum of 10m from the boundary to an adjoining lot <u>and 6m from the road frontage(s)</u> .  <i>Editor's note—All other setbacks will be in accordance with the Building Code of Australia (BCA) or the Queensland Development Code (QDC), under the regulation of the Building Act 1975.</i>
<b>For assessable development only</b>	
<b>Precincts</b>	
<b>PO3</b> Fragmentation of the sites in the Broad hectare precinct is avoided and sites are retained in very large rural holdings viable for broad scale grazing and associated activities.	<b>AO3</b> No acceptable outcome provided.
<b>PO4</b> The Agricultural investigation precinct is retained in very large rural holdings viable for broadscale grazing unless it is demonstrated that viable agriculture can occur.	<b>AO4</b> No acceptable outcome provided.
<b>PO5</b> Development in the Agricultural land precinct: <ul style="list-style-type: none"> <li>ensures that agricultural land is not permanently alienated</li> <li>is preserved for agricultural purposes; and</li> <li>does not constrain the viability or use of agricultural land.</li> </ul>	<b>AO5</b> No acceptable outcome provided.
<b>PO6</b> Development in the General rural precinct and 8ha precinct is consistent with and does not compromise surrounding rural land uses and ecological values.	<b>AO6</b> No acceptable outcome provided.
<b>Protection of agricultural activities</b>	
<b>PO7</b> Sensitive land uses are separated or buffered from agricultural activities and land within the Rural zone maintains current productivity and future viability for agriculture production.	<b>AO7.1</b> Sensitive land uses that are within 60m of the Rural zone or Emerging Communities zone or within the recommended setback distances for adverse impacts from an existing agricultural enterprise, as described at table 3.6 of Planning Scheme policy 11; are separated by a vegetated buffer that is provided and maintained in accordance with <i>Planning Scheme Policy 11 - Separating Agriculture from other land uses</i> . The minimum standards for buffer widths vary depending on the potential adverse impacts for spray drift, odour, noise and dust. In addition to the provisions of <i>Planning Scheme Policy 11 - Separating Agriculture from other land uses</i> the minimum vegetated buffer shall: <ul style="list-style-type: none"> <li>Not include plants that are declared and undesirable plant species at Schedule B of Planning Scheme Policy 6 - <i>Landscaping and preferred plant species</i>; and</li> <li>Contain random plantings of a variety of trees and shrub species of differing growth habits; and</li> <li>include species with long, thin and rough foliage; and</li> <li>have a permeable barrier which allows air to pass through the buffer; and</li> <li>have species that have foliage from the base to the crown; and</li> <li>include species which are fast growing and hardy; and</li> <li>have a minimum mature tree height of 20 metres; and</li> <li>have irrigation and mulching provided; and</li> <li>have a minimum maintenance period for establishing the buffer of 3 years where plant and tree species are of local provenance</li> </ul>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b> <i>Note: 325 trees per 1000m<sup>2</sup> with a minimum plant spacing of 1.75 metres has been determined by Council's Revegetation Unit to be the most economical planting rate, limiting intensive weed control. Less trees per hectare, has a higher maintenance requirement.</i>
	<b>AO7.2</b> Non-agricultural uses: <ul style="list-style-type: none"> <li>do not result in the excision of the development from the original parcel (except for a Public Utility); and</li> <li>do not result in the alienation or duplication of farm infrastructure.</li> </ul>
	<b>AO7.3</b> Lots less than 1,000m <sup>2</sup> located adjacent to agricultural land are separated from agricultural land by a buffer area provided and maintained in accordance with <i>Planning Scheme Policy 11 - Separating Agriculture from other land uses.</i>
	<b>AO7.4</b> Buildings, structures, access and services associated with uses such as rural activities or rural industries, tourism development and recreational development are sited to ensure that they do not fragment land within the Agricultural land precinct or otherwise impact upon the efficient and effective use of agricultural land.
<b>PO8</b> Development does not impact on the viability of agricultural land.	<b>AO8</b> Development for a non-agricultural purpose demonstrates there is an overriding need to locate within the Agricultural land precinct.  <i>Note: Refer to State Planning Policy and the supporting Planning Guidelines – State Interest Agriculture.</i>
<b>Environmental impacts</b>	
<b>PO9</b> Development is designed to be sensitive to the environment and surrounds.	<b>AO9</b> Development is designed to: <ul style="list-style-type: none"> <li>protect the natural features of the site and surrounds; and</li> <li>address site constraints such as steep slopes, flooding, soil erosion, and overland flow; and</li> <li>retain significant trees outside the building envelope or vehicle movement areas.</li> </ul>
<b>PO10</b> Development does not cause environmental nuisance beyond the boundaries of the site.	<b>AO10</b> No acceptable outcome provided.
<b>PO11</b> Building envelopes avoid areas of intact habitat and native vegetation. Where removal of intact habitat and native vegetation cannot be avoided it is minimised.	<b>AO11</b> No acceptable outcome provided.
<b>Amenity</b>	
<b>PO12</b> Development does not compromise significant views, the visual character of significant landscape features or views from scenic routes.	<b>AO12</b> Development is situated on site in a way which does not impact upon: <ul style="list-style-type: none"> <li>the attributes or values which give rise to the attractiveness of the subject site; and</li> <li>the visual and landscape setting of the region; and</li> <li>distant views of prominent natural features or landmarks; and</li> <li>scenic routes.</li> </ul>
<b>PO13</b> Development does not adversely affect the rural amenity of the zone or of adjoining land uses.	<b>AO13</b> No acceptable outcome provided.
<b>PO14</b> Visual impacts of clearing, building, materials, access ways and other aspects of development are responsive to the natural environment, scenic amenity and purpose of the zone.	<b>AO14</b> No acceptable outcome provided.
<b>PO15</b> Land in historical township subdivisions are not developed unless provided with appropriate levels of infrastructure servicing in accordance with Planning Scheme Policy 4 - FNQROC Development Manual.	<b>AO15</b> No acceptable outcome provided.
<b>Tourism and non-residential development</b> <small>see Note</small>	
<b>PO16</b>	<b>AO16</b>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
Tourism development does not include a permanent residential component except for a dwelling house.	No acceptable outcome provided.
<p><b>PO17</b> Tourism development only occurs where it is functionally dependent on the scenic, agricultural and ecological values of the rural zone and surrounding locality.</p>	<p><b>AO17</b> Development:</p> <ul style="list-style-type: none"> <li>• is of an appropriate scale for the locality; and</li> <li>• is a facility functionally dependant on being linked with the rural, ecological or resource values of the locality; and</li> <li>• provides opportunities to present and interpret the ecological values of the area; and</li> <li>• is designed and operated to have no more than a minor or inconsequential impact on ecological values of the area and any impacts are offset; and</li> <li>• increases ecological connectivity or habitat extent through rehabilitation of native vegetation cover.</li> </ul>
<p><b>PO18</b> Tourism development is of a nature and scale that is sympathetic to the maintenance of the scenic, agricultural and ecological values of the rural zone and surrounding locality.</p>	<p><b>AO18</b> No acceptable outcome provided.</p>

Note: Tourism and non-residential tourism development includes, but is not limited to: Bed and breakfast, Host farm, Nature based tourism and Environment facilities.



## 6.2.2 Rural residential zone code

### 6.2.2.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development in the Rural residential zone.

### 6.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided, and where the density of residential development is generally dispersed.
- (2) The Tablelands Regional Council's purpose for the Rural residential zone code is to provide for residential development on larger lots with a range of areas which take account of the history of rural residential development throughout the region. Limited agricultural and animal husbandry activities which contribute to a semi-rural setting may be appropriate on lots with areas in the upper range of lot sizes.

The Rural residential zone has been broken into four precincts to cater for the four distinct densities of development that historically occurred in this zone throughout the three former shires.

The four precincts are identified within the zone in order to acknowledge the differing requirements relating to areas of lots and servicing of lots which existed in the past.

**5ha precinct** - characterised by a range of lot sizes that have limited infrastructure and proximity to services. Lots within this precinct will not be reconfigured below 5ha in size.

**2ha precinct** - characterised by significant clusters of larger rural residential lifestyle lots that have limited infrastructure and proximity to services. Lots within this precinct will not be reconfigured below 2ha in size.

**1ha precinct** - characterised by significant clusters of rural residential lifestyle lots that have limited access to infrastructure and proximity to services. Lots within this precinct will not be reconfigured below 1ha in size.

**4000m<sup>2</sup> precinct** - characterised by clusters of smaller rural residential lots in proximity to activity centres, where reticulated water supply and an urban standard of infrastructure (apart from sewerage) can be provided. Lots within this precinct will not be reconfigured below 4000m<sup>2</sup>.

- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The development of large residential lots with limited provision of infrastructure and services is facilitated; and
  - (b) Areas with limited infrastructure and services may not be expanded; and
  - (c) Development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of residential activities amongst these features; and
  - (d) Development avoids or minimises impacts on areas of environmental significance; and
  - (e) and Development enhances and responds to the environmental features and topographical features of the land; and
  - (f) Non residential uses may be appropriate where such uses meet the day to day needs of the rural residential catchment or have a direct relationship to the site in which the particular use is proposed.
  - (g) Non-residential uses should not have any adverse effects on the residential amenity of the area through factors such as noise generation, traffic generation or other factors associated with the use; and
  - (h) Reconfiguration of a lot will maintain the predominant lot size of the precinct or intended for the precinct.
  - (i) Infill subdivision of rural residential only occurs in identified areas where adequate services and infrastructure are available or can be adequately cost-effectively provided.
  - (j) Minimum lot size is 1 hectare where the development is not serviced by reticulated water

## 6.2.2.3 Assessment benchmarks

Table 6.2.2.3.1 Rural residential zone code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Building height</b>	
<b>PO1</b> The height of associated development is in keeping with the rural-residential character of the neighbourhood and does not adversely affect the amenity of the locality.	<b>AO1</b> <ul style="list-style-type: none"> <li>Building and structure heights do not exceed 8.5m; and</li> <li>Development does not exceed two storeys above ground level.</li> </ul>
<b>Building scale</b>	
<b>PO2</b> Domestic outbuildings do not dominate the lot on which they are located and are in scale with the character and amenity of the area having regard to: <ul style="list-style-type: none"> <li>The combined site coverage of outbuildings and habitable buildings;</li> <li>The setbacks identified for the zone;</li> <li>The safety and efficiency of vehicle movements;</li> <li>Visual impact on the streetscape;</li> <li>Privacy and overlooking; and</li> <li>Overshadowing.</li> </ul>	<b>AO2.1</b> On sites <del>greater than of 2ha and above, non-commercial warehouses or</del> domestic outbuildings ancillary to a dwelling house do not: <ul style="list-style-type: none"> <li>have a combined gross floor area exceeding 400m<sup>2</sup>; <del>or</del></li> <li>exceed 8.5m above natural ground level.</li> </ul> <b>AO2.2</b> On sites less than 2ha, <del>non-commercial warehouses or</del> domestic outbuildings ancillary to a dwelling house do not: <ul style="list-style-type: none"> <li>have a combined gross floor area exceeding 300m<sup>2</sup>; <del>or</del></li> <li>exceed 8.5m above natural ground level.</li> </ul>
<b>Setbacks</b>	
<b>PO3</b> Buildings are set back to maintain the character of the area and to provide an appropriate level of amenity for occupants of the buildings.	<b>AO3</b> Buildings and structures on lots in the 1ha, 2ha and 5ha precincts are set back a minimum of 10m from the boundary to an adjoining lot.  Editor's note—All other setbacks will be in accordance with the Building Code of Australia (BCA) or the Queensland Development Code (QDC), under the regulation of the <i>Building Act 1975</i> .
<b>For assessable development only</b>	
<b>Scale and character</b>	
<b>PO4</b> Rural activities are of a limited scale commensurate with the character and amenity of the area, and must not impact on residential amenity and health and safety of the residents.	<b>AO4</b> Rural activities only occur: <ul style="list-style-type: none"> <li>where the site is greater than 2ha; and</li> <li>where there is no application of chemical pesticides or herbicides except by hand or hand powered spray equipment; and</li> <li>there is no use of agricultural pumps, motors, machinery or deterrent devices that operate between the hours of 7.00pm to 7.00am.</li> </ul>
<b>Tourism and non-residential development</b> <small>see note</small>	
<b>PO5</b> Tourism development only occurs where it is functionally dependent on the scenic, agricultural and ecological values of the rural zone and surrounding locality.	<b>AO5</b> Tourist development: <ul style="list-style-type: none"> <li>does not occur on lots less than 2ha</li> <li>is of an appropriate scale for the locality; and</li> <li>is a facility functionally dependant on being linked with the rural, ecological or resource values of the locality; and</li> <li>provides opportunities to present and interpret the ecological values of the area; and</li> <li>is designed and operated to have no more than a minor or inconsequential impact on ecological values of the area and any impacts are offset; and</li> <li>increases ecological connectivity or habitat extent through rehabilitation of native vegetation cover.</li> </ul>
<b>PO6</b> Development: <ul style="list-style-type: none"> <li>is designed and operated to have no more than a minor or inconsequential impact on ecological values of the area and any impacts are offset; and</li> <li>increases ecological connectivity or habitat extent through rehabilitation of native vegetation cover.</li> </ul>	<b>AO6</b> No acceptable outcome provided.
<b>PO7</b> Tourism development does not incorporate a permanent residential component.	<b>AO7</b> No acceptable outcome provided.
<b>PO8</b> Tourism development is of a nature and scale that is sympathetic to the maintenance of the scenic, agricultural and ecological values of the rural zone and surrounding locality.	<b>AO8</b> No acceptable outcome provided.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>PO9</b> Non-residential development: <ul style="list-style-type: none"> <li>• provides for the day to day needs of the immediate residential community; and</li> <li>• is in buildings of a scale that is consistent with the surrounding residential area; and</li> <li>• does not undermine the viability of nearby centres or centres network; and</li> <li>• does not unduly detract from the amenity of nearby residences.</li> </ul>	<b>AO9</b> No acceptable outcome is specified.
<b>Reconfiguring a lot</b> <b>PO10</b> No further subdivision occurs in areas which are constrained by: <ul style="list-style-type: none"> <li>• a lack of infrastructure; or</li> <li>• environmental constraints; or</li> <li>• inappropriate location such as proximity to quarries, airports or major infrastructure.</li> </ul>	<b>AO10</b> Reconfiguring a lot, other than an access easement or boundary realignment does not create lots less than the minimum lot sizes.
<b>Environmental impacts</b> <b>PO11</b> Development on rural residential lots minimises impacts on native vegetation.	<b>AO11</b> Construction of dwelling houses and domestic outbuildings are confined to a building footprint which results in no loss of native vegetation and protection of significant individual trees and stands of trees by locating structures in existing cleared areas and co-locating service corridors.
<b>PO12</b> Development is designed to be sensitive to the environment and surrounds.	<b>AO12</b> Development is designed to: <ul style="list-style-type: none"> <li>• protect the natural features of the site and surrounds; and</li> <li>• address site constraints such as steep slopes, flooding, soil erosion, and overland flow; and</li> <li>• minimise visual impact on the scenic landscape qualities.</li> </ul>
<b>PO14</b> Emissions of any odour, light, dust, noise and air pollutants are minimised to ensure no nuisance is caused beyond the boundaries of the site.	<b>AO14</b> No acceptable outcome is specified.
<b>Protection of agricultural activities</b> <b>PO16</b> Sensitive land uses are separated or buffered from agricultural activities and land within the Rural zone maintains current productivity and future viability for agriculture production.	<b>AO16</b> Sensitive land uses that are within 60m of the Rural zone or Emerging Communities zone or within the recommended setback distances for adverse impacts from an existing agricultural enterprise, as described at table 6.3 of Planning Scheme policy 11; are separated by a vegetated buffer that is provided and maintained in accordance with <i>Planning Scheme Policy 11 - Separating Agriculture from other land uses</i> . The minimum standards for buffer widths vary depending on the potential adverse impacts for spray drift, odour, noise and dust. In addition to the provisions of Planning Scheme Policy 11 ~ the minimum vegetated buffer shall: <ul style="list-style-type: none"> <li>• Not include plants that are declared and undesirable plant species at Schedule B of Planning Scheme Policy 6 - Landscaping and preferred plant species; and</li> <li>• Contain random plantings of a variety of trees and shrub species of differing growth habits; and</li> <li>• include species with long, thin and rough foliage; and</li> <li>• have a permeable barrier which allows air to pass through the buffer; and</li> <li>• have species that have foliage from the base to the crown; and</li> <li>• include species which are fast growing and hardy; and</li> <li>• have a minimum mature tree height of 20 metres; and</li> <li>• have irrigation and mulching provided; and</li> <li>• have a minimum maintenance period for establishing the buffer of 3 years where plant and tree species are of local provenance.</li> </ul> <p><i>Note: 325 trees per 1000m<sup>2</sup> with a minimum plant spacing of 1.75 metres has been determined by Council's Revegetation Unit to be the most economical planting rate, limiting intensive weed control. Less trees per hectare, has a higher maintenance requirement.</i></p>

Note: Tourism and non-residential development includes, but is not limited to: Bed and breakfast, Host farm, Nature based tourism and Environment facilities.

## 6.2.3 Emerging communities zone code

### 6.2.3.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development in the Emerging communities zone.

### 6.2.3.2 Purpose and overall outcomes

- (1) The purpose of the Emerging communities zone code is to:
  - (a) identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future; and
  - (b) manage the timely conversion of non-urban land to urban purposes; and
  - (c) prevent or discourage development that is likely to compromise appropriate longer term land uses.
- (2) The Tablelands Regional Council's purpose of the Emerging communities zone code is to provide for the sequenced release of land to meet community need and market demand for new urban development in designated urban growth areas.

Urban development may occur in the zone in accordance with an approved structure plan but the primary purpose of the zone and the code is to reserve land for future urban development, the majority of which is likely to occur beyond the life of the planning scheme.

Urban growth areas are identified within the towns of Atherton, Malanda and Ravenshoe, Herberton and Yungaburra which are subject to Local plan codes which include further provisions.

The Emerging communities zone includes the following precincts:

**Kairi precinct** - The future expansion of Kairi will only occur in the emerging communities precinct. Development will be for a mix of residential and non-residential development and careful planning at the interface between the land uses will be required. The large numbers of mature trees in the area provide character, visual relief and shade, and these are to be retained and protected. Kairi is not connected to Council's sewerage network and development will need on-site effluent disposal.

**Millaa Millaa precinct** - is intended to be developed for a mix of residential and low impact industry development having regard of the need to separate conflicting uses and to drainage and servicing constraints.

**Mount Garnet precinct** - is intended for the continued provision of residential and urban services in response to growth in the mining industry, having regard to tenure, site and servicing constraints.

**Tarzali precinct** - is intended for the continued provision of residential development in response to local growth, having regard to site and servicing constraints.

**Tinaroo precinct** - is intended for sensitive, low intensity residential development that is responsive to the physical characteristics of the locality. Development will not occur until the site is connected to reticulated water and sewerage and development will ensure that:

- the dominant cover of vegetation over this precinct is retained; and
- earthworks do not take place on the steeper parts of the site and are limited across the whole site; and
- a buffer is provided to the foreshore of Lake Tinaroo; and
- minimum lot sizes are 1500m<sup>2</sup> and have a maximum density of 2 lots per hectare; and
- waste is effectively disposed of by connection to the reticulated sewerage system; and
- appropriate water quality control devices are installed and effectively maintained.

**Tolga precinct** - future development will be in two locations, firstly land to the north of Main Street, which will be developed for residential purposes. Development of this precinct will only occur when reticulated water and sewer connections can be provided to service the new lots.

The second part of the precinct is at Willows Road and includes land which is currently developed for Rural Residential development along both sides of Willows Road. The designation of this land as Emerging Communities allows for the future reconfiguration into smaller allotments, which will only be supported:

- when reticulated water and sewer connections can be provided to service the new lots; and
- where interconnectivity is provided to adjoining land in this precinct, by the provision of stub roads to the common boundary to provide for orderly development; and
- where access is provided to/from Willows Road or through a stub road connection/s provided through a common boundary. (Note: No vehicular access will be permitted to/from the Kennedy Highway in association with any development application to reconfigure land.

- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Land that generally has the potential for development for urban purposes, where detailed planning studies have not occurred and which may contain pockets of land unsuitable for development due to scenic or environmental constraints, is retained for this purpose; and
  - (b) Interim development does not compromise the future development potential of the land for urban purposes and uses that are incompatible with the identified uses for the precinct do not occur; and
  - (c) Development of land is based upon the provision of infrastructure, consideration of environmental constraints and desired settlement pattern for the area; and
  - (d) Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling; and
  - (e) Development is supported by an internal road network and does not compromise the safety or efficiency of State-controlled or Local government collector roads; and
  - (f) Land is developed in an orderly sequence and, for all but minor proposals, in accordance with a structure planning process; and
  - (g) Land is developed in a sustainable manner to reflect the desired land use pattern of the local government area by integrating development sites, community infrastructure, open space and important natural features; and
  - (h) At the time that the area is developed for urban purposes, a range of residential dwelling choices are provided, including dwelling houses and multiple dwellings, in residential areas and a mix of industrial uses is provided in industrial areas; and
  - (i) Non-residential development may be supported where such uses directly support the day to day needs of the immediate residential community or the precinct is identified for non-residential uses and is planned for as part of a structure plan; and
  - (j) Significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features and associations, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected and enhanced; and
  - (k) Roads and other transport corridors are coordinated and interconnected to ensure pedestrian, cyclists, public transport and private vehicles have accessibility between neighbourhoods, centres and other locations.

### 6.2.3.3 Assessment benchmarks

Table 6.2.3.3.1 *Emerging communities zone code - For accepted and assessable development*

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Building height</b>	
<b>PO1</b> The height of development is in keeping with the character of the neighbourhood and does not adversely affect the amenity of the neighbourhood.	<b>AO1.1</b> <ul style="list-style-type: none"> <li>• Building and structure heights do not exceed 8.5m; and</li> <li>• Development does not exceed two storeys above ground level.</li> </ul>
	<b>AO1.2</b> <b>For industrial development:</b> Building height does not exceed 10m.
<b>Building scale</b>	
<b>PO2</b> Domestic outbuildings do not dominate the site on which they are located and are in scale with the character and amenity of the area having regard to: <ul style="list-style-type: none"> <li>• The combined site coverage of outbuilding and habitable buildings; and</li> <li>• The setbacks identified in the zone; and</li> <li>• The safety and efficiency of vehicle movements; and</li> <li>• Visual impact on the streetscape; and</li> <li>• Privacy and overlooking; and</li> <li>• Overshadowing.</li> </ul>	<b>AO2.1</b> On lots <u>greater than of 2ha and above, non-commercial warehouses or</u> domestic outbuildings ancillary to a dwelling house do not: <ul style="list-style-type: none"> <li>• have a <u>combined</u> gross floor area exceeding 200m<sup>2</sup>; <u>or</u></li> <li>• exceed 8.5m above <u>natural</u> ground level.</li> </ul>
	<b>AO2.2</b> On lots less than 2ha, <u>non-commercial warehouses or</u> domestic outbuildings ancillary to a dwelling house do not:

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
	<ul style="list-style-type: none"> <li>have a combined gross floor area exceeding 150m<sup>2</sup> in area; <b>OR</b></li> <li>exceed 5.5m above <b>natural</b> ground level.</li> </ul>
<b>Setbacks</b>	
<b>PO3</b> Buildings are set back to achieve an acceptable standard of amenity and to achieve separation from road frontages, transport corridors and from neighbouring buildings.	<p><b>AO3</b> Buildings and structures on lots greater than 4,000m<sup>2</sup> are set back a minimum of 10m from the boundary to an adjoining lot.</p> <p>Editor's note—All other setbacks will be in accordance with the Building Code of Australia (BCA) or the Queensland Development Code (QDC), under the regulation of the <i>Building Act 1975</i>.</p>
<b>For assessable development only</b>	
<b>Structure Planning</b>	
<b>PO4</b> Development must be in accordance with an approved Structure Plan.	<p><b>AO4.1</b> A Structure Plan prepared in accordance with Planning Scheme Policy 9 Structure Planning must be approved prior to a development permit being issued for development.</p> <p><b>AO4.2</b> The Structure Plan provides a wide range of housing options, including different dwelling unit sizes and types that meet the needs of a range of household compositions where the precinct is intended for residential development.</p> <p><b>AO4.3</b> The Structure Plan transport network:</p> <ul style="list-style-type: none"> <li>is logical and can be developed in a sequential manner to provide for the co-ordinated development of the precinct; and</li> <li>block length and depth consistent with the historical streetscape pattern and does not include cul-de-sacs; and</li> <li>includes laneways and pedestrian links to existing services, such as the town centre and open space areas.</li> </ul> <p><b>AO4.4</b> Where non-residential development is included in intended precincts for residential development the structure plan, it:</p> <ul style="list-style-type: none"> <li>is in locations that provides for the day to day needs of the immediate residential community; and</li> <li>is of a scale that is consistent with the surrounding residential area; and</li> <li>does not undermine the viability of nearby centres or centres network; and</li> <li>does not unduly detract from the amenity of nearby residences.</li> </ul> <p><b>AO4.5</b> Non-residential development is located on major roads and will not introduce non-residential traffic into lower order residential streets.</p>
<b>Protection of agricultural activities</b>	
<b>PO5</b> Sensitive land uses are separated or buffered from agricultural activities and land within the Rural zone maintains current productivity and future viability for agriculture production.	<p><b>AO5</b> Sensitive land uses that are within 60m of the Rural zone or Emerging Communities zone or within the recommended setback distances for adverse impacts from an existing agricultural enterprise, as described at table 6.3 of Planning Scheme policy 11; are separated by a vegetated buffer that is provided and maintained in accordance with <i>Planning Scheme Policy 11 - Separating Agriculture from other land uses</i>. The minimum standards for buffer widths vary depending on the potential adverse impacts for spray drift, odour, noise and dust. In addition to the provisions of Planning Scheme Policy 11 - the minimum vegetated buffer shall:</p> <ul style="list-style-type: none"> <li>Not include plants that are declared and undesirable plant species at Schedule B of Planning Scheme Policy 6 - Landscaping and preferred plant species; and</li> <li>Contain random plantings of a variety of trees and shrub species of differing growth habits; and</li> <li>include species with long, thin and rough foliage; and</li> <li>have a permeable barrier which allows air to pass through the buffer; and</li> <li>have species that have foliage from the base to the crown; and</li> <li>include species which are fast growing and hardy; and</li> <li>have a minimum mature tree height of 20 metres; and</li> <li>have irrigation and mulching provided; and</li> </ul>

<p><b>Performance outcomes</b></p>	<p><b>Acceptable outcomes</b></p> <ul style="list-style-type: none"> <li>have a minimum maintenance period for establishing the buffer of 3 years where plant and tree species are of local provenance.</li> </ul> <p><i>Note: 325 trees per 1000m<sup>2</sup> with a minimum plant spacing of 1.75 metres has been determined by Council's Revegetation Unit to be the most economical planting rate, limiting intensive weed control. Less trees per hectare, has a higher maintenance requirement.</i></p>
<p><b>Residential density</b></p>	
<p><b>PO6</b> Development for residential uses provides a density that is compatible with the overall outcomes of the precinct.</p>	<p><b>AO6.1</b> In the Local Plan Areas of Atherton, a residential density of at least 12 dwellings per hectare is achieved.</p> <p><b>AO6.2</b> In the Tinaroo Precinct, a minimum lot size of 1500m<sup>2</sup> with a maximum density of 2 lots per hectare.</p> <p><b>AO6.3</b> In other areas, a residential density of at least 8 dwellings per hectare is achieved, excluding constrained areas.</p>
<p><b>Environmental impacts</b></p>	
<p><b>PO7</b> Development is designed to be sensitive to the environment and surrounds.</p>	<p><b>AO7</b> Development is designed to:</p> <ul style="list-style-type: none"> <li>protect the natural features of the site and surrounds; and</li> <li>address site constraints including: <ul style="list-style-type: none"> <li>slopes; and</li> <li>flooding; and</li> <li>overland flow; and</li> <li>watercourses; and</li> <li>wetlands; and</li> <li>habitats; and</li> <li>soil erosion; and</li> <li>ecological values; and</li> <li>significant vegetation.</li> </ul> </li> </ul>
<p><b>PO8</b> Development maintains a high level of residential amenity within the site and for surrounding areas.</p>	<p><b>AO8</b> Development is designed to address:</p> <ul style="list-style-type: none"> <li>noise; and</li> <li>odour; and</li> <li>lighting; and</li> <li>access to sunlight; and</li> <li>predominant breezes; and</li> <li>privacy and outlook.</li> </ul>
<p><b>Development generally</b></p>	
<p><b>PO9</b> Interim development:</p> <ul style="list-style-type: none"> <li>does not compromise the future development potential of the land for urban purposes; and</li> <li>is compatible with residential uses.</li> </ul>	<p><b>AO9</b> No acceptable outcome provided.</p>
<p><b>PO10</b> At the time that the area is developed for urban purposes:</p> <ul style="list-style-type: none"> <li>residential areas have a mix of lot sizes to allow for housing mix; and</li> <li>industrial areas have a mix of industrial uses.</li> </ul>	<p><b>AO10</b> No acceptable outcome provided.</p>
<p><b>PO11</b> Development of land is based upon:</p> <ul style="list-style-type: none"> <li>the provision of infrastructure; and</li> <li>consideration of environmental constraints; and</li> <li>desired settlement pattern for the area; and</li> <li>planned integration with existing and future development; and</li> <li>timely provision of services.</li> </ul>	<p><b>AO11.1</b> Proposed development will demonstrate:</p> <ul style="list-style-type: none"> <li>integration of the site with the surrounding pedestrian, cycle and road network system; and</li> <li>responsiveness to the landscape, contours and significant vegetation of the site; and</li> <li>retention of land with environmental or scenic constraints; and</li> <li>integration of the site with surrounding development including any necessary buffers; and</li> <li>that any subdivision proposal is appropriate for the intended residential use for the locality; and</li> <li>provision of open space and recreational facilities; and</li> <li>provision of local community and commercial uses where appropriate.</li> </ul> <p><b>AO11.2</b> Detailed investigations into the required infrastructure for water, wastewater, stormwater, transport and parks and</p>

Performance outcomes	Acceptable outcomes
	community lands demonstrate the capacity to provide adequate levels of service to the structure planned area.
<p><b>PO12</b> The road network provides the shortest route for pedestrians and cyclists to encourage walking and cycling to daily activities and assist in reducing local vehicle trips.</p>	<p><b>AO12</b> Development plans include a road hierarchy and walkable catchment that provides pedestrian and cycle access and:</p> <ul style="list-style-type: none"> <li>• is based on a street grid network; and</li> <li>• has walkable block sizes; and</li> <li>• is safe, efficient and provides for the needs of all users of the Town Centre; and</li> <li>• has a high level of connectivity for all users; and</li> <li>• is linked to destinations such as shops, open space, community and public facilities.</li> </ul>
<b>For development in the Kairi Precinct</b>	
<p><b>PO13</b> Development is connected to urban services.</p>	<p><b>AO13</b> Development is:</p> <ul style="list-style-type: none"> <li>• connected to Council's reticulated water system; and</li> <li>• the development includes building envelopes that accommodates the on-site sewerage disposal, including the land application area.</li> </ul>
<p><b>PO14</b> Development incorporates services and residential development to support the town and surrounding area and complement the character of the town of Kairi.</p>	<p><b>AO14</b> No acceptable outcome provided.</p>
<p><b>PO15</b> The residential amenity of the town is protected and the interface between existing residential, new residential development and new non-residential development is carefully managed.</p>	<p><b>AO15</b> No acceptable outcome provided.</p>
<b>For development in the Millaa Millaa precinct</b>	
<p><b>PO16</b> Development is connected to urban services.</p>	<p><b>AO16</b> Development is:</p> <ul style="list-style-type: none"> <li>• connected to Council's reticulated water system; and</li> <li>• the development includes building envelopes that accommodates the on-site sewerage disposal including the land application area.</li> </ul>
<p><b>PO17</b> Millaa Millaa is developed for a mix of residential and industrial development:</p> <ul style="list-style-type: none"> <li>• to support the town and surrounding area; and</li> <li>• to complement the character of the town; and</li> <li>• having regard to the separation of conflicting uses and to drainage and servicing constraints.</li> </ul>	<p><b>AO17</b> No acceptable outcome provided</p>
<p><b>PO18</b> The residential amenity of the town is protected and the interface between existing residential, new residential development and new non-residential development is carefully managed.</p>	<p><b>AO18</b> No acceptable outcome provided.</p>
<p><b>PO19</b> The southern part of the precinct will provide for only one access to the Palmerston highway.</p>	<p><b>AO19</b> No acceptable outcome provided.</p>
<b>For Development in the Mt Garnet Precinct</b>	
<p><b>PO20</b> Development is connected to urban services.</p>	<p><b>AO20</b> Development is:</p> <ul style="list-style-type: none"> <li>• connected to Council's reticulated water system; and</li> <li>• the development includes building envelopes that accommodates the on-site sewerage disposal, including the land application area.</li> </ul>
<p><b>PO21</b> Development is for the continued provision of residential and urban services in response to growth in the mining industry, having regard to tenure, site and servicing constraints.</p>	<p><b>AO21</b> No acceptable outcome provided.</p>
<p><b>PO22</b> The residential amenity of the town is protected and the interface between existing residential, new residential development and new non-residential development is carefully managed.</p>	<p><b>AO22</b> No acceptable outcome provided.</p>



Performance outcomes	Acceptable outcomes
<b>For Development in the Tarzali Precinct</b>	
<b>PO23</b> Development is connected to urban services.	<b>AO23</b> Development is: <ul style="list-style-type: none"> <li>connected to Council's reticulated water; and</li> <li>the development includes building envelopes that accommodates the on-site sewerage disposal.</li> </ul>
<b>PO24</b> Development is for the continued provision of residential development in response to local growth, having regard to site and servicing constraints.	<b>AO24</b> No acceptable outcome provided.
<b>PO25</b> The residential amenity of the town is protected and the interface between existing residential, new residential development and new non-residential development is carefully managed.	<b>AO25</b> No acceptable outcome provided.
<b>For Development in the Tinaroo Precinct</b>	
<b>PO26</b> Development is connected to urban services.	<b>AO26</b> Development: <ul style="list-style-type: none"> <li>is connected to Council's reticulated water; and</li> <li>does not occur until a reticulated sewerage system is in place to service urban development.</li> </ul>
<b>PO27</b> There are no significant adverse effects on the water quality In Lake Tinaroo arising from but not limited to: <ul style="list-style-type: none"> <li>disturbance of the land; or</li> <li>the siting of development or other works; or</li> <li>the flow of nutrients or sedimentation to Lake Tinaroo; or</li> <li>waste disposal; or</li> <li>The maintenance of water quality control devices.</li> </ul>	<b>AO27</b> No acceptable outcome provided.
<b>PO28</b> Development is low impact residential development and is sensitive to the slope, vegetation, soil and other physical characteristics of the site.	<b>AO28</b> Proposal plans for Reconfiguring a lot: <ul style="list-style-type: none"> <li>identify existing trees to be removed and existing trees to be retained; and</li> <li>include building envelopes on lots with slopes greater than 1 in 5, that are responsive to topographic constraints; and</li> <li>have a minimum lot size of 1,500m<sup>2</sup> and maximum density of 2 lots per hectare for the site; and</li> <li>does not include development on land with slopes greater than 1 in 4.</li> </ul>
<b>For Development in the Tolga Precinct</b>	
<b>PO29</b> Residential development is connected to urban services.	<b>AO29</b> Development: <ul style="list-style-type: none"> <li>is connected to Council's reticulated water; and</li> <li>does not occur until a reticulated sewerage system is in place to service urban development.</li> </ul>
<b>PO30</b> Future development will be for residential purposes on the sites on Main Street and Willows Road having regard to site and servicing constraints.	<b>AO30</b> No acceptable outcome provided.
<b>PO31</b> Multiple dwelling units and Dual occupancy units are sited in suitable locations to support the Centre and complement the character of the town of Tolga.	<b>AO31</b> Multiple dwelling units and Dual occupancy units are located within 400m of the Centre Zone on Main Street.

## 6.2.4 Low density residential zone code

### 6.2.4.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development in the Low density residential zone.

### 6.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Low density residential zone code is to provide predominantly for dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The Tablelands Regional Council's purpose of the Low density residential zone code is to:
  - (a) maintain the integrity of established residential areas, which are characterised primarily by dwelling houses and dual occupancies; and
  - (b) provide opportunities for other forms of residential development where existing character and amenity will not be compromised; and
  - (c) facilitate non-residential development that directly supports the day to day needs of the immediate residential community, in new residential areas.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The dominant form of development is detached dwelling houses, and dual occupancies on a range of lot sizes; and
  - (b) In greenfield areas, in close proximity to *Activity Centres*, a wider range of higher density residential development may occur where existing low density residential amenity is not compromised; and
  - (c) Residential care facilities, multiple dwellings and retirement facilities are of an appropriate bulk, scale and density that does not have a detrimental impact on the residential character and amenity of the locality;
  - (d) Development provides for an efficient land-use pattern and is well connected to other developments; and
  - (e) Development is designed to provide safe and walkable neighbourhoods that connect residents to desirable destinations including schools, parks, shops and community facilities; and
  - (f) Development maintains a high level of residential amenity avoiding uses that introduce excessive traffic, noise, dust, odour, lighting and other locally specific impacts; and
  - (g) Development reflects and enhances the existing low density scale and character of the area; and
  - (h) Development is designed to incorporate sustainable practices; and
  - (i) Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling; and
  - (j) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to meet the needs of the local community; and
  - (k) Small scale non-residential development may be supported in new residential areas where such uses directly support the day to day needs of the immediate residential community; and
  - (l) Development takes account of the environmental constraints of the land; and
  - (m) Any unavoidable impacts are minimised through location, design, operation and management requirements.
  - (n) Development does not impact on the viability and operations of nearby rural or industrial activities; and
  - (o) The bulk and scale of the development is consistent with the bulk and scale of buildings in the locality; and
  - (p) Setbacks of buildings are consistent with nearby and adjoining buildings to maintain the character of the streetscape.

### 6.2.4.3 Assessment benchmarks

Table 6.2.4.3.1 Low density residential zone code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Development height</b>	
<b>PO1</b> The height of development is in keeping with the Residential character of the neighbourhood and does not adversely affect the amenity of the neighbourhood by way of overshadowing, overlooking etc.	<b>AO1</b> <ul style="list-style-type: none"> <li>• Building and structure heights do not exceed 8.5m above <u>natural</u> ground level; and</li> <li>• Development does not exceed two storeys above <u>natural</u> ground level.</li> </ul>

Performance outcomes	Acceptable outcomes
<b>Outbuildings and residential scale</b>	
<p><b>PO2</b> Domestic outbuildings do not: dominate the site on which they are located and are in scale with the character and amenity of the area having regard to:</p> <ul style="list-style-type: none"> <li>The combined site coverage of outbuildings and habitable buildings</li> <li>The setbacks identified for the zone;</li> <li>The safety and efficiency of vehicle movements;</li> <li>Visual impact on the streetscape;</li> <li>Privacy and overlooking; and</li> <li>Overshadowing.</li> </ul>	<p><b>AO2</b> <u>Non-commercial warehouses or ancillary to a dwelling house</u> domestic outbuildings do not:</p> <ul style="list-style-type: none"> <li>have a combined gross floor area exceeding 100m<sup>2</sup>; <u>and</u></li> <li>exceed 5.5m in height above <u>natural</u> ground level.</li> </ul>
<b>Site cover</b>	
<p><b>PO3</b> Development does not result in a built form that is bulky or visually obtrusive.</p>	<p><b>AO3</b> For development other than a single dwelling house, site cover does not exceed 50%.</p> <p><u>Editor's note</u>Note:- The site cover requirements for a single dwelling house are contained within the Queensland Development Code.</p> <p><u>Editor's note</u>— See Volume 2, Schedule 1, Table SC1.1.2 for the definition of "Dwelling house" – includes a primary dwelling (BCA Class 1a) ancillary outbuilding(s) (BCA Class 10a) and a single secondary dwelling (BCA Class 1a) on a single lot.</p>
<b>Setbacks</b>	
<p><b>PO4</b> Buildings and structures are set back to maintain the residential character of the neighbourhood, and to achieve an appropriate separation to road frontages and neighbouring buildings.</p>	<p><b>AO4</b> Buildings and structures other than for a dwelling house are setback a minimum of:</p> <ul style="list-style-type: none"> <li>6m from the primary road frontage; and</li> <li>3m from the secondary road frontage; and</li> <li>1.5m from side and rear boundaries.</li> </ul> <p>Editor's note—All other setbacks will be in accordance with the Building Code of Australia (BCA) or the Queensland Development Code (QDC), under the regulation of the <i>Building Act 1975</i>.</p> <p><u>Editor's note</u>— See Volume 2, Schedule 1, Table SC1.1.2 for the definition of "Dwelling house" – includes a primary dwelling (BCA Class 1a) ancillary outbuilding(s) (BCA Class 10a) and a single secondary dwelling (BCA Class 1a) on a single lot. Two or more Class 1a buildings on a single lot may constitute a "Dual occupancy" or "Multiple dwelling".</p>
<b>Residential density</b>	
<p><b>PO5</b> Residential density is compatible with the overall outcomes for the zone.</p>	<p><b>AO5.1</b> For a multiple dwelling or dual occupancy, residential density does not exceed 1 residential unit per 400m<sup>2</sup> of site area.</p> <p><b>AO5.2</b> For a residential care facility, residential density does not exceed 1 residential unit per 250m<sup>2</sup> of site area.</p> <p><b>AO5.3</b> For a retirement facility, residential density does not exceed 1 residential unit per 400m<sup>2</sup> of site area.</p> <p>Note: <b>Residential unit</b> - means a self-contained building or unit (or group of buildings, including accessory buildings) used for a residential activity by one or more persons who form a single household. For the purposes of this definition it includes the use for a Community residence, Dual occupancy, Dwelling house, Hotel, Multiple dwelling, Non-resident workforce accommodation, Residential care facility, Retirement facility, Rooming accommodation and Short-term accommodation.</p>
<b>For assessable development only</b>	
<b>Environmental impacts</b>	
<p><b>PO6</b> Development is designed to:</p> <ul style="list-style-type: none"> <li>protect the natural features of the site and surrounds; and</li> <li>address site constraints including: <ul style="list-style-type: none"> <li>slopes; and</li> <li>flooding; and</li> <li>overland flow; and</li> <li>watercourses; and</li> <li>wetlands; and</li> </ul> </li> </ul>	<p><b>AO6</b> No acceptable outcome</p>

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> <li>- habitats; and</li> <li>- soil erosion; and</li> <li>- ecological values; and</li> <li>- significant vegetation.</li> </ul>	
<p><b>PO7</b> Development maintains a high level of residential amenity within the site and for surrounding areas.</p>	<p><b>AO7</b> Development is designed to address:</p> <ul style="list-style-type: none"> <li>• noise; and</li> <li>• odour; and</li> <li>• lighting; and</li> <li>• access to sunlight; and</li> <li>• predominant breezes; and</li> <li>• privacy and outlook.</li> </ul>
<b>Non-residential development</b>	
<p><b>PO8</b> Non-residential development:</p> <ul style="list-style-type: none"> <li>• provides for the day to day needs of the immediate residential community; and</li> <li>• is in buildings of a scale that is consistent with the surrounding residential area; and</li> <li>• does not undermine the viability of nearby centres or centres network; and</li> <li>• does not unduly detract from the amenity of nearby residences.</li> </ul>	<p><b>AO8</b> No acceptable outcome provided.</p>
<b>Protection of agricultural activities</b>	
<p><b>PO9</b> Sensitive land uses are appropriately separated or buffered from agricultural activities and land within the Rural zone and Emerging communities zone to ensure the sensitive land use does not impact on the ongoing viability of productivity of the agriculture production on adjoining and nearby sites.</p>	<p><b>AO9</b> Sensitive land uses that are within 60m of the Rural zone or Emerging communities zone or within the recommended setback distances for adverse impacts from an existing agricultural enterprise, as described at table 6.3 of Planning Scheme policy 11; are separated by a vegetated buffer that is provided and maintained in accordance with <i>Planning Scheme Policy 11 - Separating Agriculture from other landuses</i>. The minimum standards for buffer widths vary depending on the potential adverse impacts for spray drift, odour, noise and dust. In addition to the provisions of Planning Scheme Policy 11 - the minimum vegetated buffer shall:</p> <ul style="list-style-type: none"> <li>• Not include plants that are declared and undesirable plant species at Schedule B of Planning Scheme Policy 6 - <i>Landscaping and preferred plant species</i>; and</li> <li>• Contain random plantings of a variety of trees and shrub species of differing growth habits; and</li> <li>• include species with long, thin and rough foliage; and</li> <li>• have a permeable barrier which allows air to pass through the buffer; and</li> <li>• have species that have foliage from the base to the crown; and</li> <li>• include species which are fast growing and hardy; and</li> <li>• have a minimum mature tree height of 20 metres; and</li> <li>• have irrigation and mulching provided; and</li> <li>• have a minimum maintenance period for establishing the buffer of 3 years where plant and tree species are of local provenance</li> </ul> <p><i>Note: 325 trees per 1000m<sup>2</sup> with a minimum plant spacing of 1.75 metres has been determined by Council's Revegetation Unit to be the most economical planting rate, limiting intensive weed control. Less trees per hectare, has a higher maintenance requirement.</i></p>

## 6.2.5 Medium density residential zone code

### 6.2.5.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development in the Medium density residential zone.

### 6.2.5.2 Purpose and overall outcomes

- (1) The purpose of the Medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The Tablelands Regional Council's purpose of the Medium density residential zone code is to facilitate medium residential densities and a diversity of housing which caters for the range of households in locations which are in proximity to town centres, community facilities and open space.

Small lot housing is facilitated and medium density development may include dual occupancies and multiple dwellings in the form of town houses, apartments and units.

- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development provides a range of residential dwelling choices including multiple dwellings and other residential development in locations clustered around or near centres and transport networks; and
  - (b) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure; and
  - (c) Development is supported by employment nodes, community facilities and services, transport and commercial hubs where appropriate; and
  - (d) Development provides for an efficient land-use pattern that is well connected; and
  - (e) Development provides and maintains a high level of amenity in the zone by avoiding incompatible uses that introduce impacts such as traffic, noise, dust, odour, lighting and other locally specific impacts; and
  - (f) Development provides and maintains a high level of amenity in the zone and is reflective of the desired character of the area; and
  - (g) The scale and density of development facilitate an efficient land use pattern that supports safe and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities; and
  - (h) Other small-scale development that integrates work and family and complements local residential amenity is encouraged; and
  - (i) Non-residential development may be supported where such uses directly support the day to day needs of the immediate residential community, and
  - (j) Development responds to land constraints and mitigates any adverse impacts on adjacent land uses and the environment.

### 6.2.5.3 Assessment benchmarks

Table 6.2.5.3.1 Medium density residential zone code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Development height</b>	
<b>PO1</b> The height of development is in keeping with the residential character of the neighbourhood and does not adversely affect the amenity of the neighbourhood.	<b>AO1</b> <ul style="list-style-type: none"> <li>• Building and structure heights do not exceed 8.5m; and</li> <li>• Development does not exceed two storeys above <a href="#">natural</a> ground level.</li> </ul>
<b>Outbuildings and residential scale</b>	
<b>PO2</b> Domestic outbuildings do not dominate the lot on which they are located and are in scale with the character and amenity of the area having regard to: <ul style="list-style-type: none"> <li>• The combined site coverage of outbuildings and habitable buildings;</li> <li>• The setbacks identified for the zone;</li> <li>• The safety and efficiency of vehicle movements;</li> <li>• Visual impact on the streetscape;</li> <li>• Privacy and overlooking; and</li> <li>• Overshadowing.</li> </ul>	<b>AO2</b> <a href="#">Non-commercial warehouses or dwellings ancillary to a dwelling house</a> do not: <ul style="list-style-type: none"> <li>• have a combined gross floor area exceeding 100m<sup>2</sup>; and</li> <li>• exceed 5.5m in height above natural ground level.</li> </ul>

Performance outcomes	Acceptable outcomes
<b>Site cover</b>	
<p><b>PO3</b> Development does not result in a built form that is bulky or visually obtrusive.</p>	<p><b>AO3</b> For development other than a single dwelling house, site cover does not exceed 50%.</p> <p><a href="#">Editor's note- The site cover requirements for a single dwelling house are contained within the Queensland Development Code.</a></p> <p><a href="#">Editor's note— See Volume 2, Schedule 1, Table SC1.1.2 for the definition of "Dwelling house" – includes a primary dwelling (BCA Class 1a) ancillary outbuilding(s) (BCA Class 10a) and a single secondary dwelling (BCA Class 1a) on a single lot. Note: The site cover requirements for a single dwelling house are contained within the Queensland Development Code.</a></p>
<b>Setbacks</b>	
<p><b>PO4</b> Buildings and structures are set back to maintain the residential character of the neighbourhood and to achieve separation from road frontages and from neighbouring buildings.</p>	<p><b>AO4</b> Buildings and structures other than for a dwelling house are set back a minimum of:</p> <ul style="list-style-type: none"> <li>• 6m from the primary street frontage; and</li> <li>• 3m from the secondary street frontage; and</li> <li>• 1.5m from the side and rear boundaries.</li> </ul> <p>Editor's note—All other setbacks will be in accordance with the Building Code of Australia (BCA) or the Queensland Development Code (QDC), under the regulation of the <i>Building Act 1975</i>.</p> <p><a href="#">Editor's note— See Volume 2, Schedule 1, Table SC1.1.2 for the definition of "Dwelling house" – includes a primary dwelling (BCA Class 1a) ancillary outbuilding(s) (BCA Class 10a) and a single secondary dwelling (BCA Class 1a) on a single lot. Two or more Class 1a buildings on a single lot may constitute a "Dual occupancy" or "Multiple dwelling".</a></p>
<b>Residential density</b>	
<p><b>PO5</b> Residential density is compatible with the overall outcomes for the zone.</p>	<p><b>AO5.1</b> For multiple dwellings, residential density does not exceed 1 residential unit per 150m<sup>2</sup> of site area.</p> <p><b>AO5.2</b> For dual occupancy, residential density does not exceed 1 residential unit per 300m<sup>2</sup> of site area.</p> <p><b>AO5.3</b> For residential care facility, residential density does not exceed 1 residential unit per 100m<sup>2</sup> of site area.</p> <p><b>AO5.4</b> For retirement facility, residential density does not exceed 1 dwelling per 150m<sup>2</sup> of site area.</p> <p>Note: <b>Residential unit</b> - means a self-contained building or unit (or group of buildings, including accessory buildings) used for a residential activity by one or more persons who form a single household. For the purposes of this definition it includes the use for a Community residence, Dual occupancy, Dwelling house, Educational establishment, Home based business, Hotel, Multiple dwelling, Non-resident workforce accommodation, Residential care facility, Retirement facility, Rooming accommodation and Short-term accommodation.</p>
<b>For assessable development only</b>	
<b>Environmental impacts</b>	
<p><b>PO6</b> Development is designed to:</p> <ul style="list-style-type: none"> <li>• protect the natural features of the site and surrounds; and</li> <li>• address site constraints including: <ul style="list-style-type: none"> <li>- slopes; and</li> <li>- flooding; and</li> <li>- overland flow; and</li> <li>- watercourses; and</li> <li>- wetlands; and</li> <li>- habitats; and</li> <li>- soil erosion; and</li> <li>- ecological values; and</li> </ul> </li> </ul> <p>significant vegetation.</p>	<p><b>AO6</b> No acceptable outcome provided.</p>
<b>Non-residential development</b>	
<p><b>PO7</b> Non-residential development:</p>	<p><b>AO7</b> No acceptable outcome provided.</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<ul style="list-style-type: none"><li>• provides for the day to day needs of the immediate residential community; and</li><li>• is in buildings of a scale that is consistent with the surrounding residential area; and</li><li>• does not undermine the viability of nearby centres or centres network; and</li><li>• does not unduly detract from the amenity of nearby residences.</li></ul>	

## 6.2.6 Centre zone code

### 6.2.6.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development in the Centre zone.

### 6.2.6.2 Purpose and overall outcomes

- (1) The purpose of the Centre zone code is to provide for a mix of uses and activities.

It includes, but is not limited to business, retail, professional, administrative, entertainment, cultural and residential activities.

Centres are found at a variety of scales based on their location and surrounding uses.

- (2) The Tablelands Regional Council's purpose for the Centre zone code is to facilitate the orderly development of the region's hierarchy and network of centres to meet the needs of the communities throughout the region.

The role Atherton as the major regional activity centres is reinforced. Atherton provides a range of higher order services and facilities to the entire Tablelands Region and beyond.

Malanda and Ravenshoe will be developed as district activity centres providing a range of facilities and services to their respective districts.

Herberton, Tolga and Yungaburra are village activity centres providing smaller scale retail, educational, tourism and community facilities.

The rural activity centres of Mt Garnet, Millaa Millaa, and Walkamin as well as a number of rural villages such as Innot Hot Springs, Kairi, Tarzali and Tinaroo, may accommodate small scale commercial facilities servicing the surrounding rural areas.

The hierarchy of centres is to be maintained and the viability of each centre is to be strengthened and enhanced in relation to its role within the hierarchy.

- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Promotion of a mix of retail, commercial, business, professional, accommodation and entertainment activities; and
  - (b) Industries such as service and low impact industries may be appropriate where they are for the provision of trade, service or light industries that are of a compatible scale with commercial activities and preferably do not adjoin residential areas; and
  - (c) Residential development and tourism accommodation is facilitated where it can integrate with the commercial development and provide activity at the street frontage of the site; and
  - (d) Development provides a high level of amenity and is reflective of the surrounding character of the area; and
  - (e) Development is generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks; and
  - (f) Development has access to development infrastructure and essential services; and
  - (g) Development does not compromise the viability of the hierarchy and network of centres; and
  - (h) Development responds to land constraints and natural features; and
  - (i) Development maximises surveillance of street and public spaces; and
  - (j) Buildings are well articulated and are of a bulk and scale compatible with the intent of the local area; and
  - (k) Development is setback from boundaries to residential zones and minimises impacts on the amenity of nearby sensitive land uses; and
  - (l) Development provides appropriate safe and convenient pedestrian and vehicular access, and maneuvering and service vehicle requirements on site; and
  - (m) Development provides high quality and attractive streetscapes, active shop fronts, comfortable pedestrian environment and spaces for social interaction; and
  - (n) Development provides for the provision of public transport and interchange facilities; and
  - (o) Development protects the significant local character and distinctive streetscape elements.



### 6.2.6.3 Assessment benchmarks

Table 6.2.6.3.1 Centre zone code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Development height</b>	
<b>PO1</b> The height of development is in keeping with the established built form of the Centre zone.	<b>AO1</b> Building and structure heights do not exceed 8.5m; and does not exceed 2 storeys above ground level.
<b>Building setbacks</b>	
<b>PO2</b> The siting of development is in keeping with the established built form of the Centre zone and protects the amenity of adjoining land uses.	<b>AO2.1</b> Development is constructed up to the road frontage/s of the site. <b>AO2.2</b> Where a site has a common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone development: <ul style="list-style-type: none"> <li>is set back a minimum of 2m from the common boundary; and</li> <li>includes a landscape strip with a minimum width of 1.5 metres is provided along the common boundary; and</li> <li>includes a 1.8m high solid screen fence along the common boundary.</li> </ul>
<b>Building design</b>	
<b>PO3</b> The design of development contributes to the establishment of a cohesive and active streetscape and encourages pedestrian movement.	<b>AO3.1</b> Development incorporates shop fronts which address the road frontage/s with: <ul style="list-style-type: none"> <li>a cantilevered awning provided to the full length of the building to the street frontage/s; and</li> <li>the face of the awning set back 600mm from the face of the kerb or otherwise set back to match the alignment of the awning/s of the adjoining building/s; and</li> <li>the underside of the awning positioned a minimum of 3m and a maximum of 4.2m above the finished level of the footpath.</li> </ul> <b>AO3.2</b> The road verge from the property boundary to the kerb and channel is constructed to provide footpaths in accordance with Planning Scheme Policy 10 - Footpath Paving.
<b>PO4</b> The character and amenity of the Centre zone is protected and enhanced through consistent siting and design of buildings.	<b>AO4.1</b> Buildings are designed to address the street with pedestrian entrances to the primary street frontage. <b>AO4.2</b> Where the site has more than one road frontage, the main façade and pedestrian entrance to the building addresses the primary street frontage and vehicle access is on the secondary street frontage. <b>AO4.3</b> Where on a corner lot, the main façade addresses both street frontages and pedestrian entrances are located on each frontage and/or at the truncated corner of the building and vehicle access is on the secondary street frontage. <b>AO4.4</b> Where a building is adjacent to a public place, the building's main entrance addresses the public place.
<b>PO5</b> Buildings incorporate articulation that contributes to the creation of attractive and distinctive facades in keeping with the character and scale of existing development.	<b>AO5</b> Building frontages: <ul style="list-style-type: none"> <li>are broken into smaller, 10m wide components by doors, display windows, pillars and structural elements; and</li> <li>have at least 1 break such as a pillar or structural element every 10 metres; and</li> <li>located on a corner site, the awning is truncated at the corner with a 2m single cord truncation.</li> </ul>
<b>PO6</b> Buildings present an active frontage to the street that incorporates open displays.	<b>AO6</b> Walls of buildings facing a public road have: <ul style="list-style-type: none"> <li>windows where the bottom of the window is located between 60-90cm above the footpath level; and</li> </ul>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> <li>a minimum 40% of the building facade facing the street is comprised of windows that are not painted or treated to obscure transparency.</li> </ul>
<b>Access and services</b>	
<b>PO7</b> Development includes adequate provision for service vehicles, to cater for the demand generated.	<b>AO7</b> Loading docks, goods storage areas, refuse storage areas, service areas and outdoor equipment areas are: <ul style="list-style-type: none"> <li>located at the rear or side of the building, behind the front building line; and</li> <li>provided with parking bays and manoeuvring areas for service vehicles in accordance with AS 2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</li> </ul>
<b>PO8</b> Access and manoeuvrability is safe functional, convenient and minimises conflicts in the road hierarchy.	<b>AO8</b> Vehicle parking and manoeuvring areas: <ul style="list-style-type: none"> <li>are designed in accordance with AS2890.1 – Car Parking Facilities (Off Street Parking) and;</li> <li>provide turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</li> </ul>
<b>PO9</b> The character and amenity of the locality and streetscape is protected and enhanced.	<b>AO9</b> Air conditioning, refrigeration plant, mechanical plant and refuse bin storage areas are appropriately screened from public view and shielded to minimise noise beyond the property boundary.
<b>Centre hierarchy</b>	
<b>PO10</b> Development does not compromise the hierarchy of centres.	<b>AO10</b> Centre development should not exceed 1000m <sup>2</sup> whilst adjoining the low density residential zone and medium density residential zone.
<b>For assessable development only</b>	
<b>Building design</b>	
<b>PO11</b> Building elements associated with disabled, cyclist and pedestrian access are accommodated within the lot boundaries of new or refurbished development site.	<b>AO11</b> No acceptable outcome provided.
<b>PO12</b> Buildings incorporate articulation that contributes to the creation of attractive and distinctive facades in keeping with the character and scale of existing development.	<b>AO12</b> Buildings are designed to include: <ul style="list-style-type: none"> <li>frequent doors and windows, with few blank walls; and</li> <li>narrow frontage buildings, giving vertical rhythm to the streetscape; and</li> <li>articulation of facades, with projections such as alcoves.</li> </ul>
<b>PO13</b> Buildings are finished with high quality materials, selected for their durability and the contribution they make to the character of the area.	<b>AO13</b> Building design does not incorporate: <ul style="list-style-type: none"> <li>glazed curtain walls; or</li> <li>unrelieved, unpainted or un-rendered finishes; or</li> <li>unarticulated concrete finishes; or</li> <li>unarticulated cladding systems; or</li> <li>fluorescent or iridescent paints.</li> </ul>
<b>PO14</b> Development is provided with an appropriate level of infrastructure and services to accommodate the pedestrian and vehicular traffic generated.	<b>AO14.1</b> A footpath is constructed for the full width and frontage of the site in accordance with the stated standards in Planning Scheme Policy 4 – FNQROC Development Manual and Planning Scheme Policy 10 - Footpaths.
	<b>AO14.2</b> A sealed pavement with concrete kerb and channel are constructed to the full frontage of the site in accordance with the stated standards in Planning Scheme Policy 4 – FNQROC Development Manual.
	<b>AO14.3</b> A sealed vehicle accessway is constructed in accordance with the stated standards in Planning Scheme Policy 4– FNQROC Development Manual.
	Note: Where pedestrian movements are a priority, crossovers may not be required or permitted. Through the tables of assessment, these uses are not accepted.

<b>Access and services</b>	
<p><b>PO15</b> Car parking and service areas are designed to contribute to the amenity of the area.</p>	<p><b>AO15.1</b> Parking areas, loading docks, goods storage areas, refuse storage areas and service areas have sufficient maneuverability to enable vehicles to enter and exit in a forward gear.</p> <p><b>AO15.2</b> Potential noise impacts are mitigated through the use of:</p> <ul style="list-style-type: none"> <li>• sound insulation; and</li> <li>• sensitive internal planning; and</li> <li>• acoustic barriers between residential and non-residential uses.</li> </ul>
<b>Residential development</b>	
<p><b>PO16</b> Residential development does not dominate the site at the street frontage.</p>	<p><b>AO16</b> Residential development is located above or behind non-residential uses.</p>
<p><b>PO17</b> Residential development creates opportunities for casual surveillance of public space.</p>	<p><b>PO17</b> Residential units have balconies or living area windows that overlook the street frontages and/or public areas.</p>
<p><b>PO18</b> Residential development:</p> <ul style="list-style-type: none"> <li>• does not undermine the function or viability of the Centre zone; and</li> <li>• is of a scale that is consistent with the surrounding area.</li> </ul>	<p><b>AO18</b> No acceptable outcome provided.</p>
<b>Crime prevention and community safety</b>	
<p><b>PO19</b> Development includes design features that enhance public safety.</p>	<p><b>AO19</b> Recognised Crime Prevention Through Environmental Design (CPTED) best practices are incorporated into development.</p> <p><i>Note: Reference should be made to Queensland Police documents:</i></p> <ul style="list-style-type: none"> <li>• <i>CPTED Part A Essential features of safer places which identifies principles and introduces actions to implement the principles.</i></li> <li>• <i>CPTED Guidelines for Queensland – Part B Implementation Guide.</i></li> </ul>
<b>Environmental impacts</b>	
<p><b>PO20</b></p> <p>Development is designed to:</p> <ul style="list-style-type: none"> <li>• protect the natural features of the site and surrounds; and</li> <li>• address site constraints including: <ul style="list-style-type: none"> <li>- slopes; and</li> <li>- flooding; and</li> <li>- overland flow; and</li> <li>- watercourses; and</li> <li>- wetlands; and</li> <li>- habitats; and</li> <li>- soil erosion; and</li> <li>- ecological values; and</li> <li>- significant vegetation.</li> </ul> </li> </ul>	<p><b>AO20</b> No acceptable outcome provided.</p>
<p><b>PO21</b> Development maintains a high level of centre amenity within the site and for surrounding areas.</p>	<p><b>AO21</b> Development is designed to address:</p> <ul style="list-style-type: none"> <li>• noise; and</li> <li>• odour; and</li> <li>• lighting; and</li> <li>• access to sunlight; and</li> <li>• predominant breezes; and</li> <li>• privacy and outlook.</li> </ul>
<p><b>PO22</b> Development does not cause environmental nuisance beyond the boundaries of the site</p>	<p><b>AO22</b> No acceptable outcome provided.</p>
<p><b>PO23</b> Outdoor lighting does not cause nuisance and is appropriate at the location.</p>	<p><b>AO23</b> Outdoor lighting is designed in accordance with AS 4282-1997 Control of Obtrusive effects of outdoor lighting.</p>

## 6.2.7 Industry zone code

### 6.2.7.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development in the Industry zone.

### 6.2.7.2 Purpose and overall outcomes

- (1) The purpose of the Industry zone code is to provide for a range of service industry, low impact, medium impact and high impact industrial uses.

The zone may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

- (2) The Tablelands Regional Council's purpose of the Industry zone code is to facilitate industrial activity in order to:
- contribute to and strengthen the economic development of the region; and
  - service the needs of the communities in the region; and
  - provide for a variety of employment opportunities.

The region's industrial areas will vary in their role and level of service provision and cater for different scales and types of industrial development.

Three precincts are identified within the zone in order to establish a hierarchy of industrial areas catering for lower impact to higher impact industries.

**Low Impact Industry Precinct** - to accommodate service industry and low impact industries. This precinct encompasses the majority of the existing smaller industrial areas which are often located in commercial areas or adjoining residential areas.

The precinct is strategically located to provide light, service and trades industries to service local needs and located in serviced areas and should have low impacts on adjoining areas.

Higher impact industries may be appropriate in some locations within this Precinct where it can be demonstrated that they will not have any adverse impacts on the surrounding properties and uses.

**Medium Impact Industry Precinct** - to accommodate medium impact industries and existing high impact industries. This precinct encompasses the Ravenshoe and Malanda (Pioneer Street) industrial areas. Further expansion of high impact industries is not encouraged due to proximity to residential areas, and the transition to lower impact industries is supported.

**High Impact Industry Precinct** - to accommodate a range of industrial uses including high impact industries. This precinct encompasses the Tolga industrial area.

Land included in the Industry zone is to be protected from incompatible uses to ensure that industrial activities may continue and expand.

- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Uses and works for industrial purposes are located, designed and managed to maintain safety of people, avoid significant adverse effects on the natural environment and minimise impacts on surrounding non-industrial land; and
  - (b) Development is sited having regard to its servicing capabilities in terms of transport, water, sewage, electricity, telecommunications infrastructure, proximity to other associated industries and work force; and
  - (c) Development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure and facilities; and
  - (d) Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling; and
  - (e) Development is reflective of and responsive to the environmental constraints of the land; and
  - (f) The scale, character, built form and landscaping contributes to an appropriate standard of amenity; and
  - (g) Non-industrial uses, such as offices, retail uses and caretaker's accommodation which are ancillary to and directly support the industrial area are facilitated; and
  - (h) Development has access to adequate infrastructure and essential services to support industry; and

- (i) The viability of both existing and future industrial activities is protected from the intrusion of incompatible uses; and
- (j) Adverse impacts on natural features and processes both on-site and from adjoining areas are minimised through location, design, operation and management of development; and
- (k) Industrial uses are adequately separated and buffered from "sensitive land uses" to minimise the likelihood of environmental harm including environmental nuisance occurring; and
- (l) Development is appropriately coordinated and sequenced to ensure the most effective use of land within and adjacent to the zone; and
- (m) Large format indoor sport and recreation uses may co-locate within the low impact industry precinct where they do not compromise adjoining uses.

### 6.2.7.3 Assessment benchmarks

Table 6.2.7.3.1 Industry zone code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Development height</b>	
<b>PO1</b> The height of the development is compatible with the existing and desired character of the zone and adjoining zones.	<b>AO1</b> <ul style="list-style-type: none"> <li>• Building and structure heights do not exceed 12 metres; and</li> <li>• where a site has a common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone, development height does not exceed 8.5 metres within 10 metres of that boundary; and</li> <li>• a telecommunication facility height does not exceed 35 metres.</li> </ul>
<b>Building setbacks</b>	
<b>PO2</b> The siting of development contributes to the desired amenity and character of the area and protects the amenity of other land uses.	<b>AO2.1</b> Buildings are set back a minimum of 3 metres from any road frontage.
	<b>AO2.2</b> Where a site has a common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone: <ul style="list-style-type: none"> <li>• buildings are set back a minimum of 6 metres from that boundary with the residential zone; and</li> <li>• the 6 metres setback is planted with a landscape strip with a minimum width of 2 metres; and</li> <li>• the boundary is fenced with a 1.8 metre high solid screen fence.</li> </ul>
<b>Access and services</b>	
<b>PO3</b> Premises include adequate provision for service vehicles, to cater for generated demand. Loading areas for service vehicles are designed to: <ul style="list-style-type: none"> <li>• be accommodated on-site;</li> <li>• maximise safety and efficiency of loading; and</li> <li>• protect the visual and acoustic amenity of the premises and adjoining premises.</li> </ul>	<b>AO3.1</b> Loading docks, goods storage areas, refuse storage areas, service areas and outdoor equipment areas are: <ul style="list-style-type: none"> <li>• located at the rear or side of the building, behind the front building line; and</li> <li>• provided with parking bays and manoeuvring areas for service vehicles in accordance with AS 2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</li> </ul>
	<b>AO3.2</b> A sealed vehicle access way is constructed in accordance with the stated standards in Planning Scheme Policy 4 – FNQROC Regional Development Manual.
<b>PO4</b> Vehicle manoeuvring areas are designed to be operationally safe and functional.	<b>AO4</b> Vehicle parking and manoeuvring areas - <ul style="list-style-type: none"> <li>• are designed in accordance with AS28901 – Car Parking Facilities (Off Street Parking) and;</li> <li>• provide turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</li> </ul>
<b>Landscaping</b>	
<b>PO5</b> Development does not adversely affect the amenity of the area or the amenity of adjoining land uses.	<b>AO5</b> A landscape strip with a minimum width of 1.5 metres is provided for the full length of the road frontage/s, excluding vehicle and pedestrian access.

Performance outcomes For assessable development only	Acceptable outcomes
<b>Orientation of buildings</b>	
<b>PO6</b> Buildings are designed and sited to contribute to the establishment of active street frontages and positive streetscapes.	<b>AO6.1</b> The main entrance to an industrial building is easily identifiable and is directly accessible from the main street frontage. <b>AO6.2</b> The office space of industrial buildings is sited and oriented towards the primary street frontage.
<b>Access and services</b>	
<b>PO7</b> Development is provided with an appropriate level of infrastructure and services to accommodate the pedestrian and vehicular traffic generated.	<b>AO7.1</b> A concrete footpath is constructed for the full width and along the full frontage of the site in accordance with the stated standards in Planning Scheme Policy 4 – FNQROC Development Manual. <b>AO7.2</b> A sealed pavement with concrete kerb and channel are constructed to the full frontage of the site in accordance with the stated standards in Planning Scheme Policy 4 – FNQROC Regional Development Manual.
<b>PO8</b> Car parking and service areas are designed to contribute to the amenity of the area.	<b>AO8.1</b> Parking areas, loading docks, goods storage areas, refuse storage areas and service areas have sufficient manoeuvrability to enable vehicles to enter and exit in a forward gear. <b>AO8.2</b> Potential noise impacts are mitigated through the use of: <ul style="list-style-type: none"> <li>• sound insulation; and</li> <li>• sensitive internal planning; and</li> <li>• acoustic barriers between residential and non-residential uses.</li> </ul>
<b>Non-industrial uses</b>	
<b>PO9</b> Development has access to adequate infrastructure and essential services to support industry.	<b>AO9</b> No acceptable outcome provided.
<b>PO10</b> Non-industrial development is limited to ancillary uses that are directly related to the industrial use or is an indoor sport and recreation use.	<b>AO10</b> Non-industrial uses, such as offices, retail uses and caretaker's accommodation are ancillary to an industrial use on the same site.
<b>Protection of agricultural activities</b>	
<b>PO11</b> Sensitive land uses are separated or buffered from agricultural activities and land within the Rural zone maintains current productivity and future viability for agriculture production.	<b>AO11</b> Sensitive land uses that are within 60m of the Rural zone or Emerging Communities zone or within the recommended setback distances for adverse impacts from an existing agricultural enterprise, as described at table 6.3 of Planning Scheme policy 11; are separated by a vegetated buffer that is provided and maintained in accordance with <i>Planning Scheme Policy 11 - Separating Agriculture from other land uses</i> . The minimum standards for buffer widths vary depending on the potential adverse impacts for spray drift, odour, noise and dust. In addition to the provisions of Planning Scheme Policy 11 - the minimum vegetated buffer shall: <ul style="list-style-type: none"> <li>• Not include plants that are declared and undesirable plant species at Schedule B of Planning Scheme Policy 6 - <i>Landscaping and preferred plant species</i>; and</li> <li>• Contain random plantings of a variety of trees and shrub species of differing growth habits; and</li> <li>• include species with long, thin and rough foliage; and</li> <li>• have a permeable barrier which allows air to pass through the buffer; and</li> <li>• have species that have foliage from the base to the crown; and</li> <li>• include species which are fast growing and hardy; and</li> <li>• have a minimum mature tree height of 20 metres; and</li> <li>• have irrigation and mulching provided; and</li> <li>• have a minimum maintenance period for establishing the buffer of 3 years where plant and tree species are of local provenance</li> </ul> <p><i>Note: 325 trees per 1000m<sup>2</sup> with a minimum plant spacing of 1.75 metres has been determined by Council's Revegetation Unit to be the most economical planting rate, limiting intensive</i></p>

Performance outcomes	Acceptable outcomes
<b>Environmental impacts</b>	<i>weed control. Less trees per hectare, has a higher maintenance requirement.</i>
<p><b>PO12</b> Development is designed to:</p> <ul style="list-style-type: none"> <li>• protect the natural features of the site and surrounds; and</li> <li>• address site constraints including:                             <ul style="list-style-type: none"> <li>- slopes; and</li> <li>- flooding; and</li> <li>- overland flow; and</li> <li>- watercourses; and</li> <li>- wetlands; and</li> <li>- habitats; and</li> <li>- soil erosion; and</li> <li>- ecological values; and</li> <li>- significant vegetation.</li> </ul> </li> </ul>	<p><b>AO12</b> No acceptable outcome provided.</p>
<p><b>PO13</b> Development maintains a high level of amenity within the site and for surrounding land uses.</p>	<p><b>AO13.1</b> Development is designed to address:</p> <ul style="list-style-type: none"> <li>• noise; and</li> <li>• odour; and</li> <li>• lighting; and</li> <li>• access to sunlight; and</li> <li>• predominant breezes; and</li> <li>• privacy and outlook.</li> </ul> <p><b>AO13.2</b> Development is separated from sensitive uses as follows:</p> <ul style="list-style-type: none"> <li>• medium impact industry is separated from sensitive uses by – 250 metres; and</li> <li>• high impact industry is separated from sensitive uses by – 500 metres; and</li> <li>• special industry is separated from sensitive uses by – 1.5km.</li> </ul> <p>Unless a detailed planning investigation to demonstrate that the expected impacts from these industry zones have been adequately considered in the local context.</p>
<p><b>PO14</b> Building Design contributes to the desired amenity of the area and protects the amenity of adjoining land uses ensuring sight lines from adjoining land uses are not obscured.</p>	<p><b>AO14</b> No acceptable outcome provided.</p>

## 6.2.8 Community facilities zone code

### 6.2.8.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development in the Community facilities zone.

### 6.2.8.2 Purpose and overall outcomes

- (1) The purpose of the Community facilities zone code is to provide for community related activities and facilities whether under public or private ownership.

These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport, electricity and telecommunication networks and community infrastructure of an artistic, social or cultural nature.

- (2) The Tablelands Regional Council's purpose of the Community purposes zone code is to ensure that community facilities are appropriately located in order to service the communities in the region now and in the future, whilst ensuring that impacts of the facilities are minimised.

The purpose is also to plan for and protect those sites that will be required to service future generations in the region.

- (3) The purpose of the code will be achieved through the following overall outcomes:
- Special uses and works that are owned or operated by Federal, State or Local Government, which may include municipal services, public utilities and transport networks, are facilitated; and
  - The viability of special uses is protected by excluding development that could limit the ongoing operation of existing special uses or prejudice appropriate new activities; and
  - Any expansion or redevelopment of community facilities is in keeping with the purpose and character of the facility and with community needs; and
  - Development is located in proximity to the community they service and is consistent in scale, height and bulk with that of surrounding developments; and
  - Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling; and
  - Facilities are in highly accessible locations, are supplied with necessary infrastructure and are appropriately integrated with surrounding land uses; and
  - Adverse impacts on natural features and processes, both on-site and from adjoining areas, are avoided or minimised through location, design, operation and management of development; and
  - Development is provided with a level of development infrastructure that is appropriate to the use; and
  - Development is adequately setback and screened from adjoining uses to minimise impacts on amenity;
  - Development is provided with a high level of amenity and safety for users

### 6.2.8.3 Assessment benchmarks

Table 6.2.8.3.1 Community facilities zone code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Development height</b>	
<b>PO1</b> The height of development is in keeping with the character of the neighbourhood and does not adversely affect the amenity of the neighbourhood.	<b>AO1</b> <ul style="list-style-type: none"> <li>Building and structure heights do not exceed 8.5m; and</li> <li>Development does not exceed two storeys above ground level.</li> </ul>
<b>Setbacks</b>	
<b>PO2</b> Buildings are setback to achieve: <ul style="list-style-type: none"> <li>an acceptable standard of amenity; and</li> <li>separation from road frontages, transport corridors and from neighbouring buildings.</li> </ul>	<b>AO2</b> Buildings and structures are set back a minimum of: <ul style="list-style-type: none"> <li>10m from the frontage to a State-controlled Road; and</li> <li>6m from the frontage to any other road; and</li> <li>6m from the frontage to a stock route; and</li> <li>3m from the boundary to an adjoining lot.</li> </ul>
<b>Access and parking</b>	
<b>PO3</b> Development makes efficient use of the site and is compatible with the existing and desired character of the area.	<b>AO3.1</b> Buildings address the principal road to which the site has frontage. <b>AO3.2</b> A pedestrian pathway is provided from the road frontage to the building or facility on the site.



<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
	<b>AO3.3</b> The pedestrian pathway is separated from the car parking and set down areas and from vehicular driveways.
	<b>AO3.4</b> Refuse bin storage is screened from view from the streetscape and adjoining residential uses by a 1.8m high solid screen fence.
	<b>AO3.5</b> Loading/unloading areas are located for convenient use and collection and screened from public view.
<b>PO4</b> Car parking, access and set down areas are located so as not to affect the amenity of adjoining properties or the safety of users of the facility.	<b>AO4</b> Car parking and set down areas are set back 3m from the road frontage and 2m from side and rear boundaries.
<b>Landscaping and screening</b>	
<b>PO5</b> Development: <ul style="list-style-type: none"> <li>ensures that any adverse impact on adjoining properties is minimised; and</li> <li>creates a pleasant streetscape and a functional environment.</li> </ul>	<b>AO5.1</b> Where a site has a common boundary with land in the Low density residential zone or the Medium density residential zone, a landscape strip with a minimum width of 2m is provided adjacent to that boundary. <b>AO5.2</b> Development and activities on the site are oriented away from land in the Low density residential zone or the Medium density residential zone. <b>AO5.3</b> A landscaped strip with a minimum width of: <ul style="list-style-type: none"> <li>2m is provided between a car park and a road frontage of the site; and</li> <li>1m is provided for the full length of the side and rear boundaries.</li> </ul>
<b>For assessable development only</b>	
<b>Community and character</b>	
<b>PO7</b> Development is: <ul style="list-style-type: none"> <li>located in proximity to the community it serves; and</li> <li>consistent with the scale, height and bulk of surrounding developments; and</li> <li>is in keeping with community needs; and</li> <li>is consistent with the purpose of the facility.</li> </ul>	<b>AO7</b> No acceptable outcome provided.
<b>Amenity</b>	
<b>PO8</b> Development and activities from within the zone do not inappropriately impact on adjacent areas.	<b>AO8</b> Development and activities within the zone are managed through: <ul style="list-style-type: none"> <li>buffering to adjacent sensitive land uses; and</li> <li>appropriate design, siting and operation of facilities and infrastructure.</li> </ul>
<b>PO9</b> Development is planned and designed to enhance livability, scenic amenity and provide appropriate facilities and services to the community.	<b>AO9</b> No acceptable outcome provided.
<b>Protection of agricultural activities</b>	
<b>PO10</b> Sensitive land uses are separated or buffered from agricultural activities and land within the Rural zone maintains current productivity and future viability for agriculture production.	<b>AO10</b> Sensitive land uses that are within 60m of the Rural zone or Emerging Communities zone or within the recommended setback distances for adverse impacts from an existing agricultural enterprise, as described at table 6.3 of Planning Scheme policy 11; are separated by a vegetated buffer that is provided and maintained in accordance with <i>Planning Scheme Policy 11 - Separating Agriculture from other land uses</i> . The minimum standards for buffer widths vary depending on the potential adverse impacts for spray drift, odour, noise and dust. In addition to the provisions of Planning Scheme Policy 11 - the minimum vegetated buffer shall: <ul style="list-style-type: none"> <li>Not include plants that are declared and undesirable plant species at Schedule B of Planning Scheme Policy 6 - Landscaping and preferred plant species; and</li> <li>Contain random plantings of a variety of trees and shrub species of differing growth habits; and</li> </ul>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> <li>• include species with long, thin and rough foliage; and</li> <li>• have a permeable barrier which allows air to pass through the buffer; and</li> <li>• have species that have foliage from the base to the crown; and</li> <li>• include species which are fast growing and hardy; and</li> <li>• have a minimum mature tree height of 20 metres; and</li> <li>• have irrigation and mulching provided; and</li> <li>• have a minimum maintenance period for establishing the buffer of 3 years where plant and tree species are of local provenance.</li> </ul> <p><i>Note: 325 trees per 1000m<sup>2</sup> with a minimum plant spacing of 1.75 metres has been determined by Council to be the most economical planting rate, limiting intensive weed control. Less trees per hectare, has a higher maintenance requirement.</i></p>

## 6.2.9 Conservation zone code

### 6.2.9.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development in the Conservation zone.

### 6.2.9.2 Purpose and overall outcomes

- (1) The purpose of the Conservation zone code is to provide for the protection and management of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The Tablelands Regional Council's purpose of the Conservation zone code is to ensure that the outstanding natural environment and the scenic values of the region, ecological processes and biodiversity values are conserved, enhanced and restored.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The World Heritage listed values and integrity of the Wet Tropics of Queensland Tablelands World Heritage Areas are protected; and
  - (b) Development is of an appropriate scale and site cover to minimise impacts on the environmental values of the site; and
  - (c) Areas identified as having significant values for biological diversity, water catchment, ecological functioning and historical or cultural values are protected from development; and
  - (d) Development impacts on scenic values of significance are avoided; and
  - (e) Low intensity development based on appreciation of the conservation value of the area, such as ecotourism and outdoor recreation, may be facilitated where a demonstrated community need exists including where it is consistent with any management plan for the area; and
  - (f) Adverse impacts on conservation values from on and off-site development or operation of development are minimised through the location, design and management of development and activities and management practices; and
  - (g) Development is reflective of and responsive to the environmental values of the area; and
  - (h) Natural features such as creeks, gullies, waterways, wetlands and native vegetation are protected and appropriate buffers are established; and
  - (i) Low-impact, small-scale rural living opportunities and rural actives are facilitated where compatible with the maintenance of conservation values; and
  - (j) Providing for activities associated with the management of protected areas as designated under the *Nature Conservation Act 1992*, or development associated with the appreciation of these areas;
  - (k) Development minimises impacts on the amenity of nearby sensitive uses; and
  - (l) Development avoids the incursion of weeds and pests.

### 6.2.9.3 Assessment benchmarks

Table 6.2.9.3.1 Conservation zone code — For assessable development only

Performance outcomes	Acceptable outcomes
<b>For assessable development only</b>	
<b>Development height</b>	
<b>PO1</b> Development does not dominate the natural environment and do not detract from the scenic values of the area.	<b>AO1.1</b> Building and structure heights do not exceed 8.5m; and Any building does not exceed two storeys above ground level. <b>AO1.2</b> Development is constructed of materials and finishes compatible with the natural landscape.
<b>Setbacks</b>	
<b>PO2</b> Buildings are set back to: <ul style="list-style-type: none"> <li>• maintain the character of the area; and</li> <li>• provide an appropriate level of amenity for the occupants of the buildings.</li> </ul>	<b>AO2</b> No acceptable outcome provided.
<b>Layout of the site</b>	
<b>PO3</b> Development makes efficient use of the site and is compatible with the existing and desired character of the area.	<b>AO3.1</b> Buildings address the principal road to which the site has frontage. <b>AO3.2</b> A pedestrian pathway is provided from the road frontage to the building or facility on the site.

Performance outcomes	Acceptable outcomes
	<p><b>AO3.3</b> The pedestrian pathway is separated from the car parking and set down areas and from vehicular driveways.</p> <p><b>AO3.4</b> Refuse bin storage is screened from view from the streetscape and adjoining residential uses by a 1.8m high solid screen fence.</p> <p><b>AO3.5</b> Loading/unloading areas are located for convenient use and collection and screened from public view.</p>
<b>Development scale and design</b>	
<p><b>PO4</b> Development is designed, located and constructed to complement the natural, scenic, historical or cultural values of the site and the area generally and do not have adverse impacts on those values.</p>	<p><b>AO4</b> Development:</p> <ul style="list-style-type: none"> <li>• is constructed of materials and finishes compatible with the natural landscape; and</li> <li>• uses natural colours; and</li> <li>• includes appropriate provision for access to natural light and ventilation, landscaping and outlook.</li> </ul>
<b>Environmental impacts</b>	
<p><b>PO5</b> Significant vegetation and ecological values of the site are protected.</p>	<p><b>AO5.1</b> The largest possible extent of native vegetation is retained.</p> <p><b>AO5.2</b> Ongoing clearing of vegetation is restricted to weed eradication.</p> <p><b>AO5.3</b> Any revegetation utilises native species of local provenance.</p>
<p><b>PO6</b> Development is designed to:</p> <ul style="list-style-type: none"> <li>• protect the natural features of the site and surrounds; and</li> <li>• maintain the landscape character of the area; and</li> <li>• address site constraints including: <ul style="list-style-type: none"> <li>- slopes; and</li> <li>- flooding; and</li> <li>- overland flow; and</li> <li>- watercourses; and</li> <li>- wetlands; and</li> <li>- habitats; and</li> <li>- soil erosion; and</li> <li>- ecological values; and</li> <li>- significant vegetation.</li> </ul> </li> </ul>	<p><b>AO6</b> No acceptable outcome provided.</p>
<p><b>PO7</b> <a href="#">Development avoids adverse impacts on world heritage values and integrity, and the cultural heritage significance of the Wet Tropics of Queensland World Heritage Area.</a></p>	<p><b>AO7</b> <a href="#">Development within the Wet Tropics of Queensland World Heritage Area is either 'allowed' or has an approval under the Wet Tropics Management Plan 1998.</a></p>
<b>Fencing</b>	
<p><b>PO87</b> Fencing is designed to not impede the movement of wildlife through the site.</p>	<p><b>AO87</b> Where fencing is located along property boundaries, it must:</p> <ul style="list-style-type: none"> <li>• allow wildlife to pass safely; and</li> <li>• be transparent, to allow for views through to the open space; and</li> <li>• incorporate gates for fire management.</li> </ul>
<b>Amenity</b>	
<p><b>PO98</b> Development does not affect the amenity of the site or of adjoining land uses.</p>	<p><b>AO98</b> No acceptable outcome provided.</p>

## 6.2.10 Recreation and open space zone code

### 6.2.10.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development in the Recreation and open space zone.

### 6.2.10.2 Purpose and overall outcomes

- (1) The purpose of the Recreation and open space zone code is to provide for a range of sporting, recreation, leisure, cultural and educational activities.

The zone provides for local, district and regional scale parks that cater for the recreation needs of residents and visitors and may include areas for conservation.

Areas within the zone such as parks, playing fields and playgrounds are generally accessible to the public; however, access will be limited in certain areas and at certain times.

Where required to meet community needs, development may include built structures such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, public swimming pools and tennis courts, and other infrastructure to support the activities, provide safe access and support the management of these essential built structures.

- (2) The Tablelands Regional Council's purpose of the Recreation and open space zone code is to ensure that:
- (a) suitable areas of open space are available for the wide range of recreational activities pursued and enjoyed by the residents of the region; and
  - (b) appropriate open space linkages are achieved and maintained; and
  - (c) the natural, environmental, scenic and recreational values of open space are protected and enhanced where possible.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) 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; and
  - (b) Impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land uses and appropriate design, siting and operation of facilities and infrastructure; and
  - (c) Opportunities for sporting clubs using playing fields to establish club facilities are facilitated; and
  - (d) Open space is accessible to the general public for a range of outdoor sport and recreation activities; and
  - (e) A range of functional and accessible open spaces, including local and regional parks and linkages, are available for the use and enjoyment of residents and visitors; and
  - (f) Development is supported by transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling; and
  - (g) Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary; and
  - (h) Land susceptible to flooding or drainage problems, including high ground water tables, is protected from inappropriate sport and recreation activities or facilities; and
  - (i) Development protects remnant native vegetation, wetlands and waterways, and avoids or minimises adverse impacts on ecological values; and
  - (j) Sport and recreation areas are planned and designed to enhance community liveability and scenic amenity; and
  - (k) The use of sport and recreation areas does not affect the amenity of adjacent areas; and
  - (l) Development provides connection to and orientates buildings towards existing public open space; and
  - (m) Development is designed to maximise surveillance and minimise opportunities for crime and vandalism

### 6.2.10.3 Assessment Benchmarks

Table 6.2.10.3.1 Recreation and open space zone code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Development height</b>	
<b>PO1</b> The height of development is in keeping with the character and amenity of the surrounding area.	<b>AO1</b> <ul style="list-style-type: none"> <li>Building and structure heights do not exceed 8.5m; and</li> <li>Development does not exceed two storeys above ground level.</li> </ul>
<b>Setbacks and orientation</b>	
<b>PO2</b> Development is setback and oriented to achieve: <ul style="list-style-type: none"> <li>an acceptable standard of amenity; and</li> <li>separation from road frontages, transport corridors and adjoining land uses.</li> </ul>	<b>AO2.1</b> Development is set back a minimum of: <ul style="list-style-type: none"> <li>10m from the frontage to a State- controlled Road; and</li> <li>6m from the frontage to any other road; and</li> <li>6m from the frontage to a stock route; and</li> <li>3m from the boundary to an adjoining lot.</li> </ul> <b>AO2.2</b> Development and activities on the site are oriented away from land in the Low density residential zone or Medium density residential zone.
<b>Access and parking</b>	
<b>PO3</b> Pedestrian movements within the site are safe, convenient and minimise the potential for conflicts with vehicles.	<b>AO3.1</b> Buildings address the principal road to which the site has frontage.
	<b>AO3.2</b> A pedestrian pathway is provided from the road frontage to the building or facility on the site.
	<b>AO3.3</b> The pedestrian pathway is separated from the car parking and set down areas and vehicular driveways.
<b>PO4</b> Car parking, access and set down areas are located so as: <ul style="list-style-type: none"> <li>not to affect the amenity of adjoining properties or the safety of users of the facility; and</li> <li>not to dominate the site.</li> </ul>	<b>AO4.1</b> Car parking and set down areas are set back 3m from the road frontage and 2m from side and rear boundaries.
	<b>AO4.2</b> Car parking and set down areas are easily identifiable to motorists and pedestrians and are conveniently located within the development site.
<b>Landscaping and screening</b>	
<b>Performance outcomes</b>	
<b>PO5</b> Landscaping and screening is provided to: <ul style="list-style-type: none"> <li>ensure that any adverse impact on adjoining properties is minimised; and</li> <li>create a pleasant streetscape and a functional environment.</li> </ul>	<b>AO5.1</b> Where a site has a common boundary with land in the Low density residential zone or Medium density residential zone, a landscaped strip with a minimum width of 2m is provided adjacent to that boundary.
	<b>AO5.2</b> A landscaped strip with a minimum width of 1.5m is provided between a car park and a road frontage of the site.
	<b>AO5.3</b> Refuse bin storage is screened so as not to be visible from the street and adjoining residential uses by a 1.8m high solid screen fence.
<b>For assessable development</b>	
<b>Community and character</b>	
<b>PO6</b> Development is: <ul style="list-style-type: none"> <li>located in proximity to the community it serves; and</li> <li>consistent with the scale, height and bulk of surrounding developments; and</li> <li>is in keeping with community needs; and</li> <li>is consistent with the purpose of the facility.</li> </ul>	<b>AO6</b> No acceptable outcome provided.

<b>Amenity</b>	
<p><b>PO7</b> Development and activities from within the zone are functional and do not adversely impact on adjacent areas.</p>	<p><b>AO7.1</b> Development and activities within the zone are managed through:</p> <ul style="list-style-type: none"> <li>• buffering to adjacent sensitive land uses; and</li> <li>• appropriate design, siting and operation of facilities and</li> <li>• infrastructure.</li> </ul> <p><b>AO7.2</b> Loading/unloading areas are located for convenient use and collection and screened from public view.</p>
<p><b>PO8</b> Development is planned and designed to enhance community liveability, scenic amenity and provide recreation for neighbouring developed areas.</p>	<p><b>AO8</b> No acceptable outcome provided.</p>
<p><b>PO9</b> Land susceptible to flooding or drainage problems, including high ground water tables, is protected from inappropriate sport and recreation activities or facilities.</p>	<p><b>AO9</b> No acceptable outcome provided.</p>
<p><b>PO10</b> Outdoor lighting does not cause nuisance and is appropriate at the location.</p>	<p><b>AO10</b> Outdoor lighting is designed in accordance with AS 4282-1997 Control of Obtrusive effects of outdoor lighting.</p>
<b>Environmental impacts</b>	
<p><b>PO11</b> Development is designed to be sensitive to the environment and surrounds.</p>	<p><b>AO11</b> Development is designed to:</p> <ul style="list-style-type: none"> <li>• protect the natural features of the site and surrounds; and</li> <li>• maintain the landscape character of the area; and</li> <li>• address site constraints including:                             <ul style="list-style-type: none"> <li>- slopes; and</li> <li>- flooding; and</li> <li>- overland flow; and</li> <li>- watercourses; and</li> <li>- wetlands; and</li> <li>- habitats; and</li> <li>- soil erosion; and</li> <li>- ecological values; and</li> <li>- - significant vegetation.</li> </ul> </li> </ul>
<p><b>PO12</b> Emissions of any odour, light, dust, noise or air pollutants is minimised to ensure that development does not cause environmental nuisance.</p>	<p><b>AO12</b> No acceptable outcome provided.</p>
<p><b>PO13</b> 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 ecological values are avoided or minimised.</p>	<p><b>AO13</b> No acceptable outcome provided.</p>

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## Part 7 Local plans

### 7.1 Preliminary

- (1) Local plans organise the planning scheme area at the local or district level and provide more detailed planning for the zones.
- (2) Local plans are mapped and included in Schedule 2.
- (3) A precinct may be identified for part of a local plan.
- (4) The levels of assessment for development in a local plan are in Part 5.
- (5) Assessment benchmarks for local plans are contained in a local plan code.
- (6) Each local plan identifies the following:
  - (a) the application of the local plan code; and
  - (b) the purpose of the local plan code; and
  - (c) the overall outcomes that achieve the purpose of the local plan code; and
  - (d) the performance outcomes that achieve the overall outcomes of the local plan code; and
  - (e) the acceptable outcomes that achieve the performance outcomes of the local plan.
- (7) The following are the local plan codes for the planning scheme:
  1. Atherton local plan
    - (i) Northern Approach Precinct
    - (ii) Kirby Close Precinct
    - (iii) Service Trades Precinct
    - (iv) Bulky Retail Precinct
    - (v) Mazlin Creek West Precinct
    - (vi) Maunds Road Precinct
    - (vii) Western Expansion Precinct
    - (viii) Town Centre Core Precinct
    - (ix) Town Centre Fringe Precinct
    - (x) Atherton Urban Growth Precinct
    - (xi) Southern Entry Precinct
    - (xii) Southern Link Road Precinct
    - (xiii) Atherton International Club Precinct
    - (xiv) Town Centre Expansion Precinct
  2. Herberton local plan
    - (i) Herberton Character Precinct
    - (ii) Residential Constrained Precinct
    - (iii) Herberton Southern Expansion Precinct
    - (iv) Herberton Western Expansion Precinct
  3. Malanda local plan
    - (i) English Street Precinct
    - (ii) Johnstone River Precinct
    - (iii) Malanda Eastern Expansion Precinct
    - (iv) Malanda Northern Expansion Precinct
  4. Ravenshoe local plan
    - (i) Ravenshoe Southern Industrial Precinct
    - (ii) Grigg Street Precinct
    - (iii) Ravenshoe Southern Expansion Precinct
    - (iv) Ravenshoe Eastern Expansion Precinct
  5. Yungaburra local plan
    - (i) Yungaburra Character Precinct
    - (ii) Gateway Accommodation Precinct
    - (iii) Tinaburra Investigation Precinct
    - (iv) Yungaburra Northern Expansion Precinct

## 7.2 Local plan codes

### 7.2.1 Atherton local plan code

#### 7.2.1.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development within the Atherton Local Plan Area shown within the Atherton Local Plan Maps contained within Schedule 2.

#### 7.2.1.2 Purpose and overall outcomes

- (a) The purpose of the Atherton Local Plan code is to:
- (i) Facilitate efficient development that accords with local lifestyle and amenity expectations; and
  - (ii) Identify and plan for Atherton's long term urban growth opportunities; and
  - (iii) Facilitate a more vibrant and integrated town centre, with connectivity and integration to Atherton's important community assets and areas of open space; and
  - (iv) Facilitate activation of Priors Creek, with improved access and town orientation; and
  - (v) Facilitate the enhancement of Atherton's heritage and character elements, through the protection of Atherton's unique Main Street town centre, and character housing areas; and
  - (vi) Facilitate the efficient development of precincts with a specific purpose; and
  - (vii) Encourage pedestrian activity by maintaining walkability and reinforce walkable catchments; and
  - (viii) Maintain and strengthen Atherton as the major regional activity centre and the focus of the Tablelands centre network and regional population growth; and
  - (ix) Maintain the compact urban form of Atherton to protect the surrounding areas that contain rich, red volcanic soil and forested hill slopes of the Herberton Range; and
  - (x) Existing residential areas in Atherton are consolidated through infill and densification; and
  - (xi) Protect future state roads from development that may prejudice or impede their future construction.
- (b) Fourteen precincts are identified within the Atherton Local Plan in order to achieve this purpose:

#### ***Northern Approach Precinct***

The Northern Approach balances the recognised need for more well located and accessible industrial land on Atherton's urban fringe, with the achievement of an open space buffer that separates the high impact industry from an existing rural residential estate, and maintaining an inter-urban break at the town's entrance.

Development of industrial land is to provide visual relief by providing densely landscaped buffers along the western and southern edges to complement the remnant Mabi Forest known as the Tolga Scrub.

#### ***Kirby Close Precinct***

The Kirby Close Precinct may be suitable for future low density residential use provided that this use does not impact upon the ongoing operation of the Atherton Sewerage Treatment Plant, including any future upgrades to the plant, and potential impacts upon future residential use from the sewerage plant can be adequately mitigated. Residential uses in this precinct require code assessment and will need to demonstrate that the operation of the Sewerage treatment plant will not be impacted upon.

#### ***Service Trades Precinct***

The Service Trades Precinct accommodates a variety of light industries, services and trades, and will continue to provide a suitable location for the establishment of new low impact industry for the duration of the planning scheme. Existing industrial uses are to maintain high standards of amenity for the new and established residential areas in close proximity to the Service Trades Precinct's southern boundary.

The precinct contains Tolga Road which forms a critical part of the approach into Atherton's town centre. Development must present a high standard of building design and form, incorporating landscaping treatments to create a 'sense of arrival' into the urban area from the north.

#### ***Bulky Retail Precinct***

The Bulky Retail Precinct contains large allotments in a strategic location - fronting Grove Street. This location provides ease of access along a major collector street with connectivity to the nearby Low impact industry uses and the Town Centre Core Precinct. This precinct is suitable for a variety of bulky retail uses, subject to sufficient need being demonstrated.

Development is to retain large allotment sizes within this precinct and connect directly to Grove Street.

**Mazlin Creek West Precinct**

The Mazlin Creek West Precinct is suitable for accommodating residential purposes, incorporating a retirement facility as a preferred development form.

Residential development recognises the adjoining Low impact industry area to the north east, and provides appropriate buffers to uphold the Precinct's residential amenity.

**Maunds Road Precinct**

The Maunds Road Precinct includes large land holdings along Atherton's major east to west road connection with future development potential.

Medium density multiple dwelling units and short-term accommodation are the preferred forms of development within the Precinct, as these represent the most efficient land use cognisant of existing lot sizes and depths. The preference towards these uses is reflected in the levels of assessment for the Atherton Local Plan.

Vehicular access points onto Maunds Road and Grove Street are to be consolidated and appropriately located so as to not affect the ongoing and future arterial function of these roads.

**Western Expansion Precinct**

The Western Expansion Precinct is a heavily vegetated precinct and is affected in parts by steep slopes which contribute to the scenic qualities of the ridgelines that surround the Atherton township. The site incorporates land that is relatively unconstrained, which is intended to be developed for residential purposes. The balance of the area, which is constrained by vegetation and slope, is to be retained in its natural state and included in the Conservation zone. Development for urban purposes can occur where earthworks and the loss of vegetation is minimised, and building form respects the characteristics of the landform and overall landscape setting.

**Town Centre Core Precinct**

The Town Centre Core Precinct is the main hub of commercial, retail, light industrial and community uses of the Southern and Central Tablelands, focused on Main Street. Within this precinct, Atherton's distinctive 1930's built character and active frontages are to be maintained and enhanced.

A greater diversity of land uses is to be encouraged, as well as the activation of rear laneways and other underutilised spaces to promote greater pedestrian connectivity and community integration. Pedestrian linkages from Main Street to Mabel Street will be retained and enhanced.

Opportunities exist to integrate the Town Centre Core Precinct with Priors Creek through the redevelopment of underutilised land on the western fringe of the Town Centre Core Precinct. The redevelopment of this land is to incorporate active non-residential land uses supported by a high standard of built form.

**Town Centre Fringe Precinct**

The Town Fringe Precinct is an area of mixed uses located between the Atherton town centre to the west, and the Atherton Hospital to the east. There is a significant stock of older character housing within this Precinct (generally bounded by the tree lined Vernon, Victoria, Cook and Alice Streets) - and the unique character streetscape and character or heritage values of these buildings and tree lined boulevard style streets will be protected and enhanced. The grid pattern layout of the Precinct will be protected from incompatible forms of subdivision.

The Precinct will be expected to accommodate significant infill development into the future, where new development is compatible in scale and design with neighbourhood character. Demolition or removal of all high quality, intact traditional housing is to be avoided to maintain the heritage character of the precinct. Sympathetic planning provisions protect and maintain the Precinct's unique character whilst accommodating infill redevelopment and densification. New construction must incorporate traditional building materials and design elements.

Within this precinct, mixed residential, office and community uses are supported, and this is reflected in the levels of assessment for the Atherton Local Plan. Residential and non-residential uses may co-exist on the same site where the amenity of those uses can be maintained. Low scale commercial uses and professional offices are to re-use existing buildings in a manner which preserves the areas unified streetscapes featuring traditional built form character and buildings of a similar age and generally high integrity.

#### **Atherton Urban Growth Precinct**

The Atherton Urban Growth Precinct contains the land identified as being suitable to accommodate the future urban growth needs of Atherton to 2031. Development of the Precinct is to be undertaken in accordance with Atherton Local Plan Elements Map 8, and is only to be developed where urban infrastructure is provided in an efficient, logical and sustainable manner. Piecemeal or fragmented development, or development that has the potential to undermine the future intent of the Precinct for urban expansion, will not be supported.

The Atherton Urban Growth Precinct is integrated with existing or approved development, and new development contributes to the creation of well designed and inclusive neighbourhoods which have legible street, pedestrian, bicycle and open space networks focusing on walkability and street connectivity. Development is to provide a wide range of housing options including different dwelling unit sizes and types that meet the needs of a range of household compositions. Development provides for an average net residential density of at least 12 dwelling units per hectare.

The scenic amenity of the Atherton Tablelands from the Hallorans Hill Lookout is to be protected, and the side slopes of the lookout - in addition to the Hallorans Hill Conservation Park is to be protected. This will be achieved in part through the protection, rehabilitation, buffering and reconnection of native remnant and regrowth vegetation on the side slopes of Hallorans Hill.

The Precinct is adjacent to an intensive animal industry operation and cropping land, both of which have the potential to significantly affect residential amenity. Land designated as being within the area mapped as 'Land Constrained by Intensive Animal Industry' on Atherton Local Plan Elements Map 7 is not to be developed for further residential purposes until such time as the Rockley Road piggeries have ceased operations. Development will not occur while odour from intensive animal industry impacts on residential amenity.

In order to prevent potential impacts from cropping on residential use, development of lots adjoining Rockley Road will be required to establish a vegetated buffer area consistent with *Planning Scheme Policy 11 - Separating Agriculture from other land uses*.

#### **Southern Entry Precinct**

The Southern Entry Precinct will continue to be developed for rural residential purposes which respond to the Precinct's sloping topography, extensive vegetation, proximity to the Herberton Range State Forest, limited provision of urban infrastructure, and difficulties in establishing a localised road network without affecting the function of Herberton Road.

New structures are to be located in cleared areas, and be constructed to integrate and blend into the natural landscape and protect the scenic values of the Herberton Range State Forest.

#### **Southern Link Road Precinct**

The Southern Link Road precinct is developed for the purposes of a Retirement Facility, and/or Residential Care Facility and future residential development once the Southern Link Road alignment is finalised and land required for the road alignment dedicated to Council. Any future development in this precinct must not proceed until all drainage requirements are finalised and all land required for drainage, detention and associated revegetation is dedicated to Council.

#### **Atherton International Club Precinct**

The Atherton International Club Precinct has a high level of community recreation value with illuminated sports grounds and licensed club facilities. Development of the Atherton International Club precinct as a community recreation, entertainment and conference facility is supported where the recreation values of the site are retained. The site is also suitable for conference facilities, tourist accommodation and small scale shops servicing their customers.

#### **Town Centre Expansion Precinct**

The Town centre expansion precinct has linkages with the northern section of the Town Centre core precinct and has the potential for a number of uses that complement the Town Centre while addressing access constraints. Open space, residential, commercial and retail uses, particularly bulky retail uses are supported where they are well designed and increase connectivity and walkability to Main Street and Nye Street. Development may also provide a range of housing options.

- (c) The purpose of the code will be achieved through the following overall outcomes:
- (i) Development upholds the values of Atherton as a Major Regional Activity Centre, contributing to a vibrant community with a strong sense of place and local identity that continues to prosper; and
  - (ii) Facilitate development in Atherton Urban Growth Precinct in a logical and efficient manner, providing local planning responsive of the town's housing and infrastructure (both physical and social) demands that will be expected of smaller households and a growing and ageing population; and
  - (iii) The 1930's styled commercial and retail hub of Atherton, typically presenting a traditional main street character supported by a range of centre activities, is protected and enhanced; and
  - (iv) Recognise and protect the town centre as Atherton's most important commercial and social asset that is supported by substantial public and private investment in buildings, infrastructure and culture; and
  - (v) Structure development of the town centre to make it more walkable, better integrated with the current street environment and more responsive to social activity; and
  - (vi) Maintain a quality pedestrian environment by retaining covered pedestrian arcades in the town centre core precinct, providing new pedestrian linkages in redevelopment sites and reducing vehicle access and pedestrian conflicts through the efficient use of rear laneways; and
  - (vii) Encourage active links between the town centre and nearby scenic and recreation assets, including Priors Creek to the west of the town centre and the linear corridor of existing community facilities to the east of the town centre; and
  - (viii) Implement provisions designed to protect Atherton's character areas and enhance opportunities for their public appreciation; and
  - (ix) Facilitate the continued operation of Atherton's existing industrial areas giving consideration to site and traffic impacts on local residential areas; and
  - (x) Facilitate infill and mixed use developments in areas proximate to the town centre and community and social assets, identifying opportunities where infill consolidation and redevelopment of higher residential densities would be appropriate given their location and infrastructure capabilities; and
  - (xi) Recognise the importance of Atherton's Good Quality Agricultural Land by ensuring that productive lands are protected from incompatible urban uses and piecemeal fragmentation of rural land; and
  - (xii) The Area contains a series of Precincts which will be developed to interrelate and contribute towards the development of Atherton.

### 7.2.1.3 Assessment Benchmarks

Table 7.2.1.3.1 Atherton Local Plan Code - For accepted and assessable development

Performance Outcomes	Acceptable Outcomes
<b>For accepted and assessable development</b>	
<b>Where in the Atherton International Club precinct</b>	
<b>PO1</b> The sporting and recreation values of the site are maintained and supported by a mix of complimentary commercial activities.	<b>AO1</b> The site retains provision for: <ul style="list-style-type: none"> <li>• Two full sized sporting fields with dimensions no less than 105m x 68m; and</li> <li>• One half field; and</li> <li>• Club change rooms</li> </ul>
<b>PO2</b> New buildings incorporate articulation that contributes to the creation of attractive and distinctive facades.	<b>AO2</b> Building frontages: <ul style="list-style-type: none"> <li>• are broken into smaller 10m wide components by doors, display windows, pillars and structural elements; and</li> <li>• have at least 1 break such as a pillar or structural element every 10m.</li> </ul>
<b>PO3</b> New development improves accessibility and permeability for pedestrians.	<b>AO3</b> Pedestrian access from each road frontage is provided through the location of entrance points to the site or buildings.
<b>PO4</b> Sufficient parking and bicycle spaces are provided to accommodate the demand likely to be generated by the use.	<b>AO4</b> Parking provisions are: <ul style="list-style-type: none"> <li>• in accordance with the Parking and access code; and</li> <li>• additional car parking constructed within the Nasser Road reserve as part of future development may be counted for the purpose of AO1.4 of the Parking and Access code.</li> </ul>
<b>Where in the Northern Approach Precinct</b>	
<b>PO5</b> Vegetated buffer areas adequately mitigate the environmental and visual impact of new development.	<b>AO5.1</b> A minimum of a 15m wide vegetated buffer area is provided adjacent to Manthey Road consistent with <i>Atherton Local Plan Precincts Map 3</i> .
	<b>AO5.2</b> A minimum of a 20m wide vegetated buffer area must be provided along the southernmost extent of the Industrial zoning consistent with <i>Atherton Local Plan Precincts Map 3</i> .

Performance Outcomes	Acceptable Outcomes
<b>Where in the Town Centre Core Precinct</b>	
<b>PO6</b> Development is of a scale and form which complements the character of the precinct.	<b>AO6.1</b> Development height does not exceed 12 metres. AND Development does not exceed three storeys above ground level. <b>AO6.2</b> Development does not involve demolition or involve building work to the external street facing façade(s) as identified on <i>Atherton Local Plan Precincts Map 6</i> . <b>AO6.3</b> Development is oriented towards the street frontage with active uses at the ground level.
<b>PO7</b> Development protects and enhances the form, function and theme of the Main Street streetscape.	<b>AO7</b> Vehicular access is not obtained from the Active Street frontage as identified on <i>Atherton Local Plan Precincts Map 6</i> .
<b>Where in the Town Centre Fringe Precinct</b>	
<b>PO8</b> The existing character and traditional streetscape of the precinct is retained and enhanced.	<b>AO8.1</b> Development retains buildings built prior to 1960 in their original location, or buildings may be relocated to the front of the site on the primary street frontage. <b>AO8.2</b> New buildings or structures: <ul style="list-style-type: none"> <li>incorporate awnings or verandahs that address the street,</li> <li>utilise a rectangular building form with obvious front entries that address the street,</li> <li>utilise <u>traditional materials such as</u> timber cladding or rendered masonry for walls and corrugated iron for roofing; and</li> <li>roofs should be either gabled or hipped and have a 30 degree pitch with or without a secondary skillion section.</li> </ul> <i>Note: Please refer to Character Precinct Typical Roof Types in Administrative definitions.</i> <b>AO8.3</b> Ancillary buildings and car parks are located behind the front building line.
<b>PO9</b> The site cover of development allows for adequate car parking and landscaping to be provided to ensure a pleasant and functional environment that complements the scale and built form of the precinct.	<b>AO9</b> The maximum site cover <u>for development other than a dwelling house</u> is 60%.  <u>Editor's note- The site cover requirements for a single dwelling house are contained within the Queensland Development Code.</u>
<b>PO10</b> The front setback complements the prevailing building setbacks in the street.	<b>AO10</b> Buildings are set back from any road alignment (excluding eaves, awnings, stairs) within the average front setback of adjoining buildings fronting the same street.
<b>PO11</b> Development provides privacy and amenity for residents, surveillance of the street from the site and contributes positively to the streetscape.	<b>AO11</b> Height of fences/walls on any street frontage does not exceed: <ul style="list-style-type: none"> <li>1.5m if 50% transparent; or</li> <li>1.2m if solid.</li> </ul>
<b>Where in the Service Trades Precinct</b>	
<b>PO12</b> For land with frontage to Tolga Road, buildings address the street and support the precinct's role as part of the entrance to Atherton.	<b>AO12.1</b> Blank sides of buildings and rear service areas are designed so that they are not visible from the Tolga Road frontage. <b>AO12.2</b> Building bulk is reduced by a mix of horizontal and vertical design elements including: <ul style="list-style-type: none"> <li>a minimum of 25% active frontage such as main entrance, windows, café or checkouts; and</li> <li>a well designed upper façade.</li> </ul> <b>AO12.3</b> A landscaping strip with a minimum width of 1 metre is provided for a minimum of 25% of the Tolga Road frontage.
<b>Where in the Southern Entry Precinct</b>	
<b>PO13</b> Development maintains the visual amenity and established landscape character.	<b>AO13</b> New buildings and structures are located in existing cleared areas of the site.

Performance Outcomes	Acceptable Outcomes
<b>For assessable development only</b>	
<b>Where in the Atherton Local Plan area</b>	
<b>PO14</b> Local tourism assets shown on <i>Atherton Local Plan Precincts Map 1</i> are retained and protected from incompatible forms of development.	<b>AO14</b> Development on or adjoining sites containing the Valued Community Assets identified on the <i>Atherton Local Plan Precincts Map 2</i> are responsive to the Valued Community Assets in terms of: <ul style="list-style-type: none"> <li>• appearance; and</li> <li>• function; and</li> <li>• location and setting; and</li> <li>• bulk and scale; and</li> <li>• environmental impacts; and</li> <li>• relationship with the surrounding area.</li> </ul>
<b>PO15</b> Development does not prejudice the future development of the Southern and Western Link roads indicated on <i>Atherton Local Plan Precincts Map 2</i> or expose residents adjoining and adjacent to these corridors to unacceptable impacts upon amenity.	<b>AO15</b> No acceptable outcome provided.
<b>PO16</b> Development does not impact on the future construction or operation of the proposed Atherton bypass route indicated on <i>Atherton Local Plan Precincts Map 2</i> .	<b>AO16</b> No acceptable outcome provided.
<b>PO17</b> Local scenic routes are maintained to achieve a high level of amenity when viewed from the street and are protected from the effects of development.	<b>AO17</b> Development with frontage to an identified local scenic route on <i>Atherton Local Plan Precincts Map 1</i> : <ul style="list-style-type: none"> <li>• retains existing mature native vegetation within 3m of the site frontage; and</li> <li>• does not involve a freestanding permanent advertising device.</li> </ul>
<b>Where in Kirby Close Precinct</b>	
<b>PO18</b> Residential development does not impact upon the current or future operations of the Atherton Sewerage Treatment Plant.	<b>AO18</b> Where development involves an increase in the number of people residing, working or congregating on site, the application must be accompanied by an air quality, odour and amenity assessment report, demonstrating that residential amenity will not be impacted by the operations of the Atherton Sewerage Treatment Plant.
<b>PO19</b> Residential development is adequately buffered from potentially incompatible adjoining land uses to minimise adverse impacts upon residential amenity.	<b>AO19</b> Residential development within this precinct provides a minimum of a 15m wide <i>vegetated buffer area</i> . Particular attention shall be given to achieving a visual buffer between residential uses and adjoining uses in the Community Facilities Zone.
<b>Where in Service Trades Precinct</b>	
<b>PO20</b> Development facilitates opportunities to utilise the existing rail corridor for access.	<b>AO20</b> Development on land adjacent to the rail corridor is designed to facilitate access via the rail corridor.  Note: Rail corridor access may be a secondary or service vehicle access to facilitate more efficient traffic manoeuvring on site.
<b>Where in Bulky Retail Precinct</b>	
<b>PO21</b> The Bulky Retail Precinct: <ul style="list-style-type: none"> <li>• promotes uses that are suited to larger parcels close to the town centre; and</li> <li>• allows a rich variety of buildings and uses to emerge over time; and</li> <li>• facilitates opportunities to utilise the existing rail corridor for access.</li> </ul>	<b>AO21.1</b> Development on land adjacent to the rail corridor is designed to facilitate access via the rail corridor.  Note: Rail corridor access may be a secondary or service vehicle access to facilitate more efficient traffic manoeuvring on site.  <b>AO21.2</b> Reconfiguring a lot does not result in new lots less than 2 hectares in size.
<b>Where in the Town Centre Expansion Precinct</b>	
<b>PO22</b> Commercial uses in the Town Centre Expansion Precinct <ul style="list-style-type: none"> <li>• promotes development that is suited to larger parcels close to the town centre; and</li> <li>• allows a rich variety of buildings and uses to emerge over time; and</li> <li>• facilitates opportunities for increased connectivity including</li> </ul>	<b>AO22</b> No acceptable outcome provided.

Performance Outcomes	Acceptable Outcomes
footbridges where applicable to the town centre and surrounds.	
<b>PO23</b> Development contributes to well designed and inclusive neighbourhoods which have functional and presentable streets and pedestrian, bicycle and open space networks.	<b>AO23</b> No acceptable outcome provided.
<b>PO24</b> Residential development is adequately separated back or screened from any existing or potential future commercial use on adjoining lots.	<b>AO24</b> No acceptable outcome provided.
<b>PO25</b> Development is of a scale and form which complements the character of the precinct.	<b>AO25.1</b> Development height does not exceed 12 metres. AND Development does not exceed three storeys above ground level.  <b>AO25.2</b> Development does not involve demolition or involve building work to the external street facing façade(s).  <b>AO25.3</b> Development is oriented towards the street frontage with active uses at the ground level.
<b>PO26</b> The road network is developed in a logical and sequential manner to provide for the co-ordinated development of the precinct.	<b>AO26</b> No acceptable outcome provided.
<b>PO27</b> Development provides an internal road layout that: <ul style="list-style-type: none"> <li>• facilitates connectivity with adjacent roads; and</li> <li>• integrates with the open space buffer along Priors Creek and the retail hub of Cook Street.</li> </ul>	<b>AO27</b> Development is oriented towards the street frontage with active uses at the ground level.
<b>Where in Mazlin Creek West Precinct</b>	
<b>PO28</b> A vegetated buffer area is provided to protect residential amenity from the current and future operations within industrial zoned land to the north east.	<b>AO28</b> Where identified on the <i>Atherton Local Plan Elements Map 3</i> a minimum of a 15m wide vegetated buffer area is provided along the common boundary with industrial zoned land to the north east. This vegetated buffer will: <ul style="list-style-type: none"> <li>• achieve an adequate visual buffer between residential use and adjoining industrial zoned land; and</li> <li>• be dedicated to Council as open space upon completion of revegetation works.</li> </ul>
<b>PO29</b> Development provides an internal road layout that: <ul style="list-style-type: none"> <li>• facilitates connectivity with adjacent roads; and</li> <li>• integrates with the open space buffer between the Mazlin Creek West Precinct and Service Trades Precinct.</li> </ul>	<b>AO29</b> Internal roads are consistent with the indicative road linkage element on <i>Atherton Local Plan Precincts Map 3</i> .
<b>PO30</b> Vehicular access for higher density residential uses minimises impacts on adjoining residences.	<b>AO30</b> Vehicular access to a residential care facility or retirement facility is to be obtained from Golf Links Road.
<b>PO31</b> Mazlin Creek is protected from impacts associated with urban development and enhanced for passive and active recreation pursuits and conservation purposes.	<b>AO31.1</b> A minimum of a 20m wide vegetated buffer area consistent with <i>Atherton Local Plan Elements Map 3</i> will be provided from the high bank of Mazlin Creek by development. This vegetated buffer will: <ul style="list-style-type: none"> <li>• be revegetated with species present in the existing riparian and near riparian vegetation along Mazlin Creek to produce a vegetation community similar to that along Mazlin Creek; and</li> <li>• be provided with adequate irrigation for the first four years;</li> <li>• include a walking track and public access points; and</li> <li>• be dedicated to Council as open space upon completion of revegetation works.</li> </ul>
	<b>AO31.2</b> The open space buffer is to be constructed with a 2m minimum width shared pedestrian and bicycle pathway, which links adjoining areas of open space and connecting roads in accordance with <i>Planning Scheme Policy 4 – FNQROC Development Manual</i> .
	<b>AO31.3</b> Stormwater detention basins are not to be constructed within



Performance Outcomes	Acceptable Outcomes
	the 20m vegetated buffer area.
<b>Where in Maunds Road Precinct</b>	
<b>PO32</b> Development is to complete the linear open space corridor along the northern edge of Maunds Road between Parkview Street and Gargans Lane.	<b>AO32</b> Development is to provide a linear open space corridor consistent with <i>Atherton Local Plan Precincts Map 5</i> .
<b>PO33</b> New lots do not have direct vehicular access to Maunds Road or Grove Street.	<b>AO33</b> No acceptable outcome provided.
<b>Where in Western Expansion Precinct</b>	
<b>PO34</b> Structure planning demonstrates that development would avoid or address site constraints related to: <ul style="list-style-type: none"> <li>• topography; and</li> <li>• vegetation; and</li> <li>• water quality; and</li> <li>• drainage.</li> </ul>	<b>AO34</b> No acceptable outcome is provided.
<b>Where in Town Centre Core Precinct</b>	
<b>PO35</b> The 1930's styled commercial and retail hub of Atherton, typically presenting a traditional main street character supported by a range of centre activities, is protected and enhanced.	<b>AO35</b> No acceptable outcome provided.
<b>PO36</b> Development recognises, preserves and enhances heritage characteristics that contribute to Atherton's distinctive streetscape and townscape.	<p><b>AO36.1</b> Where development incorporates the façade of buildings identified as <i>Building Façade to be Retained on Atherton Local Plan Precincts Map 6</i>, building facades are retained and sympathetically restored.</p> <p><b>AO36.2</b> New development incorporates building facades of a scale and form which complements the character of the precinct having regard to</p> <ul style="list-style-type: none"> <li>• height, scale, bulk, mass and proportion; and</li> <li>• materials, patterns, textures, colours, and decorative elements; and</li> <li>• facade articulation, detailing, stairways, and window and door proportions.</li> </ul>
<b>PO37</b> Development protects and enhances the form, function and theme of the Main Street streetscape.	<p><b>AO37</b> No acceptable outcome is provided.</p> <p>Note: refer to <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i> for additional guidance in relation to the development outcomes sought.</p>
<p><b>PO38</b> Development is of a scale and form which complements the character of the precinct.</p> <p>Note: refer to <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i> for additional guidance in relation to the development outcomes sought.</p>	<p><b>AO38</b> Development in areas identified on <i>Atherton Local Plan Precincts Map 6</i>, retains and is consistent with the existing character of Atherton such that:</p> <ul style="list-style-type: none"> <li>• the building façade to the frontage of the site is in keeping with the size, scale and volume of other character structures in the street; and</li> <li>• balconies, <u>external stairs</u> and awnings are constructed <u>using traditional materials with (e.g. timber or steel frames)</u> and avoid the use of solid masonry supports or pillars <u>unless concealed</u>; and</li> <li>• ancillary buildings complement the main building and are located so as not to detract from the main building or streetscape; and</li> <li>• <del>any external stairs visible from the street are constructed of timber or steel framing; and</del></li> <li>• windows and doors that have an overall ratio to the wall area similar to and in keeping with existing character buildings and structures in the street; and</li> <li>• buildings and structures that are not concealed are constructed of traditional materials and methods and <del>avoid do not use</del> tilt slab construction <u>unless concealed</u>; and</li> <li>• new buildings or structures include an awning or balcony, which is in keeping with the character of the street; and</li> <li>• new buildings or structures have a roof profile that reflects the pitch and styling of local character buildings in the street; and</li> </ul>

Performance Outcomes	Acceptable Outcomes
	<ul style="list-style-type: none"> <li>development is sited so that it does not detract from or conflict with local character buildings or structures and is of a similar size, scale and volume as the character building or place.</li> </ul> <p>Note: refer to <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i> for additional guidance in relation to the development outcomes sought.</p>
<p><b>PO39</b> Development with frontage to a street or roadway identified for <i>Future Active Use</i> on <i>Atherton Local Plan Precincts Map 6</i> facilitates active, accessible and pedestrian friendly uses at street level that incorporate footpath awnings and open displays.</p>	<p><b>AO39.1</b> Where development has frontage to a street or roadway identified for <i>Future Active Use</i> on <i>Atherton Local Plan Precincts Map 6</i>, ground floor and street facing tenancies comprise commercial and retail uses comprising shop fronts with:</p> <ul style="list-style-type: none"> <li>a 0m building setback from the road frontage; and</li> <li>a cantilevered awning provided to the full length of the building to the street frontage/s; and</li> <li>the face of the awning set back 600mm from the face of the kerb or otherwise set back to match the alignment of the awning/s of the adjoining building/s; and</li> <li>the underside of the awning positioned a minimum of 3m and a maximum of 4.2m above the finished level of the footpath; and</li> <li>easily identifiable pedestrian entrances; and</li> <li>windows where the bottom of the window is located between 60-90cm above the footpath level; and</li> <li>a minimum 40% of the building facade facing the street is comprised of windows that are not painted or treated to obscure transparency.</li> </ul> <p><b>AO39.2</b> Vehicular access is via Redden Lane, Granger Lane, Arnott Lane or Railway Lane and Hopkins Road and not from the Main Street or Mabel Street frontages.</p>
<p><b>PO40</b> Development maintains a quality pedestrian environment by retaining covered pedestrian arcades and providing new pedestrian arcades.</p>	<p><b>AO40</b> Existing pedestrian arcades identified on <i>Atherton Local Plan Elements Map 6</i> are retained and incorporated into new development to enable pedestrian permeability between streets.</p>
<p><b>AO41</b> Safe, convenient and attractive pedestrian access is to be achieved between town centre streets and between streets and public and private parking areas.</p>	<p><b>AO41</b> For property affected by the Pedestrian Link Element shown on the <i>Atherton Local Plan Precincts Map 6</i>, development providing an unobstructed pedestrian walkway at least 5m wide providing a complete link between Main St and Mabel St qualifies for a 20% reduction in parking compared to that specified in the Parking and Access Code. Links are to be:</p> <ul style="list-style-type: none"> <li>visually obvious and suitably signed; and</li> <li>attractively paved and lined; and</li> <li>suitably shaded by structures or shade trees; and</li> <li>bordered by windows, doors and shop fronts; and</li> <li>well lit and incorporate crime prevention principles (such as no concealment spaces); and</li> <li>open to the sky or within a building.</li> </ul>
<p><b>PO42</b> Development of land with frontage/access to a rear laneway encourages future active use of the laneway consistent with <i>Atherton Local Plan Precincts Map 6</i>.</p>	<p><b>AO42.1</b> Development does not include solid fences and walls abutting laneway boundaries identified on <i>Atherton Local Plan Precincts Map 6</i>.</p> <p><b>AO42.2</b> Crime Prevention Through Environmental Design (CPTED) best practices are incorporated into the development where it adjoins rear laneways identified on <i>Atherton Local Plan Precincts Map 6</i>.</p>
<p><b>PO43</b> Streetscapes complement the functional role of the street.</p>	<p><b>AO43</b> Paving, street furniture and landscaping are in accordance with Council policies and paving schemes.</p> <p>Note: Refer to Planning Scheme Policy - Footpath Paving for specific areas.</p>
<p><b>PO44</b> Mixed use development is oriented towards Priors Creek, and contributes positively to a westward expansion of the Atherton Town Centre.</p>	<p><b>AO44</b> Development along Priors Creek, the railway line and Railway Lane includes mixed uses with:</p> <ul style="list-style-type: none"> <li>commercial development on the ground floor; and</li> <li>dwelling units above ground level with balconies or living</li> </ul>

Performance Outcomes	Acceptable Outcomes
	area windows that overlook street frontages and adjacent public areas.
<b>Where in Town Centre Fringe Precinct</b>	
<p><b>PO45</b> The existing character and traditional streetscape of the precinct is retained and enhanced.</p> <p>Note: refer to <i>Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.</i></p>	<p><b>AO45</b> Where new buildings are constructed:</p> <ul style="list-style-type: none"> <li>design maintains or complements the existing character of the precinct; and</li> <li>traditional materials and methods are utilised in construction (<del>avoid</del> tilt slab construction <u>unless concealed</u>); and</li> <li>roof profile reflects the pitch and styling of buildings in the street.</li> </ul> <p>Note: refer to <i>Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.</i></p>
<p><b>PO46</b> Driveways and parking structures do not visually dominate the street frontage.</p>	<p><b>AO46</b> Driveways and parking structures have a maximum width of 4m where visible from the street.</p>
<p><b>PO47</b> The front setback complements the prevailing building setbacks in the street.</p>	<p><b>AO47</b> Buildings are set back from any road alignment within the average front setback of adjoining buildings fronting the same street.</p>
<p><b>PO48</b> For residential development, the density results in a built form and scale of development which complements the scale and built form of the Precinct.</p>	<p><b>AO48</b> For residential development, the maximum dwelling density is 1 dwelling per 125m<sup>2</sup> of the site.</p>
<p><b>PO49</b> Non-residential or mixed residential/non-residential development does not undermine the role of the Atherton Town Centre as the town's primary retail and commercial precinct.</p>	<p><b>AO49</b> No acceptable outcome provided.</p>
<p><b>PO50</b> Non-residential development is of a scale and intensity commensurate with the expectations of the residential area.</p>	<p><b>AO50.1</b> Non-residential development is limited to Community Care Centre, Emergency Services, Health care services, Office and other similar uses that are compatible with the residential area.</p> <p><b>AO50.2</b> Non-residential development does not involve the storage of goods or materials outside of the building.</p> <p><b>AO50.3</b> The display of goods or products is not visible from outside of the building.</p>
<p><b>PO51</b> Non-residential development is located at the front of the site on the primary street frontage.</p>	<p><b>AO51</b> No acceptable outcome provided.</p>
<p><b>PO52</b> Significant trees and vegetation on the site are retained and integrated into onsite landscaping where possible to maintain the established landscape character of the area.</p>	<p><b>AO52</b> No acceptable outcome provided.</p>
<p><b>PO53</b> Development is oriented towards the street, with clear and legible points of access for vehicles and pedestrians.</p>	<p><b>AO53</b> No acceptable outcome provided.</p>
<p><b>PO54</b> Reconfiguring a Lot retains and protects the established 'grid' settlement pattern and connecting through roads.</p>	<p><b>AO54</b> No acceptable outcome provided.</p>
<b>Where in Atherton Urban Growth Precinct</b>	
<p><b>PO55</b> Development in the Atherton Urban Growth Precinct responds to the elements identified on <i>Atherton Local Plan Urban Growth Area Map 7</i>.</p>	<p><b>AO55</b> No acceptable outcome provided.</p>
<p><b>PO56</b> Development provides for an average net residential density of at least 12 dwelling units per hectare.</p>	<p><b>AO56</b> No acceptable outcome provided.</p>
<p><b>PO57</b> Development contributes to well designed and inclusive neighbourhoods which have functional and presentable streets and pedestrian, bicycle and open space networks.</p>	<p><b>AO57</b> No acceptable outcome provided.</p>
<p><b>PO58</b> Development provides a wide range of housing options, including different dwelling unit sizes and types that meet the needs of a range of household compositions.</p>	<p><b>AO58</b> No acceptable outcome provided.</p>

Performance Outcomes	Acceptable Outcomes
<p><b>PO59</b> The road network is developed in a logical and sequential manner to provide for the co-ordinated development of the precinct.</p>	<p><b>AO59</b> No acceptable outcome provided.</p>
<p><b>PO60</b> The road network provides efficient routes for pedestrians and cyclists to encourage walking and cycling to daily activities and assist in reducing local vehicle trips.</p>	<p><b>AO60</b> Development includes a road hierarchy and walkable catchment that provides pedestrian and cycle access and:</p> <ul style="list-style-type: none"> <li>• is based on a street grid network; and</li> <li>• has walkable block sizes; and</li> <li>• is safe, efficient and provides for the needs of all users; and</li> <li>• has a high level of connectivity for all users; and</li> <li>• is linked to destinations such as shops, open space and schools.</li> </ul>
<p><b>PO61</b> Vegetated buffers provide separation and visual relief between urban residential development and the alignment of the future Atherton Bypass Road.</p>	<p><b>AO61</b> A minimum of a 20m wide vegetated buffer area is provided as public open space adjoining the alignment of the future Atherton Bypass Road as indicated on <i>Atherton Local Plan Elements Map 8</i>.</p>
<p><b>PO62</b> Development demonstrates that there will be no adverse impacts on residential amenity from adjoining rural land uses.</p>	<p><b>AO62</b> Urban development of lots adjoining or adjacent to rural land uses incorporates vegetated buffering designed to be consistent with Planning Scheme Policy 11 <i>Separating Agricultural and Residential Land Uses</i>.</p>
<p><b>PO63</b> No individual lot has direct vehicular access to Rockley Road.</p>	<p><b>AO63</b> No acceptable outcome provided.</p>
<p><b>PO64</b> Development demonstrates that there will be no adverse impacts on residential amenity from the Rockley Road piggeries.</p>	<p><b>AO64</b> No acceptable outcome provided.</p>
<p><b>PO65</b> Remnant vegetation associated with Hallorans Hill Conservation Park is protected and retained where identified on <i>Atherton Local Plan Urban Growth Area Map 7</i>.</p>	<p><b>AO65</b> No acceptable outcome provided.</p>
<p><b>PO66</b> Until such time as the relevant utility provider advises overhead power lines are no longer required, the existing power line easement shown on <i>Atherton Local Plan Urban Growth Area Map 7</i> is retained.</p>	<p><b>AO66</b> No acceptable outcome provided.</p>
<b>Where in Southern Entry Precinct</b>	
<p><b>PO67</b> A building envelope plan is provided demonstrating that new buildings and structures will be located within existing cleared areas of the site.</p>	<p><b>AO67</b> Building and structures are located in accordance with an approved building envelope plan for the site.</p>
<p><b>PO68</b> The visual amenity and established landscape character of the Herberton Range State Forest is protected and enhanced.</p>	<p><b>AO68</b> New development is designed so as to:</p> <ul style="list-style-type: none"> <li>• not impact upon the visual qualities and landscape setting of the site; and</li> <li>• respond to the sloping topography.</li> </ul>
<b>Where in Southern Link Road Precinct</b>	
<p><b>PO69</b> The Southern Link Road network is developed in a logical and sequential manner to provide for the co-ordinated development of the precinct and to improve connectivity between Herberton Road and the Kennedy Highway.</p>	<p><b>AO69</b> No acceptable outcome provided.</p>
<p><b>PO70</b> Structure planning demonstrates that development would avoid or address site constraints related to topography and drainage requirements with all land required for drainage, detention and associated revegetation dedicated to Council.</p>	<p><b>AO70</b> No acceptable outcome is provided.</p>
<p><b>PO71</b> Development provides a wide range of residential options, including different dwelling unit sizes and types that meet the needs of an ageing population</p>	<p><b>AO71</b> The precinct is developed for the use of a Retirement facility and/or Residential Care Facility with the balance of the land for future residential development.</p>

## 7.2.2 Herberton local plan code

### 7.2.2.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development within the Herberton Local Plan Area shown within the Herberton Local Plan Maps contained within Schedule 2.

### 7.2.2.2 Purpose and overall outcomes

- (d) The purpose of the Herberton Local Plan Code is to:
- (a) Protect the heritage buildings and sensitively redevelop Herberton's character and built heritage features; and
  - (b) Ensure new development complements Herberton's heritage streetscape amenity; and
  - (c) Ensure that residential development in the Herberton Southern Expansion Precinct and the Herberton Western Expansion Precinct is supported by adequate infrastructure provision; and
  - (d) Enhance the Wild River open space corridor through Herberton; and
  - (e) Ensure development does not exceed infrastructure servicing capabilities; and
  - (f) Protect the scenic qualities of Herberton's forested hill slopes; and
  - (g) Ensure development responds effectively to site constraints imposed by topography; and
  - (h) Maintain Herberton as a village activity centre.
- (2) Four precincts are identified within the Herberton Local Plan in order to achieve this purpose:

#### Herberton Character Precinct

The historic fabric, heritage values and character streetscapes of this precinct are to be developed in a way which maintains these values and provides design outcomes which complement them. Accordingly, all development other than minor building works in this precinct are code or impact assessable.

Land at 39 Grace Street, Herberton is considered to have strategic importance with high visibility at a gateway entrance to the town centre and river frontage. The site must be rehabilitated from previous land uses and then would be suitable for community use facilities that are consistent with the design outcomes of the Character precinct.

#### Residential Constrained Precinct

The fringes of Herberton's urban footprint areas are located within varied terrain including some very steep gradients and incised gullies. Whilst these areas may accommodate development and provide a supply of new residential lots, these must respond sensitively and appropriately to site constraints imposed by topography.

#### Herberton Southern Expansion Precinct

The southern end of Herberton contains larger lots capable of being further subdivided to provide a supply of new residential lots. Water reticulation infrastructure must be provided at current standards before development can proceed in this precinct. Lots backing onto the Wild River and accessed from Syme Road will contribute to an avenue of river front public open space and rehabilitate riparian areas.

#### Herberton Western Expansion Precinct

The western area of Herberton near the tailings dam is largely vacant but has an historical layout of cadastral allotments capable of being reconfigured to provide a supply of new residential lots. Water reticulation infrastructure must be provided at current standards before development can proceed in this precinct. Currently there is a mix of tenures within the precinct that constrain its development.

- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Facilitate new development in the Herberton Southern Expansion Precinct which proceeds in a logical and efficient manner, cognisant of terrain and site constraints; and
  - (b) Facilitate new development in the Herberton Western Expansion Precinct which proceeds in a logical and efficient manner, cognisant of tenure and site constraints; and
  - (c) Facilitate development that minimises visual impacts on Herberton's scenic backdrop of forested hill slopes; and
  - (d) Ensure development of the Herberton Southern Expansion Precinct and the Herberton Western Expansion Precinct is supported by infrastructure upgrades to supply new development; and
  - (e) Retain the visual quality of character buildings and streetscapes within a defined area focused on Herberton's centre of Grace Street; and
  - (f) Manage visual impacts of development within the Herberton Character Precinct; and

- (g) Provide linkages of accessible public open space along the Wild River to enhance and extend an open space corridor throughout Herberton; and
- (h) Implement provisions designed to protect Herberton's heritage places and enhance opportunities for their public appreciation; and
- (i) Direct new development to sites relatively unconstrained by vegetation, slope and bushfire risk; and
- (j) Effectively manage site constraints in areas of steep or undulating terrain.

**7.2.2.3 Assessment Benchmarks**

*Table 7.2.2.3.1 Herberton local plan - for accepted and assessable development*

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Where in Herberton Local Plan Area</b>	
<p><b>PO1</b> Advertising devices must not detract from the heritage and natural characteristics of the area.</p> <p><i>Note: refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.</i></p>	<p><b>AO1.1</b> Advertising devices do not include above awning, projecting, freestanding, wall or ground advertising devices.</p> <p><b>AO1.2</b> Advertising devices are not illuminated or flashing and do not use fluorescent colours or reflective surfaces.</p>
<b>Where in Herberton Character Precinct</b>	
<p><b>PO2</b> Advertising devices are of a size, scale and design that is consistent with the historical character of Herberton's centre such that they are:</p> <ul style="list-style-type: none"> <li>• complimentary to the architecture of buildings and proportional to the building or structure on which they are placed; and</li> <li>• sympathetic to the desirable characteristics of the surrounding locality, having regard to the nature of the use and the amount of pedestrian and vehicular traffic.</li> </ul>	<p><b>AO2</b> Advertising devices:</p> <ul style="list-style-type: none"> <li>• are attached to buildings; and</li> <li>• are limited to a surface area of 2.5m<sup>2</sup>. and</li> <li>• are limited to two permanent advertising device per business within the precinct; and</li> <li>• do not involve fluorescent colours or reflective surfaces; and</li> <li>• do not involve illumination; and</li> <li>• do not include above awning, projecting, freestanding, wall or ground advertising devices.</li> </ul>
<p><b>PO3</b> The existing character and traditional streetscape of the precinct is retained and enhanced.</p>	<p><b>AO3.1</b> Development does not involve demolition of buildings built prior to 1960.</p> <p><b>AO3.2</b> Development retains building built prior to 1960 in their original location; or buildings may be relocated to the front of the site on the primary street frontage.</p> <p><b>AO3.3</b> New buildings or structures:</p> <ul style="list-style-type: none"> <li>• reflect the architectural styles of traditional buildings in the precinct in a simplified manner;</li> <li>• incorporate awnings or verandahs that address the street;</li> <li>• utilise <u>traditional materials such as</u> timber cladding for walls and corrugated iron for roofing; and</li> <li>• roofs should be either gabled or hipped and have a 35 degree pitch with or without a secondary skillion section.</li> </ul> <p><i>Note: Please refer to Character Precinct Typical Roof Types in Administrative definitions.</i></p> <p><b>AO3.4</b> Ancillary buildings and car parks are located behind the front building line.</p>
<b>For assessable development only</b>	
<b>Where in Herberton Local Plan Area</b>	
<p><b>PO4</b> The scenic backdrop of Herberton's forested hill slopes is protected from the visual impacts of development and the environmental values of the local area are maintained.</p>	<p><b>AO4</b> No acceptable outcome provided.</p>
<p><b>PO5</b> Advertising devices must not detract from the heritage and natural characteristics of the area.</p> <p><i>Note: refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.</i></p>	<p><b>AO5</b> Advertising devices incorporate appropriate colours, materials and finishes, and compliment the bulk, scale and character of building to which they are affixed and adjacent development.</p>

Performance outcomes	Acceptable outcomes
<b>Where in Herberton Character Precinct</b>	
<b>PO6</b> Development is sympathetic to the heritage character of Herberton.	<b>AO6.1</b> Development retains and is consistent with the existing character of Herberton including the building styles and construction that were prevalent during the mining era of the late 1800's as outlined in <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i> . <b>AO6.2</b> Residential infill development is located behind the rear building line of the existing dwelling house on a site.
<b>PO7</b> Development is undertaken in a manner that respects the place's local character having regard to: <ul style="list-style-type: none"> <li>• building height, scale, bulk, mass and proportion; and</li> <li>• building materials, patterns, textures, colours, and decorative elements; and</li> <li>• floor to ceiling height; and</li> <li>• roof form and pitch; and</li> <li>• facade articulation, detailing, stairways, and window and door proportions; and</li> <li>• verandahs, awnings and eaves; and</li> <li>• access ways, driveway crossovers, fence style and alignment; and</li> <li>• ancillary buildings; and</li> <li>• other local character elements of the streetscape.</li> </ul>	<b>AO7</b> Buildings and structures are retained and development is sympathetic to the character of Herberton, in terms of: <b>All development:</b> <ul style="list-style-type: none"> <li>• a compact and modest façade to the frontage of the site, in keeping with the size, scale and volume of other character structures in the street; and</li> <li>• verandahs, <u>external stairs</u> and awnings that are constructed <u>using traditional materials such as with</u> timber or steel frames and avoid the use of solid masonry supports or pillars <u>unless concealed</u>; and</li> <li>• ancillary buildings complement the main building and are located so as to not detract from the main building or streetscape; and</li> <li>• <del>any external stairs visible from the street are constructed of timber or steel framing; and</del></li> <li>• windows and doors that have an overall ratio to the wall area similar to and in keeping with existing character buildings and structures in the street; and</li> <li>• use of traditional materials such as metal corrugated profile roofing;</li> <li>• access ways and crossovers are located and retained to be consistent with the existing streetscape; and</li> <li>• fences have a low visual impact and do not detract from the building and streetscape; and</li> <li>• the following materials are out of character with the nature of Herberton and are <u>to be avoided not used unless concealed</u>: <ul style="list-style-type: none"> <li>- cast iron or reproduction cast iron; or</li> <li>- exposed (unrendered) brick, tilt slab or block walling; or</li> <li>- masonry (brick or blocks) for verandah uprights; and</li> </ul> </li> <li>• new buildings and structures (that are not concealed) are constructed of traditional materials (<u>e.g.</u> timber, corrugated iron) or modest, sympathetic materials and</li> <li>• new buildings or structures that include an awning or verandah which is in keeping with the character of the street; and</li> <li>• new buildings or structures that have a roof profile that reflects the pitch and styling of local character buildings in the street; and</li> <li>• development is sited so that it does not detract from or conflict with local character buildings or structures and is of a similar size, scale and volume as the character building or place.</li> </ul> <b>Commercial development:</b> <ul style="list-style-type: none"> <li>• frontage immediately onto the footpath is designed in keeping with the size, scale and volume of local character commercial buildings and structures in the street; and</li> <li>• awnings on buildings that extend from the wall or walls facing the street across the full width of the footpath and cantilevered with non-load bearing posts; and</li> <li>• buildings with awnings provide a parapet in keeping with other styles in the street.</li> </ul>

Performance outcomes	Acceptable outcomes
	Note: refer to <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i> for additional guidance in relation to the development outcomes sought.
<b>PO8</b> New development does not obscure the appearance or prominence of adjoining character buildings or building facades to be retained (identified on Herberton Local Plan Element Map) when viewed from adjacent premises, streets or open spaces.	<b>AO8</b> No acceptable outcome provided.
<b>PO9</b> Advertising devices are of a size, scale and design that is consistent with the historical character of Herberton's centre such that they are: <ul style="list-style-type: none"> <li>complimentary to the architecture of buildings and proportional to the building or structure on which they are placed; and</li> <li>sympathetic to the desirable characteristics of the surrounding locality, having regard to the nature of the use and the amount of pedestrian and vehicular traffic.</li> </ul>	<b>AO9.1</b> Advertising devices: <ul style="list-style-type: none"> <li>are of a size and scale that is consistent with predominant form of advertising in the locality; and</li> <li>are located below the height of vegetation within the surrounding landscape when viewed from prominent public viewing points; and</li> <li>are located so that they do not obstruct or diminish prominent public vistas or view-sheds.</li> </ul>
	<b>AO9.2</b> Where within the Herberton Character Precinct, advertising devices are designed in accordance with <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i> .
<b>Where in Herberton Southern Expansion Precinct</b>	
<b>PO10</b> Water reticulation infrastructure is upgraded to support new development.	<b>AO10</b> Council's reticulated water supply system is upgraded in accordance with the provisions of the <i>Planning Scheme Policy 4 – FNQROC Development Manual</i> before any reconfiguration within this area occurs.
<b>PO11</b> The Wild River open space corridor is enhanced for recreation purposes.	<b>AO11</b> A 20m wide vegetated buffer area, measured from the top of the high bank, is: <ul style="list-style-type: none"> <li>provided along the entire Wild River riparian boundary as indicated on the Herberton Local Plan Element Map; and</li> <li>dedicated to Council as public open space; and</li> <li>incorporates a walking track and public access points.</li> </ul>
<b>Where in Residential Constrained Precinct</b>	
<b>PO12</b> Development does not compromise the amenity of the Herberton hillslopes.	<b>AO12</b> Development of sites on Herberton's forested hill slopes achieve the following: <ul style="list-style-type: none"> <li>filling or excavation does not result in a terraced effect (characterised by three or more tiers of benching over the greater portion of the site); and</li> <li>filling or excavation is limited to the area involving Building Work and necessary access; and</li> <li>alternative construction methods to slab on ground are utilised; and</li> <li>roofs on buildings or structures are non reflective and finished in a low contrast colour that blends with the surrounding vegetation and landscape.</li> </ul>
<b>Where in Herberton Western Expansion Precinct</b>	
<b>PO13</b> Water reticulation infrastructure is upgraded to support new development.	<b>AO13</b> Council's reticulated water supply system is upgraded in accordance with the provisions of the <i>Planning Scheme Policy 4 – FNQROC Development Manual</i> prior to development.
<b>PO14</b> Development resolves the historical cadastral boundary anomalies, and establishes road and infrastructure networks to service existing and future development.	<b>AO14</b> No acceptable outcome provided.



## 7.2.3 Malanda local plan code

### 7.2.3.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development within the Malanda Local Plan Area shown within the Malanda Local Plan Maps contained within Schedule 2.

### 7.2.3.2 Purpose and overall outcomes

- (1) The purpose of the Malanda Local Plan code is to:
  - (a) Maintain the heritage features and streetscape character of English Street and Eacham Place; and
  - (b) Maintain Malanda as a district centre that provides higher level services to surrounding localities and districts;
  - (c) Protect future state road corridors from development that may prejudice or impede their future construction;
  - (d) Identify future road connections which will improve traffic flows and circulation around Malanda; and
  - (e) Restrict any expansion of the Centre to Eacham Place and Catherine Street; and
  - (f) Implement ongoing streetscape improvement strategies; and
  - (g) Higher residential densities are located in proximity to the centre; and
  - (h) Protect the rainforest entry statement into Malanda along the western approach via Malanda-Atherton Road; and
  - (i) Identify land to meet future industrial development requirements; and
  - (j) Ensure that development within the open space corridor along the Johnstone River complements the mix of community facilities and facilitates pedestrian movements to the town centre and within the precinct.
- (2) Four precincts have been identified in the Malanda Local Plan to achieve this purpose:

#### ***English Street Precinct***

English Street and Eacham Place are included within a precinct which is framed by the local icons of the Malanda Hotel, Majestic Theatre and Malanda Post Office. Development within this precinct should contribute to the existing character of the street and complement and retain existing heritage buildings and features.

#### ***Johnstone River Precinct***

The Johnstone River Precinct recognises that the open space corridor along the Johnstone River is a key strategic asset to Malanda due to its riverfront location and cluster of well established community facilities and activities on site. Within this precinct a future road connection is identified which will potentially provide direct pedestrian and vehicular access from urban growth areas on the north-western side of the Johnstone River to the town centre.

#### ***Malanda Northern Expansion Precinct***

The precinct includes land on the north-western side of the Johnstone River which is suitable for future residential development and the precinct aims to ensure that the development maintains buffers to the Johnstone River and road frontages and contains appropriate development for the locality. Road connections through to Thomas Street and Ginn Road are to be provided as part of future development. When the Thomas Street connection is provided, mixed use development may be permitted in proximity to the connection.

#### ***Malanda Eastern Expansion Precinct***

The Malanda Eastern Expansion Precinct is intended to provide a strategic supply of industrial, residential and open space land for Malanda. Potential conflict between the industrial, open space and residential areas will need to be addressed through appropriate separation and buffers. A future road connection to Glen Allyn Road from Pioneer Avenue is required in conjunction with any future development in this precinct.

- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The visual quality of character buildings and streetscapes within the English Street Precinct are protected, maintained and enhanced; and
  - (b) The locations of future road connections which will improve traffic flows and circulation around Malanda are protected from incompatible development; and
  - (c) The rainforest entry into Malanda along the western approach via Malanda-Atherton Road is protected from development which diminishes the natural and scenic values; and

- (d) Development within the open space corridor along the Johnstone River complements the mix of community facilities and facilitates pedestrian movements to the town centre; and
- (e) The proposed future bypass route is protected from incompatible development that may hinder the construction and operation of this route.

### 7.2.3.3 Assessment Benchmarks

Table 7.2.3.3.1 Malanda local plan - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Where in Johnstone River Precinct</b>	
<b>PO1</b> Advertising devices do not detract from the scenic qualities of the entry into Malanda.	<b>AO1</b> Freestanding advertising devices are not located along or adjacent to Malanda-Atherton Road and Park Avenue.
<b>PO2</b> The Johnstone River Precinct contains: <ul style="list-style-type: none"> <li>pedestrian and cycle connections to the Malanda town centre; and</li> <li>road connections to existing road network and Malanda town centre.</li> </ul>	<b>AO2</b> No buildings or permanent fixtures are located within the Thomas Street future road and bridge extension identified as a future road on the Malanda Local Plan Element Map.
<b>Where in Malanda Northern Expansion Precinct</b>	
<b>PO3</b> The Malanda Northern Expansion Precinct contains: <ul style="list-style-type: none"> <li>pedestrian and cycle connections to the Malanda town centre; and</li> <li>road connections to existing road network and Malanda town centre; and</li> <li>mixed use development; and</li> <li>a variety of housing options; and</li> <li>recreational open space and buffers to the Johnstone River.</li> </ul>	<b>AO3</b> No buildings or permanent structures are located within 20 metres of the western boundary of Lot 71 SP179186 adjacent to Ginn Road.
<b>For assessable development only</b>	
<b>Where in the Malanda local plan area</b>	
<b>PO4</b> Development does not impact on the future construction or operation of the proposed Malanda bypass route indicated on <i>Malanda Local Plan Element Map</i> .	<b>AO4</b> No acceptable outcome provided.
<b>PO5</b> Development does not impact on the construction of future roads indicated on <i>Malanda Local Plan Element Map</i> .	<b>AO5</b> No acceptable outcome provided.
<b>PO6</b> Local scenic routes are maintained to achieve a high level of amenity when viewed from the street consistent with <i>Malanda Local Plan Element Map</i> .	<b>AO6.1</b> Development with frontage to a Local Scenic Route identified on <i>Malanda Local Plan Element Map</i> retains existing mature native vegetation within 15m of the site frontage.
	<b>AO6.2</b> Development does not involve a freestanding advertising device.
<b>Where in English Street Precinct</b>	
<b>PO7</b> Development maintains streetscape character by retaining the facades of valued and highly visible buildings.	<b>AO7</b> Development does not involve demolition or building work to the facade(s) of <i>Building Facades to be Retained</i> identified on Malanda Local Plan Element Map.
<b>PO8</b> New development does not obscure the appearance or prominence of adjoining character buildings or building facades to be retained (identified on Malanda Local Plan Element Map) when viewed from adjacent premises, streets or open spaces.	<b>AO8</b> No acceptable outcome provided.
Note: refer to <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i> for additional guidance in relation to the development outcomes sought.	

Performance outcomes	Acceptable outcomes
<p><b>PO9</b> Development is to be sympathetic to the scale and traditional character of Malanda.</p>	<p><b>AO9</b> Buildings are re-used for new uses and retain existing character in terms of:</p> <ul style="list-style-type: none"> <li>• scale; and</li> <li>• height; and</li> <li>• width (at street frontage); and</li> <li>• vertical or horizontal patterning; and</li> <li>• materials; and</li> <li>• form.</li> </ul> <p><i>Note: refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.</i></p>
<b>Where in Johnstone River Precinct</b>	
<p><b>PO10</b> Development is consistent with the Johnstone River Precinct's purpose as a mixed-use open-space precinct providing a valued mix of community facilities and opportunities for passive and active recreational use.</p>	<p><b>AO10</b> Development:</p> <ul style="list-style-type: none"> <li>• does not obscure public access to the Johnstone River or community facilities on site; and</li> <li>• maintains permeability and routes for cyclists and pedestrians throughout the precinct.</li> </ul>
<b>Where in Malanda Northern Expansion Precinct</b>	
<p><b>PO11</b> The Malanda Northern Expansion Precinct contains:</p> <ul style="list-style-type: none"> <li>• pedestrian and cycle connections to the Malanda town centre; and</li> <li>• road connections to existing road network and Malanda town centre; and</li> <li>• mixed use development; and</li> <li>• a variety of housing options; and</li> <li>• recreational open space and buffers to the Johnstone River.</li> </ul>	<p><b>AO11.1</b> Development includes:</p> <ul style="list-style-type: none"> <li>• a variety of lot sizes to enable a mix of uses compatible with the existing residential care facility and its ancillary services; and</li> <li>• a range of housing and accommodation options including different dwelling sizes and types that meet the needs of a range of household compositions; and</li> <li>• recreation and open space uses adjacent to the Johnstone River.</li> </ul> <p><b>AO11.2</b> Development does not compromise future pedestrian, cycle and road connections to the adjoining area and Malanda town centre, as identified on Malanda Local Plan Element Map. The connections are to be provided at appropriate stages of the development including to Ginn Road through Lot 71 SP179186.</p>
<p><b>PO12</b> Mixed use development may be permitted:</p> <ul style="list-style-type: none"> <li>• if a Thomas Street bridge connection is provided; and</li> <li>• in proximity to the connection; and</li> <li>• where such development does not detract from the viability of the Malanda town centre.</li> <li>• where the Mixed use development delivers a range of uses, in a range of forms.</li> </ul>	<p><b>AO12</b> Mixed uses achieve one or more of the following:</p> <ol style="list-style-type: none"> <li>a. compatible employment uses into back of lots; or</li> <li>b. shop-top buildings, with accommodation above offices, workshops or studios; or</li> <li>c. hybrid building types that can serve as a buffer between different use areas, such as 'small office / home office' units with front office areas, for providing service to clients; or</li> <li>d. encouraging temporary uses such as small arts and crafts workshops or markets to bring life to an area until permanent uses have been constructed.</li> </ol>
<b>Where in Eastern Expansion Precinct</b>	
<p><b>PO13</b> Development:</p> <ul style="list-style-type: none"> <li>• provides industrial, residential and open space land for Malanda; and</li> <li>• manages impacts upon existing and future residential amenity; and</li> <li>• provides vehicular links to existing development.</li> </ul>	<p><b>AO13.1</b> Development provides for:</p> <ul style="list-style-type: none"> <li>• at least 10ha of industrial land; and</li> <li>• a transition from light and medium industrial development at the eastern part of this precinct to residential at the western end of the precinct; and</li> <li>• an open space and recreational buffer between the industrial and residential uses.</li> </ul>

Performance outcomes	Acceptable outcomes
	<p><b>AO13.2</b>                      In conjunction with any future development in this precinct, future road connections are provided to:</p> <ul style="list-style-type: none"> <li>• Glen Allyn Road from Pioneer Avenue; and</li> <li>• Glen Allyn Road from Barnard Street; and</li> <li>• Malanda-Lake Barrine Road from Barnard Street; and</li> <li>• Internally between the existing development at Pioneer Avenue and Barnard Street.</li> </ul>
<p><b>PO14</b>                      Potential impacts on residential amenity and adjoining or adjacent land from any future industrial uses are adequately mitigated.</p>	<p><b>AO14</b>                      A 30m wide vegetated buffer area is provided to separate industrial development from residential and open space development. An indicative location is on the Malanda Local Plan Element Map.</p>

## 7.2.4 Ravenshoe local plan code

### 7.2.4.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development within the Ravenshoe Local Plan Area shown within the Ravenshoe Local Plan Maps contained within Schedule 2.

### 7.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Ravenshoe Local Plan code is to:
  - (a) Facilitate the orderly release and service infrastructure provision of suitably located industrial land; and
  - (b) Buffer and screen industrial uses from view of residences, public open space and main roads; and
  - (c) Maintain and enhance the streetscape amenity and heritage features of Grigg Street; and
  - (d) Enhance the Millstream River open space corridor through Ravenshoe; and
  - (e) Protect important cultural heritage sites from development; and
  - (f) Ensure residential development is logically sequenced; and
  - (g) Ensure development manages the impacts of adjacent land use conflicts on the future residences; and
  - (h) Maintain Ravenshoe as a district activity centre that provides higher level services to surrounding localities and districts.
- (2) Four precincts have been identified within the Ravenshoe Local Plan to achieve this purpose:

#### Ravenshoe Southern Industrial Precinct

The Ravenshoe Southern Industrial Precinct has the capacity to accommodate Medium impact industry to service Ravenshoe and the surrounding districts; however, the southern portion of the precinct adjoins South Cedar Creek and a significant revegetated buffer will be required along the southern boundary. Development will provide a vegetated buffer area to screen industrial development from view of Kennedy Highway and urban areas of Ravenshoe, and lot sizes will be maintained at sizes which may accommodate larger industrial facilities.

#### Grigg Street Precinct

The character and built form of Grigg Street will be maintained by the preservation of identified character facades and complemented by sympathetic new development.

#### Ravenshoe Southern Expansion Precinct

The Ravenshoe Southern Expansion Precinct provides a suitable, largely unconstrained location to accommodate a logical extension of the town. There are well recognised and highly significant cultural heritage values which should be avoided by development, and the site should therefore be developed in consultation with the Traditional Owners to protect indigenous cultural heritage values.

This precinct is within close proximity to the Ravenshoe Sewerage Treatment Plant. Residential development must therefore demonstrate that an appropriate level of residential amenity can be achieved without impacting the ongoing operations of the Ravenshoe Sewerage Treatment Plant.

Development of this site will provide an open space dedication to Council along North Cedar Creek and the Millstream and subdivision design will maintain public access points to these river corridors.

#### Ravenshoe Eastern Investigation Precinct

The Ravenshoe Eastern Investigation Precinct is intended for long term future urban development beyond the life of the planning scheme. Development within the precinct will not compromise its future urban development.

- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The Ravenshoe Southern Industrial Precinct maintains appropriate setbacks from residential land use and adequately mitigates potential impacts upon South Cedar Creek; and
  - (b) Vegetated buffer areas along the Kennedy Highway are provided to maintain and enhance visual amenity of motorists and adjacent land uses; and
  - (c) Character building facades and features of Grigg Street are retained; and
  - (d) New development on Grigg Street is sympathetic to heritage buildings; and
  - (e) Residential development in the Ravenshoe Southern Expansion Precinct is not impacted by the operation of the Ravenshoe Sewerage Treatment Plant; and

- (f) Residential development in the Ravenshoe Southern Expansion Precinct considers the views of the Jirrbal people to protect indigenous cultural heritage values.

#### 7.2.4.3 Assessment Benchmarks

Table 7.2.4.3.1 Ravenshoe local plan - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Where in Ravenshoe Southern Industrial Precinct</b>	
<b>PO1</b> Vegetated buffer areas adequately mitigate the visual impact of new industrial development as viewed from Kennedy Highway.	<b>AO1</b> A minimum of a 10m wide vegetated buffer area is provided along the north western extent of Industrial zoned land where it is adjacent to the Kennedy Highway consistent with Ravenshoe Local Plan Element Map.
<b>PO2</b> New development contributes to the creation of a well designed industrial area focusing on larger lot sizes and connection to Carrick Street or Tully Falls Road.	<b>AO2.1</b> Reconfiguration including community title does not result in lots less than 2ha.
	<b>AO2.2</b> All development is accessed from Carrick Street or Tully Falls Road.
<b>PO3</b> South Cedar Creek is protected from the potential environmental impacts of industrial development through the provision of vegetated buffers.	<b>AO3</b> A minimum of a 20m wide vegetated buffer area will be provided from the high bank (as determined by Council) of South Cedar Creek by development, consistent with Ravenshoe Local Plan Element Map. This vegetated buffer will:
	<ul style="list-style-type: none"> <li>• be revegetated with species present in the existing riparian and near riparian vegetation along South Cedar Creek to produce a vegetation community similar to that along South Cedar Creek; and</li> <li>• be provided with adequate irrigation for the first four years; and</li> <li>• be dedicated to Council as open space upon completion of revegetation works.</li> </ul>
<b>Where in Grigg Street Precinct</b>	
<b>PO4</b> Development maintains streetscape character by retaining the facades of valued and highly visible buildings.	<b>AO4</b> Development does not involve demolition or building work to the facade(s) of <i>Building Facades to be Retained identified on Ravenshoe Local Plan Element Map.</i>  Note: refer to <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i> for additional guidance in relation to the development outcomes sought.
<b>For assessable development only</b>	
<b>Where in Ravenshoe Southern Industrial Precinct</b>	
<b>PO5</b> The existing riparian vegetation along South Cedar Creek will be retained.	<b>AO5</b> Development applications are supported by a plan for the re-vegetation and rehabilitation of the banks of South Cedar Creek.
<b>Where in Grigg Street Precinct</b>	
<b>PO6</b> New development does not obscure the appearance or prominence of adjoining character buildings or building facades to be retained (identified on Ravenshoe Local Plan Element Map) when viewed from adjacent premises, streets or open spaces.	<b>AO6</b> No acceptable outcome provided.  Note: refer to <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i> for additional guidance in relation to the development outcomes sought.
<b>Where in Ravenshoe Southern Expansion Precinct</b>	
<b>PO7</b> Residential development does not impact upon the current or future operations of the Ravenshoe Sewerage Treatment Plant, including any future upgrades to the plant.	<b>AO7</b> Where development involves an increase in the number of people residing, working or congregating on site, the application must be accompanied by an air quality, odour and amenity assessment report.
<b>PO8</b> Development provides vegetated buffers along North Cedar Creek and Millstream River, public pedestrian access to and recreational paths along North Cedar Creek and the Millstream River.	<b>AO8</b> Development applications are supported by a plan for the rehabilitation and revegetation of the banks of North Cedar Creek and the Millstream River: <ul style="list-style-type: none"> <li>• including a 20m wide vegetated buffer area from the high bank consistent with Ravenshoe Local Plan Element Map; and</li> <li>• The buffer area is dedicated to Council as open space upon completion of revegetation works; and</li> </ul>

Performance outcomes	Acceptable outcomes
<p><b>PO9</b> Areas identified as containing cultural heritage values by Traditional Owners are excised from development and remain undisturbed.</p>	<p>• incorporates a walking track and public access points.</p> <p><b>AO9</b> Development is in accordance with an approved Cultural Management Plan prepared for the site in consultation with Traditional Owners.</p>
<b>Where in Ravenshoe Eastern Investigation Precinct</b>	
<p><b>PO10</b> Development does not compromise the long term future urban intent of this precinct.</p>	<p><b>AO10.1</b> The precinct is retained for rural uses.</p> <p><b>AO10.2</b> Urban Development does not occur within the precinct until existing urban areas and expansion precincts have been developed.</p>

## 7.2.5 Yungaburra local plan code

### 7.2.5.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development within the Yungaburra Local Plan Area shown within the Yungaburra Local Plan Maps contained within Schedule 2.

### 7.2.5.2 Purpose and overall outcomes

- (1) The purpose of the Yungaburra Local Plan code is to:
- (a) Protect Yungaburra's heritage buildings and sensitively redevelop Yungaburra's local character and built heritage features; and
  - (b) Ensure new development complements Yungaburra's heritage streetscape amenity; and
  - (c) Facilitate new development which complements historical built form and materials; and
  - (d) Consolidate a hub of tourism and accommodation use at the south-western entry of Yungaburra, defined as the Gateway Accommodation Precinct; and
  - (e) Ensure residential development is logically sequenced; and
  - (f) Ensure that tourism development positively contributes to the character and amenity of Yungaburra; and
  - (g) Ensure that higher residential densities are located in proximity to the centre; and
  - (h) Ensure that the level of service provision and growth of Yungaburra maintains the town as a village activity centre, consistent with its role and function within the hierarchy of the regional centres; and
  - (i) Ensure that the future state road corridor is protected from development that may prejudice or impede the future construction of the road; and
  - (j) Preserve the Tinaburra Peninsula for the long term expansion of Yungaburra beyond the life of the planning scheme.
- (2) Four precincts have been identified in the Yungaburra Local Plan to achieve this purpose:

#### ***Yungaburra Character Precinct***

The character precinct within Yungaburra identifies an area of older heritage style housing and shop fronts which provide the basis of Yungaburra's well-known character and local tourist economy. The purpose of this precinct is to ensure that redevelopment and infill development is sympathetic to existing built form and positively contributes to rather than detracting from Yungaburra's historical character.

#### ***Gateway Accommodation Precinct***

The Gateway Accommodation Precinct defines an established hub of tourism and accommodation uses located at Yungaburra's entry when approached from the south-west via the Gillies Highway. This precinct varies the level of assessment to consolidate this hub, to include a mix of commercial and accommodation uses whilst ensuring that development contributes positively to Yungaburra's character and amenity at this key point of arrival.

#### ***Tinaburra Investigation Precinct***

The Tinaburra Investigation Precinct is intended to be developed for a mix of long term future residential development and medium term open space and low impact tourist accommodation and facilitate connection of the area to reticulated sewerage. Tourism and low impact tourist accommodation may develop in the Open Space Zoned land within the precinct within the life of the planning scheme. However, residential development of the emerging communities zoned land will not develop within the life of the planning scheme due to sequencing and infrastructure provision. All development within the precinct will be connected to reticulated sewerage and manage potential impacts on the water quality of Lake Tinaroo. Development will ensure public access to the lake through provision of an open space esplanade.

#### ***Yungaburra Northern Expansion Precinct***

Yungaburra Northern Expansion Precinct is intended to be developed as urban residential land. Medium density residential development is encouraged in the southern areas closest to the Village Centre. The trunk stormwater drainage feature running through the precinct will be retained. Existing heritage values on the site will be retained. Development will facilitate the construction of a north-south collector road connection.



- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) The visual qualities of character buildings and streetscapes within a defined area focused on Ash, Cedar, and Fig Streets, Kehoe Place and Eacham Road are protected and maintained; and
  - (b) Implement provisions designed to protect Yungaburra's heritage places; and
  - (c) Consolidation tourism and accommodation use at the south-western entry of Yungaburra; and
  - (d) Tourism development positively contributes to the character and amenity of Yungaburra.

### 7.2.5.3 Assessment Benchmarks

Table 7.2.5.3.1 Yungaburra local plan - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Where in Yungaburra Character Precinct</b>	
<b>PO1</b> Development is undertaken in a manner that respects the place's cultural heritage significance	<p><b>AO1.1</b> Development occurs in an existing building and does not involve building work.</p> <p><b>AO1.2</b> Development does not involve filling or excavation.</p> <p><b>AO1.3</b> Development does not alter the appearance of the site as viewed from the primary street frontage or any other public place.</p> <p><b>AO1.4</b> Development retains buildings built prior to 1960 in their original location; or buildings may be relocated to the front of the site on the primary street frontage.</p> <p><b>AO1.5</b> New buildings or structures:</p> <ul style="list-style-type: none"> <li>• Reflect the architectural styles of traditional buildings in the precinct in a simplified manner;</li> <li>• Incorporate awnings or verandahs that address the street</li> <li>• Utilise a rectangular building form with obvious front entries that address the street</li> <li>• Utilise <a href="#">traditional materials such as</a> timber cladding for walls and corrugated iron for roofing; and</li> <li>• Roofs should be either gabled or hipped and have a 35 degree pitch with or without a secondary skillion section.</li> </ul> <p>Note: Please refer to Character Precinct Typical Roof Types in Administrative definitions.</p> <p><b>AO1.6</b> Ancillary buildings and car parks are located behind the front building line.</p>
<b>PO2</b> Advertising devices are designed to uphold the historical character of Yungaburra's centre.	<p><b>AO2</b> Advertising devices are:</p> <ul style="list-style-type: none"> <li>• limited to a surface area of 1m<sup>2</sup> and no more than 2 colours are used (excluding a single background colour); and</li> <li>• limited to a surface area of 1.5m<sup>2</sup> when one colour is used on a pale background; and</li> <li>• limited to one per business; and</li> <li>• do not use fluorescent colours or reflective surfaces; and</li> <li>• do not involve internal illumination or flashing lights; and</li> <li>• not animated by wind or mechanical means.</li> </ul>
<b>Where in Gateway Accommodation Precinct</b>	
<b>PO3</b> Advertising devices do not detract from the character of the area.	<p><b>AO3</b> Advertising devices:</p> <ul style="list-style-type: none"> <li>• are limited to a surface area of 2m<sup>2</sup> and no more than 2 colours are used (excluding a single background colour); and</li> <li>• are limited to a surface area of 3m<sup>2</sup> when one colour is used on a pale background; and</li> <li>• are limited to one permanent and one temporary advertising device per business; and</li> <li>• do not use fluorescent colours or reflective surfaces; and</li> <li>• do not involve internal illumination or flashing lights; and not animated by wind or mechanical means.</li> <li>• in the <a href="#">Medium density residential</a> <del>Residential choice</del> zone, advertising devices are limited to the following Advertising device types: Fence, Ground, Parapet, Projecting, Wall.</li> </ul>

Performance outcomes	Acceptable outcomes
For assessable development only	
Where in Yungaburra Local Plan Area	
<p><b>PO4</b> Advertising devices must not detract from the character of the buildings to which they are affixed or the surrounding area, and must be respectful of the historical character of Yungaburra in terms of:</p> <ul style="list-style-type: none"> <li>• Size; and</li> <li>• Colour; and</li> <li>• Materials; and</li> <li>• Font; and</li> <li>• Number of signs per premises; and</li> <li>• Internal illumination, animation and flashing.</li> </ul>	<p><b>AO4</b> Advertising devices are designed in accordance with <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i>.</p>
<p><b>PO5</b> Development does not impact on the future construction or operation of the proposed Yungaburra bypass route indicated on the <i>Yungaburra Local Plan Precinct Map</i>.</p>	<p><b>AO5</b> Advertising devices are not located on properties identified as being impacted by the future route of the Yungaburra by-pass as indicated on the <i>Yungaburra Local Plan Precinct Map</i>.</p>
Where in Yungaburra Character Precinct	
<p><b>PO6</b> The existing character and traditional streetscape of the precinct is retained and enhanced.</p>	<p><b>AO6</b> Buildings and structures are retained and development is consistent with <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i>.</p>
<p><b>PO7</b> Development is sympathetic to the heritage character of Yungaburra.</p>	<p><b>AO7.1</b> All development is sympathetic to the heritage character of Yungaburra, in terms of:</p> <ul style="list-style-type: none"> <li>• a compact and modest façade to the frontage of the site, in keeping with the size, scale and volume of other character structures in the street; and</li> <li>• verandahs, <del>external stairs</del> and awnings that are constructed <del>using traditional materials such as</del> with timber or steel frames and avoid the use of solid masonry supports or pillars; and</li> <li>• ancillary buildings complement the main building and are located so as to not detract from the main building or streetscape; and</li> <li>• <del>any external stairs visible from the street are constructed of timber or steel framing; and</del></li> <li>• windows and doors that have an overall ratio to the wall area similar to and in keeping with existing character buildings and structures in the street; and</li> <li>• access ways and crossovers are located and retained to be consistent with the existing streetscape; and</li> <li>• fences have a low visual impact and do not detract from the building and streetscape; and</li> <li>• the following materials are out of character with Yungaburra and are <del>to be avoided</del> <u>not used unless concealed</u>:             <ul style="list-style-type: none"> <li>- cast iron or reproduction cast iron; or</li> <li>- exposed (unrendered) brick or block walling; or</li> <li>- masonry (brick or blocks) for verandah uprights; and</li> </ul> </li> <li>• buildings and structures (that are not concealed) are constructed of traditional materials (<u>e.g.</u> timber, corrugated iron) or modest, sympathetic materials (<u>e.g.</u> rendered block or rendered brick); and</li> <li>• <del>new buildings or structures that</del> include an awning or verandah which is in keeping with the character of the street; <del>and</del></li> <li>• <del>is constructed using</del> <u>use of</u> traditional materials such as metal corrugated profile roofing;</li> <li>• new buildings or structures that have a roof profile that reflects the pitch and styling of local character buildings in the street; and</li> <li>• development is sited so that it does not detract from or conflict with local character buildings or structures and is of a similar size, scale and volume as the character building or place.</li> </ul>

<p><b>Performance outcomes</b></p>	<p><b>Acceptable outcomes</b></p> <p>Note: refer to <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i> for additional guidance in relation to the development outcomes sought.</p> <p><b>AO7.2</b> Commercial development is sympathetic to the heritage character of Yungaburra, in terms of:</p> <ul style="list-style-type: none"> <li>• frontage immediately onto the footpath is designed in keeping with the size, scale and volume of local character commercial buildings and structures in the street; and</li> <li>• awnings on buildings that extend from the wall or walls facing the street across the full width of the footpath and cantilevered with non-load bearing posts; and</li> <li>• buildings with awnings provide a parapet in keeping with other styles in the street.</li> </ul> <p>Note: refer to <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i> for additional guidance in relation to the development outcomes sought.</p>
<p><b>PO8</b> Advertising devices are designed to uphold the historical character of Yungaburra's centre.</p>	<p><b>AO8.1</b> Advertising devices are:</p> <ul style="list-style-type: none"> <li>• limited to two permanent advertising devices per business within the precinct; and</li> <li>• respect the overall form and scale of the building or structure to which they are affixed.</li> </ul> <p><b>AO8.2</b> Advertising devices are designed in accordance with <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i>.</p> <p><b>AO8.3</b> Tracer lights and flashing illumination of advertising signs are out of character with the nature of the historical places in Yungaburra and are not used.</p>
<p><b>Where in Gateway Accommodation Precinct</b></p>	
<p><b>PO9</b> Buildings or structures include the main identifiable features of existing historic architectural styles within the character area and be sympathetic to and blend with the original building types of the character area.</p>	<p><b>AO9.1</b> Buildings and structures have a traditional character by incorporating any or all of:</p> <ul style="list-style-type: none"> <li>• awnings or verandahs, and</li> <li>• high pitched roof forms, and</li> <li>• rectangular building plan form, and</li> <li>• extensive use of timber, brick, corrugated iron and similar 'traditional' materials.</li> </ul> <p>Note: <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i> provides information and direction in relation to the design outcomes sought for Yungaburra.</p> <p><b>AO9.2</b> Roofs reflect a roof type illustrated in <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i>.</p> <p><b>AO9.3</b> Verandahs are open and:</p> <ul style="list-style-type: none"> <li>• extend along the wall of the building which is more or less parallel to and has an elevation to the frontage of the site; and</li> <li>• steps or stairways are timber framed (or equivalent material) with balustrading similar to the verandah; and</li> <li>• provided with timber screen curtains or valances (or equivalent material) between stumps or posts where the verandah floor is above ground level by more than 0.5m.</li> </ul> <p><b>AO9.4</b> External walls are:</p> <ul style="list-style-type: none"> <li>• sheeted in wide-profile weatherboards, chamfer boards (or equivalent material), or</li> <li>• rendered brick or masonry (or equivalent material) where such use of materials does not incorporate features inconsistent with the existing original buildings.</li> </ul> <p><b>AO9.5</b> Windows and doors:</p>

Performance outcomes	Acceptable outcomes
	<p><b>Acceptable outcomes</b></p> <ul style="list-style-type: none"> <li>emphasise the vertical; and</li> <li>have an overall ratio to the wall area in keeping with the existing original building types.</li> </ul> <p>Note: Appropriate residential window styles are illustrated in <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i>.</p> <p><b>AO9.6</b> Ancillary buildings:</p> <ul style="list-style-type: none"> <li>complement the main building; and</li> <li>are located on the site so as not to detract from the buildings or the original landscape features of the site as a whole.</li> </ul> <p><b>AO9.7</b> Fences erected on the site are not higher than 1.2 metres, timber picket (or equivalent material) and in a style illustrated in <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i>.</p> <p><b>AO9.8</b> Commercial buildings are provided with awnings that:</p> <ul style="list-style-type: none"> <li>extend from the street alignment across the full width of the footpath; and</li> <li>is roofed with corrugated iron (or equivalent material) of traditional profile; and</li> <li>is cantilevered incorporating non-load bearing posts; and</li> <li>features roof drainage detailing of traditional profile.</li> </ul> <p>Note: Examples of appropriate commercial building styles are included in <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i>.</p> <p><b>AO9.9</b> Commercial buildings have a facade treatment above awning level that:</p> <ul style="list-style-type: none"> <li>for a single storey building, features a parapet; and</li> <li>for a two story building:                             <ul style="list-style-type: none"> <li>is sculptured by incorporating features which produce recesses and projections which may include cornices, pilasters, keystones; or</li> <li>has an open roofed verandah at the second storey that overlooks the street frontage of the site, extends along that wall of the building which is more or less parallel to and has an elevation to the street, has balustrades with infill of timber framing and dowelling (or equivalent material).</li> </ul> </li> </ul> <p>Note: Examples of appropriate commercial building styles are included in <i>Planning Scheme Policy 1 – Character Area Design Guidelines</i>.</p>
<p><b>PO10</b> The design of development contributes to the establishment of a cohesive and active streetscape and encourages pedestrian movement.</p>	<p><b>AO10</b> A minimum of 50% of the building facade facing the street is comprised of windows or doors.</p>
<p><b>PO11</b> The character and amenity is protected and enhanced through consistent siting and design of buildings.</p>	<p><b>AO11</b></p> <ul style="list-style-type: none"> <li>Where the site has more than one street frontage, the main façade and pedestrian entrance to the building address the higher order road and vehicle access is on the lower order road; and</li> <li>Where a building is adjacent to a public place, the building's main entrance addresses the public place.</li> </ul>
<p><b>PO12</b> Frontage works contribute to and extend established streetscape themes and landscape treatments within the immediate vicinity of the site.</p>	<p><b>AO12</b> No acceptable outcome provided.</p>
<p><b>PO13</b> Development is provided with an appropriate level of infrastructure and services to accommodate the pedestrian and vehicular traffic generated.</p>	<p><b>AO13.1</b> A concrete footpath is constructed for the full width and along the full frontage of the site in accordance with the stated standards in <i>Planning Scheme Policy 4 – FNQROC Development Manual</i>.</p> <p><b>AO13.2</b> A sealed pavement with concrete kerb and channel are constructed to the full frontage of the site in accordance with the stated standards in <i>Planning Scheme Policy 4 – FNQROC Development Manual</i>.</p> <p><b>AO13.3</b></p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
	<p>A sealed vehicle accessway is constructed in accordance with the stated standards in Planning Scheme Policy 4 – FNQROC Development Manual.</p> <p>Note: Where pedestrian movements are a priority, crossovers may not be required or permitted. Through the tables of assessment, these uses are not accepted.</p>
<p><b>PO14</b> Car parking and service areas do not dominate the streetscape.</p>	<p><b>AO14</b> No more than 50% of parking is to be located between the building and the primary street frontage.</p>
<b>Where in Tinaburra Investigation Precinct</b>	
<p><b>PO15</b> Development is connected to Council's reticulated sewerage network.</p>	<p><b>AO15</b> No acceptable outcome provided.</p>
<p><b>PO16</b> Development provides for public access to Lake Tinaroo through provision of an open space esplanade of an appropriate width to provide access and informal recreation.</p>	<p><b>AO16</b> Development dedicates to Council an esplanade to Lake Tinaroo of not less than 20m.</p>
<p><b>PO17</b> Development does not compromise the long term future urban intent of this precinct.</p>	<p><b>AO17</b> Urban development does not occur within the precinct until existing urban areas and expansion precincts have been developed.</p>
<b>Where in Yungaburra Northern Expansion Precinct</b>	
<p><b>PO18</b> Development incorporates a higher order road connection indicated as future road on Yungaburra Local Plan Precinct Map.</p>	<p><b>AO18</b> No acceptable outcome provided.</p>
<p><b>PO19</b> Development retains the trunk stormwater drainage feature running through the precinct.</p>	<p><b>AO19</b> No acceptable outcome provided.</p>
<p><b>PO20</b> Heritage values within the precinct are retained and protected.</p>	<p><b>AO21</b> No acceptable outcome provided.</p>
<p><b>PO22</b> Higher densities are located in proximity to the Village Centre.</p>	<p><b>AO21</b> Development within a walkable distance of the Village centre is developed to a medium density.</p>

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## Part 8 Overlays

### 8.1 Preliminary

- (1) Overlays identify areas within the planning scheme that reflect distinct themes that may include all or one of the following:
  - (a) sensitive to the effects of development;
  - (b) constrain land or development;
  - (c) subject to valuable resources;
  - (d) present opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed category of assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or both of the following:
  - (a) a map for an overlay; or
  - (b) a code for an overlay.
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
  1. Airport environs overlay
  2. Bushfire hazard overlay
  3. Environmental significance areas overlay
  4. Extractive resources overlay
  5. Flood investigation overlay
  6. Heritage overlay
  7. Slope overlay
  8. Water resource catchment overlay

## 8.2 Overlay codes

### 8.2.1 Airport environs overlay code

#### 8.2.1.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development within the Airport environs overlay.

#### 8.2.1.2 Purpose

- (1) The purpose of the Airport environs overlay code is to protect the safety, efficiency and operational integrity of the established aviation facilities in the Tablelands Region.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) does not create incompatible intrusions, or compromise aircraft safety, in operational air space;
  - (b) does not adversely affect the safety and functioning of aviation facilities;
  - (c) avoids increasing risk to public safety;
  - (d) Avoids large increases in the number of people adversely affected by aircraft noise;
  - (e) is compatible with forecast levels of aircraft noise within the 20 ANEF contour and greater (as defined by Australian Standard 2021-2000: Acoustics - Aircraft noise intrusion - Building siting and construction (AS 2021) as adopted 7 July 2000).

#### 8.2.1.3 Assessment Benchmarks

**Table 8.2.1.3.1** Airport environs overlay code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Operational airspace</b>	
<b>Physical and transient obstructions</b>	
<b>PO1</b> Development does not create a permanent or temporary physical or transient obstruction in a strategic airport's operational airspace.	<b>AO1.1</b> Buildings and structures do not encroach into the airport's operational airspace. <b>AO1.2</b> Cranes or other equipment used during construction do not encroach into the airport's operational airspace. <b>AO1.3</b> Landscaping does not include vegetation that at maturity will encroach into the airport's operational airspace. <b>AO1.4</b> Transient activities associated with development such as parachuting, hot air ballooning and hang-gliding will not occur within the airport's operational airspace.
<i>Editor's note: A development proposal involving a building, structure, crane or other construction equipment which encroaches into the operational airspace of a Leased Federal or other strategic airport must be referred to the airport manager for assessment, who will on refer the proposal to the Australian Government if required. Encroachments into a Height Restriction Zone for a defence or joint-user airfield must be referred to the Department of Defence (DoD) for assessment. Refer to the SPP guidelines for more information regarding the Australian Government's role and assessment processes for intrusions into operational airspace of strategic airports.</i>	
<b>Lighting and reflective surfaces</b>	
<b>PO2</b> Development does not include external lighting or reflective surfaces that could distract or confuse pilots.	<b>AO2.1</b> Development within the lighting buffer zone for the strategic airport does not include any of the following types of outdoor lighting: <ul style="list-style-type: none"> <li>• straight parallel lines of lighting 500m to 1000m long</li> <li>• flare plumes</li> <li>• upward shining lights</li> <li>• flashing lights</li> <li>• laser lights</li> <li>• sodium lights</li> <li>• reflective surfaces.</li> </ul> <b>AO2.2</b> Development within the lighting buffer zone for the strategic airport does not emit light that will exceed the maximum light intensity specified for the area.
<i>Editor's note: A development proposal within 6 km of a strategic airport involving installation of external lighting that is likely to affect aircraft operations must be referred to the airport manager for assessment who will refer the proposal to the Australian Government if required. Both the Civil Aviation Safety Authority (CASA) (under the Civil Aviation Act 1988 and Regulation 94 of the Civil Aviation Regulations 1988) and the DoD have legislative powers to cause lighting which may cause distraction, confusion or glare to pilots flying aircraft to be turned off or modified.</i>	
<i>Lighting design matters should be addressed during pre-lodgement stage of the development assessment process to avoid CASA or DoD directives to modify lighting after it has been installed. CASA can provide advice about the design and installation of lighting within 6 km of a strategic airport on the request of local government or an applicant.</i>	



Performance outcomes	Acceptable outcomes
<b>Emissions</b>	
<b>PO3</b> Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in a strategic airport's operational airspace.	<p><b>AO3.1</b> Development does not emit smoke, dust, ash or steam into the airport's operational airspace.</p> <p><b>AO3.2</b> Development does not emit a gaseous plume into the airport's operational airspace at a velocity exceeding 4.3 m per seconds...</p> <p><b>AO3.3</b> Development emitting smoke, dust, ash, steam or a gaseous plume exceeding 4.3 m per second is designed and constructed to mitigate adverse impacts of emissions upon operational airspace.</p>
<p><i>Editor's note: A development proposal involving emission of airborne particulates that may impair visibility in operational airspace must be referred to the airport manager who will on refer the proposal to CASA for assessment. Proposals with the potential to affect visibility in a Height Restriction Zone for a defence or joint-user airfield must be referred to DoD for assessment.</i></p> <p><i>Practice notes 1 and 2 of the SPP guideline: Strategic airports and aviation facilities provide more information regarding the Australian Government's role and assessment processes for intrusions into operational airspace of strategic airports. It is recommended proponents seek CASA or DoD advice during pre-lodgement stage of the development assessment process.</i></p>	
<b>Wildlife hazards</b>	
<b>PO4</b> Development does not cause wildlife to create a safety hazard within a strategic airport's operational airspace.	<p><b>AO4.1</b> Development located within 3 km of a strategic airport's runway does not involve uses listed in column 1 of Table 8.2.1.3.2C: Land uses associated with increases in wildlife strikes and hazards:-</p> <p><b>AO4.2</b> Development located within 3 km of a strategic airport's runway involving a use listed in column 2 of Table 8.2.1.3.2C: Land uses associated with increases in wildlife strikes and hazards, includes measures to reduce the potential to attract birds and bats:-</p> <p><b>AO4.3</b> Development located between 3 km and 8 km of a strategic airport's runway involving a use listed in column 1 or column 2 of Table 8.2.1.3.2C: Land uses associated with increases in wildlife strikes and hazards, includes measures to reduce the potential to attract birds and bats:-</p> <p><b>AO4.4</b> Development located between 8 km and 13 km of a strategic airport's runway involving a use listed in column 1 or column 2 of Table 8.2.1.3.2C: Land uses associated with increases in wildlife strikes and hazards, does not increase the potential to attract birds and bats.</p>
<p><i>Editor's note: A development proposal in the vicinity of a strategic airport that may increase risk of wildlife strike should be referred to the airport manager for assessment. A development proposal in the vicinity of a defence or joint-user airfield that may increase risk of wildlife strike should be referred to DoD for assessment.</i></p> <p><i>Where local government seek to approve land uses which may increase the risk of wildlife strike near existing airports, steps should be taken to mitigate risk in consultation with the airport manager and qualified bird and wildlife management experts.</i></p>	
<b>Protection of aviation facilities</b>	
<b>PO5</b> Development does not interfere with the function of aviation facilities.	<p><b>AO5.1</b> Development located within the building restricted area for an aviation facility does not create:</p> <ul style="list-style-type: none"> <li>• permanent or temporary physical obstructions in the line of sight between antennas</li> <li>• an electrical or electromagnetic field that will interfere with signals transmitted by the facility</li> <li>• reflective surfaces that could deflect or interfere with signals transmitted by the facility, or</li> </ul> <p><b>AO5.2</b> Development located within the building restricted area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility.</p>
<p><i>Editor's note: A development proposal on land located within a building restricted area should be referred to Airservices Australia or DoD for assessment. Airservices Australia or DoD will provide local government and proponents with authoritative advice about the impact of a proposed development on the function of an aviation facility, requirements for risk assessment processes, and mitigation methods. It is recommended that advice be sought during pre-lodgement stage of development assessment processes to avoid objections from Airservices Australia or DoD.</i></p>	
<b>Public safety areas</b>	
<b>PO6</b> Development does not increase the risk to public safety.	<p><b>AO6</b> Development within a strategic airport's public safety area does not involve:</p> <ul style="list-style-type: none"> <li>• a significant increase in the number of people living, working or congregating in the area</li> </ul>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
	<ul style="list-style-type: none"> <li>the manufacture, use or storage of flammable, explosive, hazardous or noxious materials.</li> </ul>

**Table 8.2.1.3.2G Land uses associated with increases in wildlife strikes and hazards**

<b>Column 1: High risk</b>	<b>Column 2: Moderate risk</b>
<u>Rural activities</u> <ul style="list-style-type: none"> <li>Cropping (turf farm)</li> <li>Cropping (fruit tree farm)</li> <li>Intensive animal industry (piggery)</li> <li>Aquaculture (fish processing/packing plant)</li> </ul> <u>Conservation</u> <ul style="list-style-type: none"> <li>Conservation estate (e.g. wetland)</li> </ul> <u>Recreation activities</u> <ul style="list-style-type: none"> <li>Major sport, recreation and entertainment facility (showground)</li> </ul> <u>Industry activities</u> <ul style="list-style-type: none"> <li>Low-impact industry (food processing plant)</li> <li>Medium-impact industry (food processing plant)</li> <li>High-impact industry (food processing plant)</li> </ul> <u>Utility installation</u> <ul style="list-style-type: none"> <li>Food/organic waste facility</li> <li>Putrescible waste facility (e.g. landfill, transfer station)</li> </ul>	<u>Rural activities</u> <ul style="list-style-type: none"> <li>Animal husbandry (cattle/dairy farm)</li> <li>Intensive animal industry (poultry farm)</li> </ul> <u>Conservation</u> <ul style="list-style-type: none"> <li>Conservation estate (all other)</li> </ul> <u>Recreation activities</u> <ul style="list-style-type: none"> <li>Major sport, recreation and entertainment facility (all other)</li> <li>Outdoor sport and recreation</li> <li>Park</li> </ul> <u>Utility installation</u> <ul style="list-style-type: none"> <li>Non-putrescible waste facility (e.g. landfill, transfer station)</li> <li>Sewage/wastewater treatment facility</li> </ul>

## 8.2.2 Bushfire hazard overlay code

**Editor's note**— As included in Part 1.6, Table 1.6.1, land shown on the bushfire hazard overlay maps 1-37 as very high, high and medium hazard areas as well as the potential impact buffer area category on the overlay map is designated as the bushfire prone area for the purposes of section 12 of the Building Regulations 2006. Land shown on the bushfire hazard overlay map is designated as the bushfire prone area for the purposes of section 12 of the Building Regulations 2006. The bushfire hazard area (bushfire prone area) includes land covered by the high and medium hazard areas as well as the buffer area category on the overlay map.

### 8.2.2.1 Application

This code applies to assessing Material change of use or Reconfiguring a lot for development within the Bushfire hazard overlay.

### 8.2.2.2 Purpose

- (1) The purpose of the Bushfire hazard overlay code is to ensure that risk to life, property and the environment as a result of bushfire is mitigated to an acceptable or tolerable level.
  - (2) The purpose of the code will be achieved through the following overall outcomes:
    - (a) Development is laid out and located to minimise the exposure and vulnerability of people and property at risk from bushfires;
    - (b) Development contributes to effective and efficient emergency response and recovery capabilities;
    - (c) Rehabilitation, revegetation and landscaping does not increase the risk to people or property;
    - (d) Development only establishes or intensifies vulnerable uses within the bushfire prone area where no other option exists to provide the necessary level of service;
    - (e) Development only establishes or intensifies community infrastructure providing essential services within the bushfire prone area where necessary to provide an adequate level of service to the existing and projected population;
    - (f) Development avoids or mitigates the risk from the manufacture or storage of materials that are hazardous in the context of bushfire.
- (a) development avoids the establishment of a use and/or intensification of sensitive land uses within or near areas that are subject to bushfire hazard;
  - (b) development is designed and located to minimise risks to people and property from bushfires;
  - (c) bushfire risk mitigation treatments are accommodated in a manner that avoids or minimises impacts on the natural environment in a bushfire event; and
  - (d) development contributes to effective and efficient disaster management response and recovery capabilities.

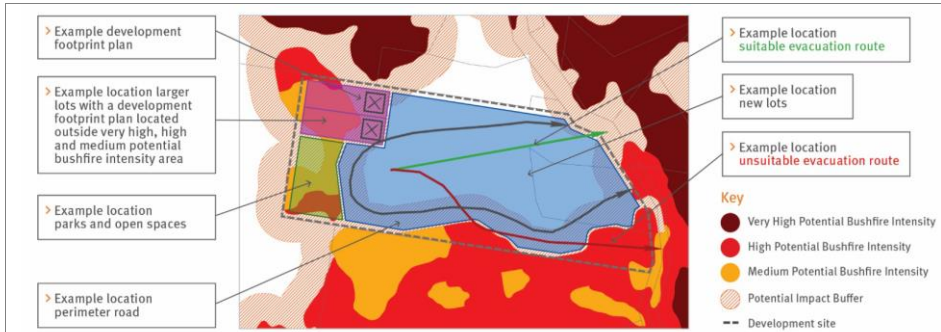
**Editor's note**—It is recognised there may be circumstances where flexibility in the application of the code to development applications in mapped bushfire prone areas may be appropriate, for example:  
 1. Where mapping contains inconsistencies that are yet to be corrected through state or local government verification, for example potential bushfire intensity areas over roads or fully developed areas; or  
 2. Where mapping does not reflect the most up to date situation, for example areas have been cleared as part of earlier approvals.  
 A site-based assessment may ground-truth the extent of hazardous vegetation and extent and nature of the bushfire hazard area (bushfire-prone area).

### 8.2.2.3 Assessment Benchmarks

Table 8.2.2.3.1 Bushfire hazard overlay code — For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Reconfiguring a lot – where creating lots of more than 2,000m<sup>2</sup></b>	
<b>PO1</b> The subdivision layout:	<b>AO1.1</b> A development footprint plan is identified for each lot that avoids ridgelines, saddles and crests where slopes exceed 15 per cent.
(a) enables future buildings to be located away from slopes and land forms that expose people or property to an intolerable risk to life or property; and	<b>AO1.2</b> A development footprint plan is identified for each lot that is separated from the closest edge to the adjacent mapped medium, high or very high potential bushfire intensity area by a distance that achieves a radiant heat flux level of 29 kW/m <sup>2</sup> or less at all development footprint plan boundaries.
(b) facilitates emergency access and operational space for firefighters in a reduced fuel area between future buildings and structures and hazardous vegetation, that reduce risk to an acceptable or tolerable level.	<i>Note – This separation area is often termed an asset protection zone. The radiant heat flux levels can be established by undertaking a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document.</i>
<i>Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example</i>	

<p><u>where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</u></p>	
<p><b>PO2</b> The subdivision layout enables: (a) future buildings to be located as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and (b) future site access to be located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions.</p>	<p><b>AO2</b> A development footprint plan is identified for each lot that: (a) is located within 60 metres of the street frontage; and (b) sited to enable a route between the development footprint plan and the street frontage with a gradient that does not exceed of 12.5 per cent.</p>
<b>Reconfiguring a lot – where creating lots of 2,000m<sup>2</sup> or less</b>	
<p><b>PO3</b> The subdivision layout: (a) avoids creating lots on slopes and land forms that expose people or property to an intolerable risk to life or property; and (b) facilitates emergency access and operational space for firefighters in a reduced fuel area between future buildings and structures and hazardous vegetation, that reduce risk to an acceptable or tolerable level.</p> <p><i>Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment, in accordance with the methodology in the QFES Bushfire resilient communities document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</i></p>	<p><b>AO3.1</b> The subdivision layout results in lots that are sited so that they are separated from the closest edge to the adjacent mapped medium, high or very high potential bushfire intensity area by a distance that achieves a radiant heat flux level of 29 kW/m<sup>2</sup> or less: (a) at the building envelope, if identified at RaL stage; or (b) where a building envelope is not identified, at all lot boundaries.</p> <p><i>Note – This separation area is often termed an asset protection zone. The radiant heat flux levels can be established by undertaking a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document. For staged developments, temporary separation areas may be absorbed as part of subsequent stages. Existing cleared areas external to the site may only be used in calculating necessary separation where tenure ensures that the land will remain cleared of hazardous vegetation (for example the land is a road, watercourse or highly managed park in public ownership).</i></p> <p><b>AO3.2</b> The subdivision layout does not create lots that are within bushfire prone areas and on ridgelines, saddles and crests where slopes exceed 15 per cent (roads and parks may be located in these areas).</p>
<b>Reconfiguring a lot – where creating more than 20 lots</b>	
<p><b>PO4</b> The subdivision layout is designed to minimise the length of the development perimeter and number of lots exposed to hazardous vegetation.</p> <p><i>Note – For example, avoid finger-like subdivision patterns or substantive vegetated corridors between lots.</i></p>	<p><b>AO4</b> No acceptable outcome is prescribed.</p>
<p><b>PO5</b> The subdivision layout provides for adequate access and egress and safe evacuation routes, to achieve an acceptable or tolerable risk to people.</p>	<p><b>AO5.1</b> The subdivision layout: (a) avoids the creation of bottle-neck points in the movement network within the development (for example, avoids hourglass patterns); and (b) ensures the road network has sufficient capacity for the evacuating population.</p> <p><b>AO5.2</b> The subdivision layout ensures evacuation routes: (a) direct occupants away from, rather than towards or through, areas with a greater potential bushfire intensity; and (b) minimise the length of route through bushfire prone areas.</p> <p>Refer Figure 1.</p>



**Figure 1. Subdivision layout and evacuation routes**

<p><b>PO6</b> The subdivision layout provides adequate buffers between hazardous vegetation and development.</p> <p><i>Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment, in accordance with the methodology in the QFES Bushfire resilient communities document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.</i></p>	<p><b>AO6.1</b> The subdivision layout results in an asset protection zone being located to create a separation area from adjacent mapped medium, high or very high potential bushfire intensity areas.</p>
<p><b>PO7</b> Parks or open space provided as part of the asset protection zone do not create additional bushfire prone areas.</p> <p><i>Note – The undertaking of a bushfire hazard assessment, in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this performance outcome.</i></p>	<p><b>AO6.2</b> The asset protection zone is comprised of: (a) parks and open spaces; and/or (b) lots greater than 2000m<sup>2</sup>; and/or (c) public roads (termed perimeter roads).</p> <p><i>Note – Parks and open space may be located within the mapped medium, high and very high potential bushfire intensity areas to create a separation between the development and the balance of the bushfire prone area. Portions of lots greater than 2000m<sup>2</sup> may be located within the mapped medium, high and very high potential bushfire intensity areas.</i></p> <p>Refer Figure 1.</p>
<p><b>PO8</b> Perimeter roads are accessible for fire-fighting vehicles, to facilitate emergency access and operational space for fire-fighting, maintenance works and hazard reduction activities.</p>	<p><b>AO6.3</b> Where the asset protection zone includes lots greater than 2000m<sup>2</sup> a development footprint plan is identified for each lot that is located in accordance with AO1.2.</p> <p><b>AO7</b> Where the asset protection zone includes parks or open spaces, they comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, cultivated gardens and nature strips.</p> <p><i>Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres.</i></p>
	<p><b>AO8.1</b> Where the asset protection zone includes a perimeter road it: (a) has a two-lane sealed carriageway clear of hazardous vegetation; and (b) is connected to the wider public road network at both ends and at intervals of no more than 200 metres; and (c) does not include design elements that may impede access for fire-fighting and maintenance for fire-fighting purposes (for example traffic calming involving chicanes).</p> <p><b>AO8.2</b> Where the subdivision contains a reticulated water supply, the road network and fire hydrants are designed and installed in accordance with: (a) <i>Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots</i>, Queensland Fire and Emergency Services, 2015, unless otherwise specified by the relevant water entity; (b) the <i>Road Planning and Design Manual 2nd edition</i>, Department of Transport and Main Roads, 2013; and (c) section D6.12 of the <i>FNQROC Development Manual</i>.</p>

**Reconfiguring a lot – where creating additional lots for the purpose of residential development and a reticulated water supply is not provided**

**PO9**  
The subdivision layout provides for perimeter roads or fire trail and working areas that are accessible by the type of fire-fighting vehicles servicing the area, to facilitate emergency access and operational space for fire-fighting, maintenance works and hazard reduction activities.

**AO9**  
The subdivision layout includes:  
(a) a fire trail and working area designed and constructed in accordance with the design parameters in Table 8.2.2.3.2 that separates the residential lot or development footprint plan from adjacent mapped medium, high or very high potential bushfire intensity areas; or  
(b) a perimeter road designed and constructed in accordance with AO8.1.

Refer Figure 2.

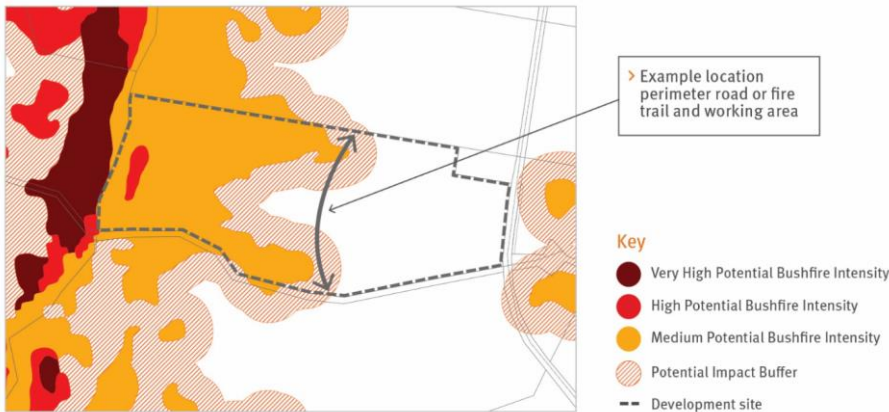


Figure 2. Siting of fire trail and working area

**Material change of use**

**PO10**  
Site layout achieves an acceptable or tolerable risk to people. Landscaping or open space provided as part of the development:

- (a) acts as a buffer between hazardous vegetation and development; and
- (b) does not create additional bushfire prone areas.

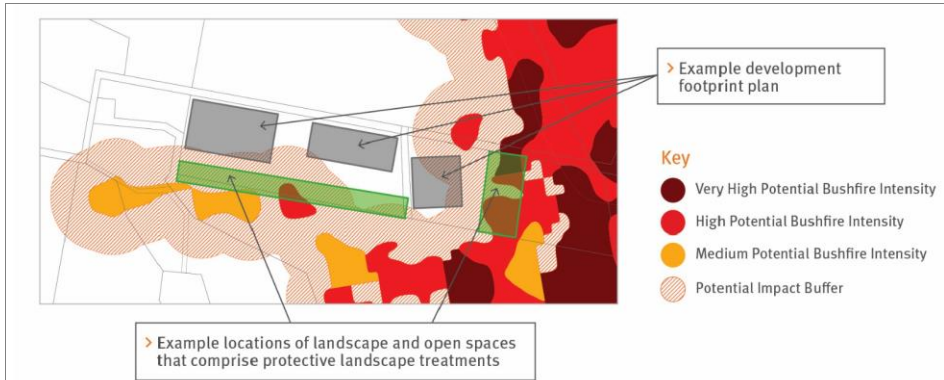
*Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels, for example where changes in foliage have occurred (e.g. as a consequence of adjoining permanent urban development) or where an applicant seeks to verify the regional ecosystem map inputs. This verification should form part of a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk.*

**AO10.1**  
Site layout places landscaped and open space areas within the site between the development and adjacent mapped medium, high or very high potential bushfire intensity areas.

Refer Figure 3.

**AO10.2**  
Landscaping and open space areas comprise protective landscape treatments that comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses and cultivated gardens.

*Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres.*



**Figure 3. Siting of protective landscaping treatments**

<p><b>PO11</b> The development establishes evacuation routes and assembly areas that achieve an acceptable or tolerable risk to people.</p>	<p><b>AO11</b> Development incorporates direct access to a safe assembly/evacuation area.</p> <p><i>Note – Guidance on identifying safe evacuation areas is contained in the QFES Bushfire resilient communities document.</i></p>
<p><b>PO12</b> If on a lot of over 2000m<sup>2</sup>, where involving a new premises or an existing premises with an increase in development footprint, development:</p> <ul style="list-style-type: none"> <li>(a) locates occupied areas as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and</li> <li>(b) ensures vehicular access is located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions.</li> </ul>	<p><b>AO12</b> No acceptable outcome is prescribed.</p>
<p><b>PO13</b> Development is located within a reticulated water supply area or includes a dedicated static water supply that is available solely for fire-fighting purposes and can be accessed by fire-fighting vehicles.</p> <p><i>Note – Swimming pools, farm ponds and dams are not considered reliable sources of static water supply in Queensland due to regular drought events.</i></p>	<p><b>AO13</b> No acceptable outcome is prescribed.</p>
<p><b>PO14</b> Vulnerable uses listed in Table 8.2.2.3.3 are not established or intensified within a bushfire prone area unless:</p> <ul style="list-style-type: none"> <li>(a) there is an overriding need in the public interest for the new or expanded service the development provides; and</li> <li>(b) there are no other suitable alternative locations within the required catchment; and</li> <li>(c) site planning can appropriately mitigate the risk (for example, siting ovals for an educational establishment between the hazardous vegetation and structures.</li> </ul> <p><i>Note – The preparation of a bushfire management plan in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this performance outcome.</i></p>	<p><b>AO14</b> No acceptable outcome is prescribed.</p>
<p><b>PO15</b> Community infrastructure providing essential services listed in Table 8.2.2.3.3 are not established within a bushfire prone area unless:</p> <ul style="list-style-type: none"> <li>(a) there is an overriding need in the public interest for the new or expanded service the development provides (for example, there are no other suitable alternative locations that can</li> </ul>	<p><b>AO15</b> No acceptable outcome is prescribed.</p>

<p><u>deliver the required level of service or meet emergency service response times during and immediately after a bushfire event); and</u>  <u>(b) the infrastructure can function effectively during and immediately after a bushfire event.</u></p> <p><i>Note – The preparation of a bushfire management plan in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this performance outcome.</i></p>	
<p><b>PO16</b>                  Development avoids or mitigates the risks to public safety and the environment from the manufacture or storage of materials listed in Table 8.2.2.3.3 that are hazardous in the context of bushfire to an acceptable or tolerable level.</p> <p><i>Note – The preparation of a bushfire management plan in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this acceptable outcome.</i></p> <p><i>Editor’s note – In addition to the requirements of this code the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 contain requirements for the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at: <a href="http://www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting">www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting</a>.</i></p>	<p><b>AO16</b>                  No acceptable outcome is prescribed.</p>
<b>Where involving an asset protection zone</b>	
<p><b>PO17</b>                  Asset protection zones are designed and managed to ensure they do not increase the potential for bushfire hazard.</p> <p><i>Note – The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this performance outcome.</i></p>	<p><b>AO17.1</b>                  Landscaping treatments within any asset protection zone comprise only low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.</p> <p><i>Note – Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short-cropped grass to a nominal height of 10 centimetres.</i></p>
<b>Vegetation works</b>	
<p><b>PO18</b>                  Vegetated agricultural buffering, revegetation and/or rehabilitation areas are designed and managed to ensure they do not result in an unacceptable level of risk or an increase in bushfire intensity level.</p> <p><i>Note – The undertaking of a bushfire hazard assessment in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this performance outcome.</i></p>	<p><b>AO18.1</b>                  Where vegetated agricultural buffering, revegetation and/or rehabilitation works are necessitated by the development, the works are located outside of any asset protection zone.</p> <p><b>AO18.2</b>                  Revegetation or rehabilitation of areas located within the mapped potential impact buffer area, revegetate and rehabilitate in a manner that maintains or reduces the existing fuel load.</p> <p><i>Note – The preparation of a vegetation management plan undertaken in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this acceptable outcome.</i></p>

Table 8.2.2.3.2 Fire trail and working area design parameters

Parameter	Provisions
<b>Width</b>	Contains a width of at least 20 metres including: <ol style="list-style-type: none"> <li>1. A <b>trafficable area</b> (cleared and formed):                             <ol style="list-style-type: none"> <li>(a) with a minimum width of 4 metres that can accommodate a rural firefighting vehicle;</li> <li>(b) with no less than 4.8 metres vertical clearance from canopy vegetation; and</li> <li>(c) with no adjacent inhibiting embankments or retaining walls</li> </ol> </li> <li>2. A <b>working area</b> each side of the trafficable area:                             <ol style="list-style-type: none"> <li>(a) with a minimum width of 3 metres each side; and</li> <li>(b) cleared of all flammable vegetation greater than 10 centimetres in height.</li> </ol> </li> <li>3. The <b>balance</b> (i.e. 10 metre width) managed vegetation area;</li> </ol>



	(a) <u>sited to separate the trafficable area from adjacent mapped medium, high or very high potential bushfire intensity areas managed vegetation; and</u> (b) <u>comprising managed vegetation clear of major surface hazards.</u>
<b>Access</b>	Access is granted in favour of Council and Queensland Fire and Emergency Services.  <i>Note – This access is commonly granted in the form of an easement that is to be maintained by the grantor.</i>
<b>Egress</b>	Contains trafficable vehicle routes in to low hazard areas, at least every 200 metres.

**Table 8.2.2.3.3 Vulnerable uses, community infrastructure for essential services and materials that are hazardous in the context of bushfire hazard**

<b>Group</b>	<b>Uses</b>
<b>Vulnerable uses</b>	<u>childcare centre, community care centre, detention facility, educational establishment, hospital, nature-based tourism, relocatable home park, rooming accommodation, residential care facility, resort complex, retirement facility, tourist park</u>
<b>Community infrastructure for essential services</b>	<u>educational establishment, emergency services, hospital</u>
<b>Hazardous materials in the context of bushfire hazard</b>	<u>Hazardous chemicals that are present at the levels or in the quantities that would constitute the use being a hazardous chemical facility</u> <u>Hazardous materials that are present in the quantities identified in the Work Health and Safety Regulation, schedule 15</u>

<b>Performance-outcomes</b>	<b>Acceptable-outcomes</b>
<b>For accepted and assessable development</b>	
<b>Water supply for fire-fighting purposes</b>	
<b>PO1</b> Development maintains the safety of people and property by providing an adequate and accessible water supply for fire-fighting purposes.	<b>AO1</b> For development involving new or existing buildings with a GFA greater than 50m <sup>2</sup> each lot has: <ul style="list-style-type: none"> <li>• a connection to a Council reticulated water supply; or</li> <li>• no less than 10,000L of stored water, located within 20m of habitable building(s) that is available exclusively for fire fighting purposes (e.g. accessible pool, dam or tank with fire brigade tank fittings).</li> </ul>
<b>For assessable development only</b>	
<b>Lot design</b>	
<b>PO2</b> Development minimises the potential adverse impacts of bushfire on the safety of people, property and the environment by mitigating risk through lot design.	<b>AO2.1</b> Lots are designed so that their size and shape allows for efficient emergency access to buildings for fire-fighting appliances (e.g. by avoiding long narrow lots with long access drives to buildings). <b>AO2.2</b> Lots are separated from hazardous vegetation by a distance that: <ol style="list-style-type: none"> <li>(1) achieves radiate heat flux level of 20kW/m<sup>2</sup> at all boundaries; and</li> <li>(2) is contained wholly within the development site.</li> </ol> <p>Editor's note—Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p> <p>Editor's note—The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</p>
<b>Firebreaks and access</b>	
<b>PO3</b>	<b>AO3.1</b> <b>For Reconfiguring a Lot</b>

<p>Development minimises the potential adverse impacts of bushfire on the safety of people, property and the environment by mitigating risk through the inclusion of roads and firebreaks that provide adequate:</p> <ul style="list-style-type: none"> <li>setbacks between building envelopes and hazardous vegetation; and</li> <li>access for fire-fighting or other emergency vehicles.</li> </ul>	<p>Firebreaks are provided by a perimeter road that separates lots from areas of bushfire hazard and have:</p> <ul style="list-style-type: none"> <li>a minimum cleared width of 20m; and</li> <li>a maximum gradient of 12.5%; and</li> <li>a constructed road width and weather standard complying with Planning Scheme Policy 4 – FNQROC Regional Development Manual.</li> </ul> <p><b>AO3.2</b>  <b>For Material Change of Use on land greater than 2.5ha</b>                  Firebreaks are provided by a perimeter road that separates building envelopes from areas of bushfire hazard and have:</p> <ul style="list-style-type: none"> <li>a minimum cleared width of 20m; and</li> <li>a maximum gradient of 12.5%; and</li> <li>a constructed road width and weather standard complying with Planning Scheme Policy 4 – FNQROC Regional Development Manual.</li> </ul> <p><b>AO3.3</b>                  Where it is not practicable to comply with AO3.1 or AO3.2 (above), fire maintenance trails are located as close as possible to the boundaries of the development and the adjoining bushland hazard, and the fire/maintenance trails:</p> <ul style="list-style-type: none"> <li>have a minimum cleared width of 6m; and</li> <li>have a formed width and gradient to in accordance with Planning Scheme Policy 4 – FNQROC Regional Development Manual standards; and</li> <li>are constructed and maintained to prevent erosion to maintain continuous access; and</li> <li>have vehicular access at each end; and</li> <li>have a maximum gradient of 12.5%; and</li> <li>provide passing bays and turning areas for fire-fighting appliances; and</li> <li>are located on public land or within an access easement.</li> </ul> <p><b>AO3.4</b>                  Firebreaks are provided by sufficient cleared breaks of 6m minimum width adjacent to retained bushland within the development (e.g. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response.</p> <p><b>AO3.5</b></p> <ul style="list-style-type: none"> <li>Roads are designed and constructed in accordance with Planning Scheme Policy 4 – FNQROC Regional Development Manual, have a maximum gradient of 12.5% and provide for through roads and exclude cul-de-sacs and dead-end roads, except where a perimeter road isolates the development from hazardous vegetation and the cul-de-sacs are provided with an alternative access linking the cul-de-sacs to other through roads; or</li> <li>Where the use of a single entry road is unavoidable because of topographical constraints, a suitably established and maintained fire-trail is provided on public land or within an access easement that is granted in favour of the local government and Queensland Fire &amp; Rescue Service to allow for safe access to a 'through-road' in an alternative direction to the road.</li> </ul>
<p><b>Development intensification in bushfire prone areas</b></p>	
<p><b>PO4</b>                  Development does not materially intensify the use of bushfire hazard areas.</p>	<p><b>AO4.1</b>                  Development does not result in a higher concentration of people living or working in bushfire hazard areas.</p> <p><b>AO4.2</b>                  Development increasing the number of people living, working or congregating within high bushfire hazard areas complies with a Bushfire Protection Plan (BPP) for the premises.</p>

	Note: The BPP is to be prepared in accordance with the Public Safety Business agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan".
<b>Community infrastructure</b>	
<b>PO5</b> Community infrastructure is able to function effectively during and immediately after bushfire events, where appropriate.	<b>AO5</b> Development involving a community use complies with a Bushfire Protection Plan for the premises in accordance with the Public Safety Business agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan".
<b>Hazardous materials</b>	
<b>PO6</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.	<b>AO6</b> Development involving bulk manufacturing or storage of hazardous materials complies with a Bushfire Protection Plan for the premises in accordance with the Public Safety Business agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan".

## 8.2.3 Environmental significance overlay code

### 8.2.3.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development within the environmental significance overlay maps.

### 8.2.3.2 Purpose

- (1) The purpose of the code is to ensure that:
  - (a) areas of environmental significance are identified, protected and maintained; and
  - (b) impacts of development on ecological values are avoided to the greatest possible extent; and
  - (c) ecological connectivity is maintained or improved, and habitat extent is increased; and
  - (d) development minimises impacts on the environment and enhances ecological corridors; and
  - (e) water quality of wetlands and watercourses is maintained; and
  - (f) the hydrological and ecological functions and services of wetlands and watercourses are maintained.
  
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Matters of state environmental significance (MSES) are valued and protected and the health and resilience of biodiversity is maintained or enhanced to support ecological integrity;
  - (b) Intensive animal industries and extractive industries are located outside of areas of state environmental significance and protect their values;
  - (c) The wetlands of ecological significance are protected from sediment runoff, vegetation clearing, weed invasion and pollution through designated setbacks and buffers; and
  - (d) Development protects and enhances the health and resilience of ecological systems and corridors, and maximise the opportunity to connect fragmented habitats and connect natural areas with areas of state environmental significance.

### 8.2.3.3 Assessment Benchmarks

**Table 8.2.3.3.1 Environmental significance overlay code — For accepted and assessable development**  
**For accepted and assessable development**

<u>Performance outcomes</u>	<u>Acceptable outcomes</u>
<b>Regulated vegetation and watercourses</b>	
<p><b>PO1</b>                      Vegetation clearing in, and development potentially impacting upon, areas mapped as 'MSES - Regulated vegetation' or 'MSES – High ecological value waters (watercourse)' is avoided unless:</p> <p>(a) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided;</p> <p>(b) wildlife movement and habitat interconnectivity are maintained or enhanced at a local and regional scale;</p> <p>(c) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset;</p> <p>(d) development does not interrupt, interfere with, alter or otherwise impact upon underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; and</p> <p>(e) development avoids noise, light, vibration or other edge affects, including weed and pest incursion, that would adversely impact upon environmental values.</p> <p><i>Editor's note – Council may request a supporting Ecological Assessment Report, prepared in accordance with Planning Scheme Policy 2, in order to determine if compliance with this Performance Outcome is achieved.</i></p>	<p><b>AO1.1</b>                      No clearing of native vegetation is undertaken within areas of 'MSES - Regulated vegetation' unless it is demonstrated that the area does not support regulated vegetation as mapped.</p> <p><i>Editor's note – The process for confirming or correcting a regulated vegetation management map is by obtaining a Property Map of Assessable Vegetation from the Department of Resources.</i></p> <p><b>AO1.2</b>                      Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres or 1.5 times the height of the tallest adjacent vegetation (whichever is greater) of 'MSES - Regulated vegetation' areas.</p> <p><b>AO1.3</b>                      A minimum setback in accordance with Table 8.2.3.3.2 is provided between development and the top of the high bank of a watercourse identified as hosting a 'MSES – Regulated vegetation' area or that is identified as a 'MSES – High ecological value waters (watercourse)'.</p> <p><i>Editor's note – The definition of "high bank" is contained in Volume 2, Schedule 1, Table SC.1.1.3.2.</i></p> <p><b>AO1.4</b>                      No clearing of native vegetation is undertaken within the minimum watercourse setback identified by Table 8.2.3.3.2.</p>

<b>Wetlands</b>	
<p><b>PO2</b>  <u>Areas identified as 'MSES – High ecological value waters (wetland)' and 'MSES – High ecological significance wetlands' are protected by:</u></p> <ul style="list-style-type: none"> <li><u>(a) maintaining adequate separation distances between watercourses/wetlands and development;</u></li> <li><u>(b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;</u></li> <li><u>(c) maintaining waterway bank stability by minimising bank erosion and slumping;</u></li> <li><u>(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</u></li> <li><u>(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.</u></li> </ul> <p><i>Editor's note – Council may request a supporting Ecological Assessment Report, prepared in accordance with Planning Scheme Policy 2, in order to determine if compliance with this Performance Outcome is achieved.</i></p>	<p><b>AO2.1</b>  <u>Development is setback from 'MSES – High ecological value waters (wetland)' or 'MSES – High ecological significance wetlands' by a minimum of:</u></p> <ul style="list-style-type: none"> <li><u>(a) 200m where the wetland is located outside an urban area; or</u></li> <li><u>(b) 100m where the wetland is located on land in the Rural Residential Zone; or</u></li> <li><u>(c) 50m where a wetland is located in an urban area.</u></li> </ul> <p><b>AO2.2</b>  <u>Development does not occur within areas mapped as 'MSES – High ecological value waters (wetland)' or 'MSES – High ecological significance wetlands'.</u></p>
<b>For assessable development only</b>	
<b>Wildlife habitat</b>	
<p><b>PO3</b>  <u>Development within a 'MSES - Wildlife habitat' area:</u></p> <ul style="list-style-type: none"> <li><u>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and special least concern animal species;</u></li> <li><u>(b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</u></li> <li><u>(c) maintains or enhances wildlife movement and habitat interconnectivity at a local and regional scale; and</u></li> <li><u>(d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical ecological processes (e.g. feeding, breeding, roosting).</u></li> </ul> <p><i>Editor's note - Development applications over land subject to a 'MSES – Wildlife habitat' area must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.</i></p> <p><i>Editor's note – Council may request a supporting Ecological Assessment Report, prepared in accordance with Planning Scheme Policy 2, in order to determine if compliance with this Performance Outcome is achieved.</i></p>	<p><b>AO3</b>  <u>No acceptable outcome provided.</u></p>

<b>Protected areas</b>	
<p><b>PO5</b> Development within a 'MSES - Protected area' is consistent with the management principles of the protected area under the <i>Nature Conservation Act 1992</i>.</p> <p><i>Editor's note – Any proposed development within a 'MSES - Protected area' is also assessed by the Queensland Government under the Nature Conservation Act 1992.</i></p>	<p><b>AO5</b> No acceptable outcome provided.</p>
<p><b>PO6</b> Development adjoining a 'MSES – Protected area' is consistent with the management principles and values of the adjoining 'MSES – Protected area' to the greatest possible extent and:</p> <p>(a) supports ecological and community values of the natural asset; and</p> <p>(b) maintains or enhances wildlife movement and habitat interconnectivity at a local and</p> <p>(c) does not prejudice, undermine, or negatively impact on ecological values, including all naturally occurring native flora, fauna and their habitat within and adjoining the 'MSES - Protected area'.</p> <p>(d) is consistent with integrated and regional approaches to fire management;</p> <p>(e) avoids noise, light, vibration or other edge effects, including weed and pest incursion, that would adversely impact upon environmental values.</p>	<p><b>AO6</b> No acceptable outcome provided.</p>
<p><b>PO7</b> Development avoids adverse impacts on world heritage values and integrity, and the cultural heritage significance of the Wet Tropics of Queensland World Heritage Area.</p>	<p><b>AO7</b> Development within the Wet Tropics of Queensland World Heritage Area is either 'allowed' or has an approval under the Wet Tropics Management Plan 1998.</p>
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>
<b>For accepted development and assessable development</b>	
<p><b>PO4</b> Development protects matters of environmental significance.</p>	<p><b>AO4.1</b></p> <ul style="list-style-type: none"> <li>◆ Development does not occur on the part of the lot identified within the MSES – Wildlife habitat, Regulated vegetation, Protected area or Legally secured offset areas.</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>◆ Development is located, designed and operated to mitigate significant impacts within the MSES – Wildlife habitat, Regulated vegetation, Protected area and Legally secured offset areas. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.</li> </ul> <p>NOTE: Refer to Planning Scheme Policy 2 – Ecological Assessment Reports for guidelines on satisfying these benchmarks</p> <p>OR</p> <ul style="list-style-type: none"> <li>◆ A property map of assessable vegetation (PMAV) identifies the site as an area no longer identified as being of environmental significance.</li> </ul>

Performance Outcomes	Acceptable Outcomes
	<p>OR</p> <ul style="list-style-type: none"> <li>• Evidence is provided by a suitably qualified person demonstrating that the proposed clearing can be undertaken in accordance with an exemption or self-assessable clearing code under the <i>Vegetation Management Act (1999)</i> or its equivalent.</li> </ul> <p><b>AO1.2</b> A report certified by an appropriately qualified person demonstrates to the satisfaction of the assessment manager, that the development site does not contain any matters of environmental significance.</p> <p>OR</p> <p><b>AO1.3</b> Where it is demonstrated that adverse impacts on matters of environmental significance cannot be avoided, development is located, designed and operated to minimise adverse impacts.</p> <p>Note: A report certified by an appropriately qualified person may be required to demonstrate to the satisfaction of the assessment manager that the proposed development cannot be located in areas that avoid adverse impacts on matters of environmental significance.</p>
<p><b>PO2</b> Development is designed and constructed to avoid significant impacts on areas of environmental significance.</p>	<p><b>AO2</b> The design and layout of development minimises adverse impacts on ecologically important areas by:</p> <ul style="list-style-type: none"> <li>(a) focusing development in cleared areas to protect existing habitat;</li> <li>(b) utilising urban design to consolidate density and preserve existing habitat and native vegetation</li> <li>(c) aligning new property boundaries to maintain ecologically important areas;</li> <li>(d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas;</li> <li>(e) ensuring that significant fauna habitat are protected in their environmental context, and</li> <li>(f) incorporating measures that allow for the safe movement of fauna through the site.</li> </ul>
<p><b>PO3</b> Development protects and enhances ecological connectivity and/or habitat extents.</p>	<p><b>AO3</b></p> <ul style="list-style-type: none"> <li>• Development retains native vegetation in areas large enough to maintain ecological values, functions and processes; and</li> <li>• Development within an ecological corridor rehabilitates native vegetation; and</li> <li>• Development within a conservation corridor mitigates adverse impacts on native fauna feeding, nesting, breeding and roosting, and native fauna movements.</li> </ul>
<p><b>PO4</b> Development is setback from wetlands to maintain the water quality and ecological and hydrological functions and services of the wetlands.</p>	<p><b>AO4</b> Development is setback from wetlands a minimum of:</p> <ul style="list-style-type: none"> <li>a) 200m where the wetland is located outside an urban area and is a MSES-High Ecological value (wetland); or</li> <li>b) 100m where the wetland is located within the Rural residential zone and is a MSES-High Ecological value (wetland); or</li> <li>c) 100m where the wetland is located outside an urban area and is MSES-Wetlands (palustrine, estuarine and lacustrine); or</li> <li>d) 50m where the wetland is located within an urban area.</li> </ul>
<p><b>PO5</b> Development is setback from watercourses to maintain the water quality and ecological and hydrological functions and services of the watercourse.</p>	<p><b>AO5</b> Development is setback from watercourses in accordance with Table 8.2.3.3.2 – Setback and buffer distances from watercourses unless a greater setback is specified in the</p>

Performance Outcomes	Acceptable Outcomes
	<u>Water resource catchment overlay.</u>
<b>PO6</b> The ecological and hydrological function of the riparian zone is maintained, provided with ongoing protection and enhanced through the rehabilitation of riparian buffer areas.	<b>A06</b> Revegetation or replanting of the wetland and watercourse buffer areas: <ul style="list-style-type: none"> <li>• <u>Is provided in accordance with planning scheme policy 8 – Natural area revegetation and rehabilitation; and</u></li> <li>• <u>Uses vegetation in locations, patterns and densities that emulate the relevant regional ecosystem.</u></li> </ul>
<b>For assessable development only</b>	
<b>PO7</b> An adequate buffer to high value wetland is provided and maintained.	<b>A07</b> A buffer surrounding areas containing a high value wetland is applied and maintained, the width of which is supported by an evaluation of the environmental values, functioning and threats to matters of environmental significance.
<b>PO8</b> Areas of environmental significance are protected from adverse impacts of adjoining uses.	<b>A08</b> No acceptable outcome provided.

Table 8.2.3.3.2 *Setback and buffer distances from watercourses*

Stream order or MSES description	Setback and buffer from watercourses
<b>Coastal bioregions and subregions</b>	
<u>1 or 2</u>	10m from the top of the high bank
<u>3- or 4</u>	25m from the top of the high bank
<u>5 or more</u>	50m from the top of the high bank
<u>Unspecified</u>	50m from the top of the high bank
<u>'MSES – High ecological value waters (watercourse)'</u>	<u>100m from the top of the high bank</u>
<b>Non-coastal bioregions and subregions</b>	
<u>1 or 2</u>	25m from the top of the high bank
<u>3 or 4</u>	50m from the top of the high bank
<u>5 or more</u>	100m from the top of the high bank
<u>Unspecified</u>	100m from the top of the high bank
<u>'MSES – High ecological value waters (watercourse)'</u>	100m from the top of the high bank

Note: Council acknowledges that there may be inaccuracies in the datasets sourced from the Queensland Government's State Planning Policy mapping. Determinations of setbacks should be based on a site assessment taking into account the definitions of High bank provided in Schedule 1.

Note: Where a Property Map of Assessable Vegetation (PMAV) identifies a different stream order to the Environmental Significance mapping, the PMAV mapping takes precedence for determining stream order.



## 8.2.4 Extractive resources overlay code

### 8.2.4.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational works for development within the Extractive resources overlay.

### 8.2.4.2 Purpose

- (1) The purpose of the Extractive resources overlay code is to protect significant extractive resources to ensure that current and future extraction of resources is not compromised.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development in the resource/processing area does not compromise existing or future extractive operations; and
  - (b) Development of extractive industries ensures that the adverse impacts do not extend beyond the separation areas; and
  - (c) Uses incompatible with the adverse impacts of extractive industries do not develop in the separation area; and
  - (d) The number of people living and working in the separation area does not increase; and
  - (e) Haulage routes are protected and maintained.

### 8.2.4.3 Assessment Benchmarks

Table 8.2.4.3.1 Extractive resources overlay code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Haulage route</b>	
<b>PO1</b> Development with direct vehicular access to the transport route does not adversely affect the safety and efficiency of vehicles using the transport route to transport extractive resources from an existing or future extractive industry.	<b>AO1</b> No additional accesses are constructed onto a haulage route.
<b>PO2</b> The impacts of haulage traffic on sensitive land uses are minimised.	<b>AO2</b> Sensitive land uses and development susceptible to heavy vehicle traffic impacts are setback: <ul style="list-style-type: none"> <li>• 100m from a common boundary with a state haulage route; and</li> <li>• 40m from a common boundary with a local haulage route.</li> </ul>
<b>For assessable development only</b>	
<b>Resource/processing area</b>	
<b>PO3</b> Development in the resource/processing area does not compromise existing or future extractive operations.	<b>AO3</b> Development in the resource/processing area is: <ul style="list-style-type: none"> <li>• for extractive industry; or</li> <li>• compatible with any existing extractive industries; and</li> <li>• does not compromise future extractive industries.</li> </ul> Note: compatible uses may include a temporary or low key use not requiring a permanent building or structure.
<b>Separation area</b>	
<b>PO4</b> Development in the separation area does not compromise the function of the separation area as a buffer between extractive/processing operations and incompatible uses.	<b>AO4</b> No acceptable outcome provided.
<b>PO5</b> The number of people living in the separation area for a resource/processing area does not increase.	<b>AO5</b> No acceptable outcome provided.
<b>PO6</b> Development minimises the potential adverse effects from existing or future extractive industries on people working or congregating in the extractive resource separation area.	<b>AO6.1</b> Development does not result in an increase in the number of people working or congregating where noise or dust will adversely impact within the extractive resource separation area.
	<b>AO6.2</b> Development within the extractive resource separation area is compatible with the potential adverse effects arising from existing or future extractive industry operations.

Performance outcomes	Acceptable outcomes
<p><b>PO7</b> Reconfiguring a lot minimises the potential adverse effects from existing or future extractive industries on people living, working or congregating in the separation area.</p>	<p><b>AO7</b> Reconfiguring a lot does not result in an increased number of lots wholly or partly within the separation area for a resource/processing area or haulage route.</p>
<p><b>PO8</b> Development of extractive industry in the separation area does not result in adverse impacts such as noise, dust, ground vibrations or air blast overpressure beyond the separation area.</p>	<p><b>AO8</b> No acceptable outcome provided.</p>
Haulage routes	
<p><b>PO9</b> The impacts of haulage traffic on incompatible uses are minimised.</p>	<p><b>AO9</b> No new lots are created wholly within:</p> <ul style="list-style-type: none"> <li>• 100m of a state haulage route; or</li> <li>• 40m of a local haulage route.</li> </ul>

## 8.2.5 Flood investigation area overlay code

### 8.2.5.1 Application

This code applies to assessing Material change of use, ~~Building work or~~ Operational work or Reconfiguring a lot for development within the Flood investigation area overlay.

### 8.2.5.2 Purpose

- (1) The purpose of the Flood investigation area overlay code is to manage development outcomes in areas that may be at risk of flooding so that risk to life, property, community and the environment during future flood events is minimised, and to ensure that development does not increase the potential for flood damage on site or to other property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the development siting, layout, and access responds to the risk of the flood hazard and minimises risk to personal safety; and
  - (b) the development is resilient to flood events by ensuring siting and design accounts for the potential risks of flood to property, and
  - (c) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities, and
  - (d) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of the flood and does not significantly increase the potential for damage on the site or to other properties; and
  - (e) the development incorporates emergency response and disaster mitigation measures; and
  - (f) the development avoids the release of hazardous materials as a result of a flood event, and
  - (g) natural processes and the protective function of landforms and/or vegetation are maintained in flood areas.

### 8.2.5.3 Assessment Benchmarks

Table 8.2.5.3.1 Flood investigation area overlay code - For assessable development only

Performance outcomes	Acceptable outcomes
<b>Building Development: Siting and Lot Layout</b>	
<p><b>PO1</b> The development is compatible with the level of risk associated with the natural hazard.</p> <p>Editor's note: Council may choose to require the applicant to submit a site-based flood study that investigates the impacts of the development on the floodplain and demonstrates compliance with the relevant performance outcomes, therefore enabling the identification of a 1% Annual Exceedance Probability (AEP).</p> <p>Council may set appropriate water depth, distances and velocities deemed to allow for safe and clear access.</p>	<p><b>AO1</b> The following uses are not located on land identified or directly accessed within a Flood Investigation Area (FIA):</p> <ul style="list-style-type: none"> <li>• Retirement facility</li> <li>• Residential care facility</li> <li>• Community care centre</li> <li>• Child care centre.</li> </ul>
<p><b>PO2</b> Development <u>design</u>, siting and layout responds to flooding potential, <u>and</u> maintains personal safety at all times <u>and</u>.</p> <p><b>PO3</b> <u>Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</u> <u>Development</u> directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential for flood damage either on-site or on other properties. <u>Where development is located in an area affected by a Defined Flood Event, a hydraulic and hydrology report*, prepared by a Registered Professional Engineer of Queensland (RPEQ), demonstrates that the development:</u> <u>(a) maintains the flood storage capacity on the subject site, and</u> <u>(b) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites</u></p>	<p><b>For Material Change of Use</b> <b>AO2.1</b> New <u>development is buildings are:</u></p> <ul style="list-style-type: none"> <li>• not located within the overlay area;</li> <li>• located on the highest part of the site to minimise entrance of floodwaters; and</li> <li>• provided with clear and direct pedestrian and vehicle evacuation routes from the site.</li> </ul> <p>Editor's note—Council may set appropriate water depth, distances and velocities deemed to allow for safe and clear access.</p> <p>OR</p> <p>The development incorporates an area on-site that is at least 300-mm above the highest known flood level with sufficient space to accommodate the likely population of the development in safety for a relatively short time until flash flooding subsides or people can be evacuated.</p> <p>OR</p> <p>Where involving an extension to an existing dwelling house that is situated within a FIA, the maximum size of the</p>

<p><b>Performance outcomes</b>  <u>upstream, downstream or in the general vicinity of the subject site, and</u>                  (a)(c) <u>does not increase stormwater ponding on-sites upstream, downstream or in the general vicinity of the subject site.</u></p>	<p><b>Acceptable outcomes</b>                  extension does not exceed (number no greater than 70m<sup>2</sup>). Gross floor area.                   Editor's note—If part of the site is outside the Flood Investigation Area Overlay, this is the preferred location for <b>all buildings development</b>.</p>
	<p><b>For Reconfiguring a Lot</b>  <b>AO2.2</b>                  Additional lots:  <ul style="list-style-type: none"> <li>• are not located within the Flood investigation area overlay; or</li> <li>• are demonstrated to be above the flood level identified within the Flood investigation area overlay.</li> </ul>                 Editor's note—If part of the site is outside the Flood investigation area overlay; this is the preferred location for all lots (excluding park or other open space and recreation lots).                   Editor's note — Buildings subsequently developed on the lots created will need to comply with the relevant building assessment provisions under the <i>Building Act 1975</i>.</p>
	<p><b>AO2.3</b>                  Road and/or pathway layout ensures residents are not physically isolated from the adjacent flood free urban areas and provides a safe and clear evacuation route path:                  (a) by locating entry points into the reconfiguration above the flood level and avoiding cul-de-sac or other non-permeable layouts, and                  (b) by direct and simple routes to main carriageways.</p>
	<p><b>AO2.4</b>                  Signage is provided on-site (regardless of whether land is in public or private ownership):                  indicating the position and path of all safe evacuation routes off the site, and if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or -entrances to low-lying reserves.</p>
	<p><b>AO2.5</b>                  There is no intensification of residential uses within flood affected areas on land situated within the FIA.</p>
	<p><b>AO2.63</b>                  The design and layout of <b>buildings used for residential purposes development</b> minimises risk from flooding by providing:                  parking and other low intensive, non-habitable uses at ground level.   <i>Editor's note—The highset 'Queensland' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.</i></p>
	<p><b>AO2.74.1</b>                  Works in urban areas (as defined in the <i>Planning Act 2016</i>) associated with the proposed development do not involve:                  (a) any physical alteration to a watercourse or floodway                  (b) vegetation clearing, or                  (c) a net increase in filling (including berms/mounds).   <i>Editor's note: Berms/mounds are considered to be an undesirable built form outcome and are not supported.</i></p>
	<p><b>AO2.84.2</b>                  Works (<b>including buildings and earthworks</b>) in non-urban areas either:                  (a) do not involve a net increase in filling greater than 50 m<sup>3</sup>, or                  (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters, or                  (c) do not change flood characteristics outside the subject site in ways that result in:</p>

<p><b>Performance outcomes</b></p>	<p><b>Acceptable outcomes</b></p> <ul style="list-style-type: none"> <li>i. loss of flood storage</li> <li>ii. loss of/changes to flow paths</li> <li>iii. acceleration or retardation of flows or any reduction in flood warning times elsewhere on the floodplain.</li> </ul> <p><b>AO4.3</b> Where development is located in an area affected by DFE, a hydraulic and hydrology report, prepared by a Registered Professional Engineer of Queensland (RPEQ), demonstrates that the development:</p> <ul style="list-style-type: none"> <li>(b) maintains the flood storage capacity on the subject site, and</li> <li>(c) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site, and</li> <li>(d) does not increase stormwater ponding on sites (e)(d) upstream, downstream or in the general vicinity of the subject site.</li> </ul> <p><b>For material change of use and reconfiguring a lot AO2.94.4</b> In non-urban areas, buildings and infrastructure are development is set back a minimum of 50m from natural riparian corridors to maintain their natural function of reducing velocity of flood waters.</p> <p>Editor's note: Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse impacts that they may have on downstream properties in the event of a flood.</p>
<p><b>Hazardous Materials</b></p> <p><b>PO35</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO35</b> Materials manufactured or stored on-site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event.</p> <p>OR</p> <p>If a Defined Flood Event (DFE) level is adopted, structures used for the manufacture or storage of hazardous materials are:</p> <ul style="list-style-type: none"> <li>(a) located above the DFE level, or</li> <li>(b) designed to prevent the intrusion of floodwaters.</li> </ul> <p>If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.</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.</p>
<p><b>Disaster Management</b></p> <p><b>PO46</b> The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.</p>	<p><b>AO46</b> Development does not:</p> <ul style="list-style-type: none"> <li>(a) increase the number of people calculated to be at risk from flooding;</li> <li>(b) increase the number of people likely to need evacuation;</li> <li>(c) shorten flood warning times; or</li> <li>(d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.</li> </ul>
<p><b>Community wellbeing and safety</b></p> <p><b>PO57</b> Development involving community infrastructure:</p> <ul style="list-style-type: none"> <li>(a) remains functional to serve community need during and immediately after a flood event; and</li> <li>(b) is designed, sited and operated to avoid adverse impacts on the community or the environment due to</li> </ul>	<p><b>AO57.1</b> The following uses are not located on land within the Flood investigation area overlay:</p> <ul style="list-style-type: none"> <li>(a) community residence</li> <li>(b) emergency services</li> <li>(c) residential care facility</li> </ul>

Performance outcomes	Acceptable outcomes
<p>the impacts of flooding on infrastructure, facilities or access and egress routes; <u>and</u></p> <p>(c) retains essential site access during a flood event; <u>and</u></p> <p>(d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.<sup>24</sup></p>	<p>(d) utility installations involving water and sewerage treatment plants</p> <p>(e) stores of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries).</p> <p>OR</p> <p>The following uses are not located on land inundated during a 1 per cent AEP flood event:</p> <p>(a) community and cultural facilities, including facilities where an education and care service under the Education and Care Services National Law (Queensland) is operated or a child care service under the <i>Child Care Act 2002</i> is conducted</p> <p>(b) community centres</p> <p>(c) meeting halls</p> <p>(d) galleries</p> <p>(e) libraries.</p> <p>The following uses are not located on land inundated during a 0.5 per cent AEP flood event:</p> <p>(a) emergency shelters</p> <p>(b) police facilities</p> <p>(c) sub stations</p> <p>(d) water treatment plant.</p> <p>The following uses are not located on land inundated during a 0.2 per cent AEP flood event:</p> <p>(a) correctional facilities</p> <p>(b) emergency services</p> <p>(c) power stations</p> <p>(d) major switch yards.</p> <p>AND/OR</p> <p>(1) Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are:</p> <p>(a) not located within the <u>FIA</u> and the highest known flood level for the site, and</p> <p>(b) designed and constructed to exclude floodwater intrusion/Infiltration</p> <p><u>Editor's note</u> - Infrastructure is to be designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.</p> <p><b>AO57.2</b></p> <p>The following uses have direct access to low hazard evacuation routes as defined in Table <u>8.2.5.3.2</u>:</p> <p>(a) community residence</p> <p>(b) emergency services</p> <p>(c) hospitals</p> <p>(d) residential care facility</p> <p>(e) substations</p> <p>(f) utility installations involving water and sewerage treatment plants.</p>

<sup>24</sup>Council may choose to require the applicant to submit a site-based flood study (particularly for areas identified within the level 1 Flood investigation area) that investigates the impact of the development on the floodplain and demonstrates compliance with the relevant Performance Outcomes. Level 2 Flood investigation area mapping shown on the Flood investigation Overlay maps is mapped with a higher accuracy, but does not necessarily negate the need for more detailed site based analysis.

Table 8.2.5.3.24 Evacuation Model

Benchmarks	Degree of Flood Hazard			
	Low	Medium	High	Extreme
Wading ability	If necessary, children and the elderly could wade. (Generally, safe wading velocity depth product is less than 0.25.)	Fit adults can wade. (Generally, safe wading velocity depth product is less than 0.4.)	Fit adults would have difficulty wading. (Generally, where wading velocity depth product is less than 0.6.)	Wading is not an option.
Evacuation distances	<200 metres	200-400 metres	400-600 metres	>600 metres
Maximum flood depths	<0.3 metres	<0.6 metres	<1.2 metres	>1.2 metres
Maximum flood velocity	<0.4 metres per second	<0.8 metres	<1.5 metres	>1.5 metres
Typical means of egress	Sedan	Sedan early, but 4WD or trucks later	4WD or trucks only in early stages, boats or helicopters	Large trucks, boats or helicopters
Timing	Ample for flood forecasting. Warning and evacuation routes remain passable for twice as long as evacuation time.	Evacuation routes remain trafficable for 1.5 times as long as the evacuation time.	Evacuation routes remain trafficable for only up to minimum evacuation time.	There is insufficient evacuation time.

Note: The evacuation times for various facilities or areas would (but not necessarily) be included in the Counter Disaster Plan (flooding).

Generally, safe wading conditions assume even walking surfaces with no obstructions, steps, soft underfoot, etc.

## 8.2.6 Heritage overlay code

### 8.2.6.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development within the Heritage overlay.

### 8.2.6.2 Purpose

The purpose of the Heritage overlay code is to ensure development on a local heritage place, is compatible with the cultural heritage significance of the place, by:

- (a) preventing the demolition or removal of local heritage places, unless there is no prudent and feasible alternative to the demolition or removal; and
- (b) maintaining the materials and setting of local heritage places; and
- (c) ensuring development on a local heritage place is compatible with the cultural heritage significance of the place; and
- (d) maintaining the appropriate use of local heritage places.

*Note: This code will not apply to any development where an 'Exemption Certificate' has been issued for the work under Section 35 of the Queensland Heritage Act 1992 and where the Heritage Place is included in the Queensland Heritage Register.*

- (1) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Recognise and conserve identified cultural heritage places that exhibit the key historical themes of development and use of land and resources in the Tablelands; and
  - (b) Development on the site of a Local Heritage Place protects the character of the place, preserves views and access to the heritage place, and preserves the significant fabric and features of the heritage place;
  - (c) The heritage values of the regions towns are recognised and protected;
  - (d) Indigenous cultural heritage is preserved and respected;
  - (e) Local Heritage places are conserved and enhanced through sensitive re-use; and
  - (f) Ensure future development is in accordance with the *Burra Charter*.

### 8.2.6.3 Assessment Benchmarks

Table 8.2.6.3.1 Heritage overlay code - For assessable development only

Performance outcomes	Acceptable outcomes
<b>Material change of use</b>	
<b>PO1</b> Development is compatible with the cultural heritage significance of the local heritage place.	<b>AO1</b> Development retains and enhances the heritage character and values of the local heritage place, as identified and described in the statement of significance and significance criterion for the site in the <i>Planning Scheme Policy 7- Local Heritage Places</i> .
<b>PO2</b> Development responds to the setting of the local heritage place.	<b>AO2</b> Development protects and enhances the setting of the local heritage place by respecting the: <ul style="list-style-type: none"> <li>• appearance of the heritage item(s); and</li> <li>• location of the heritage item(s); and</li> <li>• bulk and scale of the heritage item(s); and</li> <li>• relationship of the heritage item(s) and the surrounding area.</li> </ul>
<b>PO3</b> Development retains any significant landscape features associated with the appearance and character of the local heritage place.	<b>AO3</b> No acceptable outcome provided.
<b>Reconfiguring a lot</b>	
<b>PO4</b> Reconfiguration maintains the accessibility, visibility and public profile of the local heritage place.	<b>AO4</b> Reconfiguration does not: <ul style="list-style-type: none"> <li>• reduce public access to the local heritage place; or</li> <li>• facilitate the construction of buildings or structures that, when completed, would inappropriately impair existing vistas and view corridors of significant attributes of the local heritage place.</li> </ul>
<b>Carrying out building or operational work</b>	
<b>PO5</b> Development does not alter, remove or conceal significant features of the local heritage place.	<b>AO5</b> No acceptable outcome provided.



Performance outcomes	Acceptable outcomes
<p><b>PO6</b> Development within a local heritage place is consistent with the design, scale, building materials and form of the existing character and heritage values of the site.</p>	<p><b>AO6</b> New buildings, structures or works to existing buildings are respectful to the heritage values in terms of:</p> <ul style="list-style-type: none"> <li>• scale; and</li> <li>• height; and</li> <li>• width (at street frontage); and</li> <li>• materials; and</li> <li>• form; and</li> <li>• orientation; and</li> <li>• roof lines; and</li> <li>• building openings; and</li> <li>• eaves; and</li> <li>• access and on-site parking.</li> </ul>
<p><b>PO7</b> Significant development within a local heritage place that impacts on the scale and amenity is to be planned and managed proportionate to:</p> <ul style="list-style-type: none"> <li>• the scale and likely impacts of the proposed development on the local heritage values of the site; and</li> <li>• the cultural and historical significance of the local heritage items.</li> </ul>	<p><b>AO7</b> The preparation of a Conservation Management Plan prepared in accordance with the <i>Burra Charter</i>, may be required for local heritage places where the place is subject to:</p> <ul style="list-style-type: none"> <li>• a risk that multiple, small-scale development approvals over time may cumulatively significantly impact on the heritage values of a complex of heritage buildings; and</li> <li>• large-scale subdivision; and</li> <li>• the introduction of more than 20% of the overall building or heritage place being new built form; or</li> <li>• demolition of part or all of the heritage buildings on site; or</li> <li>• the identified local heritage features are considered to have highly significant cultural and historical value.</li> </ul>
<b>Advertising devices</b>	
<p><b>PO8</b> The erection of advertising devices on a local heritage place is consistent with the heritage values of the local heritage place.</p>	<p><b>AO8</b> Advertising devices on local heritage places are in keeping with the style, era and form of the heritage values of the site.</p> <p>Examples of consistent design solutions for advertising devices are provided in <i>Planning Scheme Policy 1: Character Area Design Guideline</i>.</p>
<b>Demolition of a local heritage place</b>	
<p><b>PO9</b> Demolition or partial demolition of a structure within a local heritage place must only occur when:</p> <ul style="list-style-type: none"> <li>• it does not positively contribute to the heritage values of the place; or</li> <li>• it is structurally unsound and not reasonably capable of repair; or</li> <li>• minor maintenance is required to ensure the local heritage place remains structurally sound.</li> </ul>	<p><b>AO9.1</b> Demolition or partial demolition may only occur when:</p> <ul style="list-style-type: none"> <li>• Demolition is confined to removal of accretions such as outbuildings and extensions and alterations that are not part of the original structure identified within the Statement of Significance; or</li> <li>• An engineering report is submitted to Council demonstrating that the building is structurally unsound and is not reasonably capable of being made structurally sound; or</li> <li>• Limited demolition is performed in the course of repairs, maintenance or restoration.</li> </ul>
	<p><b>AO9.2</b> An archival quality photographic record is made prior to development which involves:</p> <ul style="list-style-type: none"> <li>• demolition of a local heritage place; or</li> <li>• significant physical modification to a heritage place.</li> </ul>
<b>Excavation within a local heritage place</b>	
<p><b>PO10</b> Excavation or other earthworks do not have a detrimental impact on archaeological sites.</p>	<p><b>AO10.1</b> The impact of excavation is minor and limited to works which are low impact in nature and do not disturb the heritage values of the local heritage place.</p>
	<p><b>AO10.2</b> An archaeological investigation is carried out for development affecting those sites identified in the <i>Planning Scheme Policy 7 – Local Heritage Places</i> as having significant archaeological potential.</p>

Note: The Heritage overlay code does not apply to indigenous cultural heritage which is protected under the Aboriginal Cultural Heritage Act 2003.

## 8.2.7 Slope overlay code

### 8.2.7.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development within the slope overlay.

### 8.2.7.2 Purpose

- (1) The purpose of the Slope overlay code is to minimise the threat of landslide to people and property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is located to avoid sloping land where possible unless long term stability of the site is demonstrated, surrounding land is not adversely impacted and risk of landslide activity is not increased;
  - (b) The development does not impact on the stability of the land on adjoining sites;
  - (c) and
  - (d) Development on sloping land maintains slope stability and does not increase erosion potential.

### 8.2.7.3 Assessment Benchmarks

Table 8.2.7.3.1 Slope overlay code - For assessable development

Performance outcomes	Acceptable outcomes
<b>For assessable development only</b>	
<b>Slope stability</b>	
<b>PO1</b> Development does not have a detrimental impact on slope stability or erosion potential of land.	<b>AO1</b> Where clearing of vegetation, building work or filling or excavation of land occurs on land with a slope of 15% or greater, a geotechnical report is to be prepared in accordance with <i>Planning scheme policy 5 - Geotechnical reports</i> that demonstrates: <ul style="list-style-type: none"> <li>• the long term stability of the development site; and</li> <li>• development will not be adversely affected by landslide activity originating on sloping land above the development site; and</li> <li>• development will not adversely affect other property outside the development site through landslide activity or alterations to surface or groundwater.</li> </ul>
<b>PO2</b> Development does not result in the instability of a site or on adjacent land.	<b>AO2</b> No development occurs on land with a gradient that exceeds 25% (1 in 4).
<b>Community infrastructure and essential services</b>	
<b>PO3</b> Community infrastructure and essential services are able to function effectively during and immediately after landslide events.	<b>AO3</b> No acceptable outcome provided.  Note: Refer to Planning Scheme Policy 5.

## 8.2.8 Water resource catchment overlay code

### 8.2.8.1 Application

This code applies to assessing Material change of use, Building work, Reconfiguring a lot or Operational work for development within the Water resource catchment overlay.

### 8.2.8.2 Purpose

- (1) The purpose of the Water resource catchment overlay code is to protect and maintain the water quality of Lake Tinaroo from the potential adverse impacts of new development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) New development disposes of effluent in a manner that does not adversely impact the water quality of Lake Tinaroo or watercourses in the water resource catchment; and
  - (b) New urban lots fronting Lake Tinaroo provide for public access; and
  - (c) New development is setback from Lake Tinaroo and watercourses in the water resource catchment to protect water quality; and
  - (d) Contingent water supplies are protected from development which may prejudice their future use as a water supply; and
  - (e) New development of lots equal to or less than 1ha or other development with an equivalent density protects water quality by connecting to the reticulated sewerage network.

### 8.2.8.3 Assessment Benchmarks

Table 8.2.8.3.1 Water resource catchment overlay code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Setbacks</b>	
<b>PO1</b> Development: <ul style="list-style-type: none"> <li>• is setback to the greatest extent possible from the full supply level of 672.35AHD from Lake Tinaroo and watercourses within the water resource catchment ; and</li> <li>• protects and water quality.</li> </ul>	<b>AO1.1</b> Development connected to reticulated sewerage is not located within: <ul style="list-style-type: none"> <li>• the 100m setback mapped for <a href="#">the Lake Tinaroo full dam level as identified on the water resource catchment overlay maps</a>; and</li> <li>• 100m of the high bank of watercourses within the water resource catchment.</li> </ul> <b>AO1.2</b> Development <a href="#">involving requiring on-site effluentsewerage disposal is not located within the 100m setback mapped for the Lake Tinaroo full dam level as identified on the water resource catchment overlay maps and ensures that the effluent application area (e.g. trenches/beds, subsurface irrigation), including any reserve area</a> , is setback: <ul style="list-style-type: none"> <li>• A minimum 400m from <a href="#">the Lake Tinaroo full dam level as identified on the water resource catchment overlay maps</a>; and</li> <li>• A minimum 100m from the high bank of watercourses within the water resource catchment overlay.</li> </ul> <b>AO1.3</b> Where it is not possible to meet AO1.1 or AO1.2 development is set-back to the greatest extent possible from the full supply level of <a href="#">Lake Tinaroo (672.35 AHD)</a> , <a href="#">having regard to the following site constraints:</a> <ul style="list-style-type: none"> <li>• <a href="#">Slopes =&gt;8%</a></li> <li>• <a href="#">Practical vehicle access</a></li> <li>• <a href="#">Regulated vegetation/Wildlife Habitat</a></li> <li>• <a href="#">Flooding/Drainage</a></li> <li>• <a href="#">Bushfire hazard</a></li> <li>• <a href="#">Easements/Covenants</a></li> <li>• <a href="#">Approved Building Envelopes</a></li> <li>• <a href="#">Infrastructure servicing-</a></li> </ul>
<b>Effluent disposal</b> <b>PO2</b> Development is designed to ensure effluent disposal does not adversely impact on water quality of Lake Tinaroo or watercourses within the water resource catchment.	<b>AO2</b> Development: <ul style="list-style-type: none"> <li>• is connected to <a href="#">a Council</a> reticulated sewerage <a href="#">network</a> where it involves reconfiguration of lots equal to or less than 1ha or other development of an equivalent density; or</li> </ul>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
	<ul style="list-style-type: none"> <li>Development provides a method of waste disposal that ensures: <ul style="list-style-type: none"> <li>the ground water of the area is not adversely affected; and</li> <li>nutrients are not released to Lake Tinaroo; and <del>it is setback 400m from full dam level identified on the overlay maps.</del></li> </ul> </li> <li>A site evaluation report must be undertaken in accordance with AS/NZS1547 (as amended);2000 that supports the proposed method of treatment and disposal; and</li> <li>Wastewater treatment is in accordance with the Queensland Plumbing and Wastewater code and AS/NZS1547 (as amended);2000 and does not include primary treatment of effluent within <del>the declared catchment; 400m of the Lake Tinaroo full dam level as identified on the water resource catchment overlay maps or within 100m of the high bank of watercourses within the water resource catchment.</del></li> </ul>
<b>For assessable development only</b>	
<b>Incompatible uses</b>	
<b>PO3</b> Development is of an appropriate type, scale and intensity to ensure that the water quality in the water resource catchment is not compromised.	<b>AO3</b> No acceptable outcome provided.
<b>Public access</b>	
<b>PO4</b> Urban development provides open space along Lake Tinaroo foreshore to provide public access to the Lake.	<b>AO4</b> Development involving reconfiguring a lot resulting in lots less than 10,000m <sup>2</sup> fronting Lake Tinaroo dedicates a buffer area of public open space with a minimum of 20m in width - measured from the common boundary of the subject lot facing Lake Tinaroo.
<b>Reconfiguring a lot</b>	
<b>PO5</b> Reconfiguring a lot and the provision of services does not adversely impact on water quality of Lake Tinaroo or watercourses within the water resource catchment.	<b>AO5.1</b> Building envelopes are designated and are setback a minimum of: <ul style="list-style-type: none"> <li>100m from Lake Tinaroo full dam level as identified on the Water resource catchment overlay maps where connected to Council's reticulated sewerage network; or</li> <li>400m from Lake Tinaroo full dam level as identified on the Water resource catchment overlay maps where not connected to Council's reticulated sewerage network and demonstrates that all allotments have sufficient area for the effective operation of a waste water treatment and disposal system having regard to the implications of slope, soil depth, variation in the ground water table and soil stability; and</li> <li>100m from the high bank of watercourses within the water resource catchment.</li> </ul> <b>AO5.2</b> New lots less than or equal to 1ha are connected to Council's reticulated sewerage system.
<b>PO6</b> Boundary realignment does not compromise the ability to setback development from Lake Tinaroo.	<b>AO6</b> Boundary realignment does not increase the number of lots fronting Lake Tinaroo.
<b>Vegetation</b>	
<b>PO7</b> Watercourse buffer areas function to improve water quality in the water resource catchment through the benefits of the natural filtration of relevant native vegetation.	<b>AO7.1</b> Native vegetation within watercourse buffer areas is retained. <b>AO7.2</b> Native vegetation must be planted within the watercourse buffer area in accordance with an approved <i>Revegetation and maintenance plan</i> in accordance with Planning Scheme Policy 8 - Natural area revegetation and rehabilitation.
<b>Stormwater drainage</b>	
<b>PO8</b>	<b>AO8</b>

<b>Performance outcomes</b> Development involving building work or operational work has suitable measures to protect water quality and mitigate the potential adverse impacts of water runoff.	<b>Acceptable outcomes</b> Development involving operational work or building work within 400m of Lake Tinaroo full dam level as identified on the water resource catchment overlay maps must ensure uncovered, off street parking spaces are constructed on stable and permeable materials such as grass pavers.
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## Part 9 Development Codes

### 9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) The following codes and requirements apply to development under schedule 6 and 7 of the Regulation are relevant for the planning scheme.
- (3) Use codes and other development codes are specific to each planning scheme area.
- (4) The following are the codes and requirements under the Regulation for development in the planning scheme area:
  1. Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code applying to development for which code assessment is required under schedule 10, part 17 and schedule 10, part 20 division 2 of the Regulation;
  2. Community residence code requirements applying to development that may not be made assessable development under the planning scheme;
  3. Cropping (involving forestry for wood production) code applying to development that may not be made assessable development under the planning scheme.
- (5) The following are the use codes for the planning scheme:
  - ~~1.~~ [Air services code](#)
  - ~~1-2.~~ Animal keeping and intensive animal industries code
  - ~~2-3.~~ Aquaculture code
  - ~~3-4.~~ Caretaker's accommodation code
  - ~~4-5.~~ Commercial activities code
  - ~~5-6.~~ Community activities code
  - ~~6-7.~~ Dual occupancy code
  - ~~7-8.~~ Dwelling house code
  - ~~8-9.~~ Educational establishment and child care centre code
  - ~~9-10.~~ Extractive industry code
  - ~~10-11.~~ Home based business code
  - ~~11-12.~~ Rooming accommodation and short term accommodation code
  - ~~12-13.~~ Industrial activities code
  - ~~14.~~ Multiple dwelling code
  - ~~15.~~ [Nature-based tourism code](#)
  - ~~13-16.~~ [Non-resident workforce and rural workers' accommodation code](#)
  - ~~14-17.~~ Renewable energy facility code
  - ~~15-18.~~ Residential care and retirement facility code
  - ~~16-19.~~ Rural activities code
  - ~~17-20.~~ Rural industry code
  - ~~18-21.~~ Sales office code
  - ~~19-22.~~ Service station and car wash code
  - ~~20-23.~~ Sport and recreation activities code
  - ~~21-24.~~ Telecommunications facility code
  - ~~22-25.~~ Tourist park code
  - ~~23-26.~~ Utility installation code
- (6) The following are the other development codes for the planning scheme:
  1. Advertising devices code
  2. Landscaping code
  3. Parking and access code
  4. Reconfiguring a lot code
  5. Works, services and infrastructure code

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

**Editor's note**— The following schedules of the Regulation are relevant to the TRC Planning Scheme:

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

NB: Other parts of the Regulation may also be relevant.

### 9.1.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

(1) The purpose of the reconfiguring a lot (subdividing one lot into two lots) and associated operational work code is for assessing applications for development for reconfiguring a lot that requires assessment as regulated in Part 5, section 5.4 under Table 5.4.4—Regulated categories of development: reconfiguring a lot.

*Table 9.2.1.1 — Reconfiguring a lot (subdividing one lot into two lots) and associated operational work requiring code assessment*

This code applies to a reconfiguring of a lot if—

- The lot is an industrial zone or residential zone (other than a park residential zone or rural residential zone); and
- the reconfiguration is the subdivision of 1 lot, other than a rear lot, into 2 lots (each a created lot); and
- each created lot is at least the minimum lot size for the relevant zone stated in a local instrument; and
- the reconfiguration is consistent with the purpose statement for the relevant zone stated in a local instrument.

However, this code does not apply if—

- all or part of the premises, are in any of the following areas under a local instrument—
  - a flood hazard area;
  - a bushfire hazard area;
  - a landslide hazard area;
  - a coastal hazard area; or
- an overlay in a local instrument applies to all or part of the premises, or any part of the premises.

For this section—

**Industrial zone** means area however described designed in a local categorising instrument as industrial.

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

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

1	The frontage of each created lot complies with the minimum frontage requirements for the relevant zone stated in a local instrument.
2	The building envelope of each created lot complies with the building envelope requirements for the relevant zone stated in a local instrument.
3	The reconfiguration involved the creation of a rear lot only if the local instrument states that a rear lot is consistent with the relevant zone.
4	The number of lots, including rear lots next to each created lot complies with the maximum number of adjoining lots of the relevant zone stated in a local instrument.
5	If the reconfiguration creates a rear lot— <ol style="list-style-type: none"> <li>An access strip for the rear lot does not adjoin the access strip of more than 1 other rear lot; and</li> <li>No more than 2 rear lots are accessed from the head of a single cul-de-sac</li> </ol>
6	If a local instrument states minimum setback distances for the relevant zone—the distance of a building or structure from a boundary of a created lot complies with the minimum distances stated in the local instrument.
7	If the reconfiguration is in a residential zone and a local instrument does not state minimum setback distances for the zone—the distance of an existing building or structure from a boundary



	of a created lot complies with the minimum setback distances stated in the Queensland Development Code, parts 1.1 to 1.3
8	A new building or structure on the premises will— (i) Comply with the Queensland Development Code, part 1.4; and (iii)(i) Be outside of an existing or planning infrastructure easement.
9	(i) Each created lot has access to the road network through—Direct road frontage; or (ii) An access strip; or (iii)(i) An access easement, if a local instrument states that an access easement is consistent with the relevant zone.
10	Access from each created lot to the road network is— (i) Lawful, safe and practical; and (iii)(i) Designed and constructed in accordance with requirements for the relevant zone stated in a local instrument, including requirements about width, length or gradient;
11	If a local instrument does not state a minimum width requirement for an access strip or access easement in the relevant zone— an access strip or access easement has a minimum width of— (i) For reconfiguring a lot in a residential zone—5m; or (iii)(i) For reconfiguring a lot in an industrial zone—8m.
12	If a local instrument does not state a maximum length requirement for an access strip or access easement in the relevant zone— an access strip or access easement has a maximum length of 50m.
13	If the premises are in a reticulated water area— each created lot is connected to the reticulated water supply system.
14	If the premises are not in a reticulated water area— each created lot has an alternative potable water supply source that complies with the minimum storage capacity requirements for the relevant zone stated in a local instrument.
15	If the premises are in an area with a sewerage service— each created lot is connected to the sewerage service.
16	If the premises are not in an area with a sewerage service— each created lot has an effluent treatment and disposal system designed and constructed in accordance with the requirements for the system stated in a local instrument.
17	Each lot is connected to a supply network and telecommunication network, if required under a local instrument.
18	Any other infrastructure necessary to service the lots will be provided, designed and constructed in accordance with the requirements for the infrastructure stated in a local instrument.
19	The release of sediment from the premises, including from erosion and sediment-laden stormwater runoff— (i) is minimised during and after construction; and (iii)(i) complies with the requirements stated in a local instrument.
20	Filling and excavation on the premises— (i) does not cause a vertical change to the natural ground level of more than 1 metre; and (ii) does not result in ponding on the premises or adjoining land; and (iii)(i) complies with the requirements stated in a local instrument.

### 9.1.2—Community residence requirements

(1) Development for a community residence that complies with the acceptable outcomes in Table 9.2.2.1.1 is accepted development.

Table 9.2.2.1.1—Community residence for accepted development only

Acceptable outcomes	
AO1	No more than 7 support workers attend the residence in a 24-hours period; and
AO2	At least 2 car parks are provided on the premises for use by residents and visitors, 1 of which is suitable for persons with disabilities; and
AO3	At least 1 car park is provided on the premises for use by support workers.

### 9.1.3—Requirements for cropping involving forestry for wood production code for accepted development

Table 9.2.3.3.1—Requirements for accepted development that is a material change of use for cropping (involving forestry for wood production) or operational work for harvesting trees for wood production

Requirements
Setbacks

Requirements	
1	The use or work is at a distance of at least the separation distance stated in Table 9.2.2:2 – Separation distances.  Refer to Table 9.2.2:2 – Separation distances below
2	Seedlings within the separation distance stated in requirement 1 are removed if the seedlings— (i) are the same species as the trees to be harvested; and (ii) are not native to the local area.
3	For land with a slope of more than 10% but less than 25% – the development uses only— (i) mechanical strip cultivation on the contour; or (ii) spot cultivation; or (iii) manual cultivation.
4	For land with a slope of 25% or more – the development uses only— (i) spot cultivation; or (ii) manual cultivation.
5	The construction, operation or maintenance of a track or road for the development does not adversely affect— (i) a natural drainage feature on the land; or (ii) land that is subject to erosion or landslide.
6	A track or road for the development— (i) is appropriately drained; and (ii) has a stable surface.
7	Drainage structures for a track or road for the development are regularly maintained.
8	Drainage water from a track or road for the development is directed away from exposed soils and onto undisturbed ground or other areas with a stable surface.
9	For development involving a forest for wood production that is less than 40ha – a fire break that is at least 7m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained.
10	For development involving a forest for wood production that is at least 40ha, but less than 100ha – a fire break that is at least 10m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained.
11	For development involving a forest for wood production that is 100ha or more— (a) a fire break that is at least 20m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained; or (b) both of the following things are established and maintained— (i) a fire break that is at least 10m wide, measured from the base of the outermost tree in the forest to be harvested; (ii) a fuel reduction area immediately behind the fire break that is at least 10m wide.
12	Trees to be harvested in the fuel reduction area are pruned to a minimum height of 5m when the trees reach a height of 10m.
13	Fire breaks are kept clear of flammable material with a height of more than 1m.
14	Fire access tracks and roads that are at least 4m wide are established and maintained on the premises.
15	Each part of the forest for wood production is within 250m of a fire access track or road.
16	Despite requirement (1), the following works may be carried out within the separation distance mentioned in Table <insert table reference> – Separation distances— a) the construction of roads and tracks for the development; b) maintenance works for the development.

Table 9.2.2:2 — Separation distances

Column 1 Structure or thing	Column 2 Separation distance
1 — A watercourse shown on the regulated vegetation management map (1:100,000) and classified as a stream order 1 to 2 under the <u>Strahler stream order classification system</u>	5m from the defining bank of the watercourse
2 — A watercourse shown on the regulated vegetation management map (1:100,000) and classified as a stream order 3 to 5 under the <u>Strahler stream order classification system</u>	40m from the defining bank of the watercourse.
3 — A watercourse shown on the regulated vegetation management map (1:100,000) and classified as a stream order 6 under the <u>Strahler stream order classification system</u>	20m from the defining bank of the watercourse.
4 — A State-owned protected area or forest reserve under the <i>Nature Conservation Act 1992</i>	10m from the boundary of the protected area or forest reserve
5 — A category A area, category B area, category C area or category R area	10m from the boundary of the area
6 — A dwelling	100m from the dwelling, or another distance that complies with the Building Code and AS 3959-2009 <i>Construction of buildings in bushfire-prone areas</i>
7 — A machinery shed	A distance that is the greater of the following— (a) 25m from the machinery shed; or (b) A distance from the structure that equals 1.5 times the maximum height of the trees to be harvested
8 — A transmission grid, supply network or above-ground pipeline that services more than 1 premises and is not the subject of an easement.	A distance that is the longer of the following— (a) 25m from the structure; (b) A distance from the structure that equals 1.5 times the maximum height of the trees to be harvested

## 9.29.3 Use Codes

### 9.2.19.3.1 Air sServices code

#### 9.2.1.19.3.1.1 Application

This code applies to assessing Air service development.

#### 9.2.1.29.3.1.2 Purpose and overall outcomes

- (1) The purpose of the Air service code is to facilitate the establishment of new, or the expansion of existing facilities in appropriate locations. Air service development will not expose people or property to an unacceptable level of risk, will have a minimal impact on the environment and residential amenity and will not compromise the operational integrity of regional-scale aviation facilities.
- (2) The purpose of the code will be achieved through the following overall outcomes by ensuring that Air service development:
  - (a) does not compromise aircraft safety in operational air space; and
  - (b) does not undermine or adversely affect the safety and functioning of regional-scale aviation facilities; and
  - (c) does not expose people or property to an unacceptable level of risk in terms of public safety; and
  - (d) is designed and operated to avoid impacts on the amenity of adjoining and adjacent land uses in terms of aircraft noise, privacy, visual blight, dust generation and aircraft emissions; and
  - (e) is compatible with forecast levels of aircraft noise (as defined by Australian Standard 2021-2000: Acoustics - Aircraft noise intrusion - Building siting and construction (AS 2021) as adopted 7 July 2000); and
  - (f) is designed and operated to minimise impacts on flora, fauna and stock as a result of aircraft noise, vegetation clearing, dust generation and aircraft emissions.

#### 9.2.1.39.3.1.3 Assessment benchmarks

Table 9.3.1.3.1 Air service code – For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Location and site suitability</b>	
<b>PO1</b> Air service development is sited such that: <ul style="list-style-type: none"> <li>• adequate separation from sensitive land uses is achieved to protect amenity;</li> <li>• development does not encroach upon areas of environmental significance; and</li> <li>• the potential for impacts on public safety is minimised to the greatest practical extent.</li> </ul>	<b>AO1.1</b> Development involving the take-off and landing of aircraft is located a minimum of 3km away (measured from property boundary to property boundary) from any property containing a sensitive land use. <b>AO1.2</b> Development does not involve clearing of native vegetation or filling and/or excavation in excess of 50m <sup>3</sup> . <b>AO1.3</b> Approach and take-off flight paths do not encroach upon the operational airspace of existing aviation facilities and/or private airstrips. <b>AO1.4</b> Facilities intended to accommodate aircraft with a Maximum Take-off Weight exceeding 5,700kg are not developed on land in the Rural or Rural residential zones or precincts. <b>AO1.5</b> Any terrain and/or man-made objects (powerlines, buildings, etc.) that extend more than 45m above the runway surface level are not located within a 2,500m radius of the site.
<b>Design and operation</b>	
<b>PO2</b> Air service development demonstrates compliance with the applicable Manual of Standards published by the Civil Aviation Safety Authority.	<b>AO2.1</b> Development involving the landing and take-off of aircraft only operates during day-light hours. <b>AO2.2</b> Runways have a minimum width of 15m, or 10m if intended for agricultural use only. <b>AO2.3</b> A minimum 45m wide obstacle free area is provided on either side of the runway for its entire length.

Performance outcomes	Acceptable outcomes
	<p><b>AO2.4</b> Runways have a minimum length of 1000m, excluding taxiway.</p>
	<p><b>AO2.5</b> Runway areas (including obstacle free areas) are fenced to prevent them from being accessed by stock or domestic animals.</p>
	<p><b>AO2.6</b> Approach and take-off areas within 900m of either end of runways are clear of obstacles above 3.3% slope from runway surface level.</p>
	<p><b>AO2.7</b> Strip markers are provided at 90m intervals along the runway and a windsock is installed in the vicinity of the taxiway.</p>

## 9-2-29.3.2 Animal keeping and intensive animal industries code

### 9-2-2-19.3.2.1 Application

This code applies to assessing Development for Animal keeping and intensive animal industries.

### 9-2-2-29.3.2.2 Purpose and overall outcomes

- (1) The purpose of the Animal keeping and intensive animal industries code is to ensure development is located, designed and managed to be compatible with the surrounding amenity and character of the area and to minimise any environmental impacts associated with the development, on and off the site.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development occurs on a site which is suitably located, with adequate area and appropriate topography to accommodate the use, suitable access, adequate electricity and water supply and is not subject to flooding; and
  - (b) Development protects the amenity, rural character and scenic amenity of the site and the surrounding area; and
  - (c) Development adequately mitigates any potential impacts on the environmental values of the site and the surrounding area; and
  - (d) Development does not impact the health, safety and lifestyle of residents and communities in the local area; and
  - (e) Development occurs on suitable sites where the impacts associated with these types of activities can be managed to acceptable levels.

### 9-2-2-39.3.2.3 Assessment Benchmarks

Table 9.3.24.3.1 Animal keeping and intensive animal industries code – For assessable development

Performance outcomes	Acceptable outcomes
For assessable development only	
Site suitability	
<p><b>PO1</b> Development must only be developed on land which:</p> <ul style="list-style-type: none"> <li>• has an appropriate area and dimensions to provide for adequate setbacks of buildings, sheds, dams and waste disposal areas; and</li> <li>• comprises of generally flat or undulating terrain; and</li> <li>• is elevated to enable adequate drainage; and</li> <li>• has adequate vehicle access; and</li> <li>• is not subject to flooding; and</li> <li>• can be provided with a reliable water supply and electricity supply.</li> </ul>	<p><b>AO1</b> Development is located on a site which:</p> <ul style="list-style-type: none"> <li>• has an area of 60ha or greater; and</li> <li>• has an average gradient of less than 10%; and</li> <li>• has a development footprint, including waste areas, access points and driveway, that is not located within an area inundated in a 1%AEP flood event overlay; and</li> <li>• is accessed by an all weather road network; and</li> <li>• is generally not low lying; and</li> <li>• drains to a lawful point of discharge; and</li> <li>• has a good quality and reliable water supply. Back-up water supply (tanks) or contingency for at least two days water is provided on farm in case of breakdown or loss of supply; and</li> <li>• is connected to reticulated electricity network; and</li> <li>• has sealed road frontage and access to a state controlled road.</li> </ul>
<p><b>PO2</b> Development is sited to ensure that environmental nuisance<sup>4</sup> does not occur.</p>	<p><b>AO2</b> No acceptable outcome provided.</p>
<p><b>PO3</b> Development is sited and operated in accordance with best practice industry standards.</p>	<p><b>AO3.1</b> For poultry farms:</p> <ul style="list-style-type: none"> <li>• separation distances in accordance with the S factor methodology (in accordance with the methodology identified in PAE Holmes report 'Best Practice Guidance for the Queensland Poultry Industry – Plume Dispersion Modelling and Meteorological Processing' are provided for poultry farms up to 300,000 birds; and</li> <li>• odour dispersion modelling is carried out for poultry farms in accordance with PAE Holmes report 'Best Practice Guidance for the Queensland Poultry Industry – Plume Dispersion Modelling and Meteorological Processing' and demonstrates compliance with the performance outcome can be achieved.</li> </ul>

<sup>4</sup> Environmental nuisance is defined in the Definitions section of this document

Performance outcomes	Acceptable outcomes
	<p><b>AO3.2</b> Meat chicken farms are developed in accordance with the Queensland Guidelines for Meat Chicken Farms (as amended).</p> <p><b>AO3.3</b> For intensive animal feedlots – separation distances in accordance with the Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland and the Interim Guideline – Sheep Feedlot Assessment in Queensland May 2010 (as amended).</p> <p><b>AO3.4</b> For pig keeping – separation distances in accordance with National Environmental Guidelines for Piggeries 2<sup>nd</sup> Edition (revised) 2010 or the National Environmental Guidelines for Rotational Outdoor Piggeries (Australian Pork Limited) as amended.</p> <p><b>AO3.5</b> All other best industry practices for Intensive animal industry uses not nominated in the above acceptable outcomes.</p>
Environmental impacts	
<p><b>PO4</b> An Environmental Management Plan (EMP) demonstrating that the environmental risks of development have been identified and appropriate design and management measures have been considered and will be implemented to minimise the risks and impacts to the environment is developed.</p>	<p><b>AO4.1</b> A site specific EMP is developed and implemented. The EMP must include:</p> <ul style="list-style-type: none"> <li>• an environmental risk assessment; and</li> <li>• strategies and measures for minimising environmental risks and contingency actions for managing environmental problems that may arise; and</li> <li>• planned courses of action in cases of incidents or emergencies relating to all significant risks, including unexpected increased odour emissions, a high incidence of animal deaths, disease outbreaks and fire, in accordance with risk management principles.</li> </ul> <p><b>AO4.2</b> The EMP is maintained and updated as required by the farm manager and is available for inspection by the relevant regulatory authority.</p>
<p><b>PO5</b> Development and operation of the development must prevent or minimise any emissions of odour, dust and air pollutants such that:</p> <ul style="list-style-type: none"> <li>• environmental nuisance is not caused at a sensitive land use;</li> <li>• noxious and offensive odours are not experienced at a sensitive land use; and</li> <li>• health, amenity and well-being at sensitive land uses is not impacted.</li> </ul>	<p><b>AO5</b> No acceptable outcome provided.</p>
<p><b>PO6</b> The emission of noise from the site:</p> <ul style="list-style-type: none"> <li>• does not impact the environmental values of the receiving acoustic environment in accordance with the <i>Environmental Protection Policy (Noise) Policy 201908</i>; and</li> <li>• ensures the desirable ambient noise levels for any sensitive land use is maintained; and</li> <li>• does not cause environmental nuisance.</li> </ul>	<p><b>AO6</b> No acceptable outcome provided.</p>
<p><b>PO7</b> Waste management must be conducted so that:</p> <ul style="list-style-type: none"> <li>• environmental harm and environmental nuisance is not caused at sensitive land uses; and</li> <li>• the off-site release of contaminants does not occur; and</li> <li>• the quality of any surface water or ground water is maintained.</li> </ul>	<p><b>AO7</b> No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
<p><b>PO8</b> The operation of the development must implement and maintain biosecurity measures that:</p> <ul style="list-style-type: none"> <li>• manage the introduction of infectious disease agents to the development; and</li> <li>• prevent the spread of disease agents from an infected area to an uninfected area; and</li> <li>• manage the incidence and spread of pests and weeds.</li> </ul>	<p><b>AO8</b> No acceptable outcome provided.</p>
<p><b>PO9</b> The operation does not have a detrimental impact on sensitive land uses due to offsite emissions including fume, particle, smoke, odour and noise.</p>	<p><b>AO9</b> For land in the Broad hectare or Agricultural Investigation precincts of the Rural Zone, Intensive animal industries are at least 2km away from:</p> <ul style="list-style-type: none"> <li>• land included in the Low density residential zone or Medium density residential zone or Emerging communities zone, or Rural residential zone; and</li> <li>• existing residential dwellings; and</li> <li>• any community facilities where people gather such as community halls or schools.</li> </ul>
Visual amenity	
<p><b>PO10</b> Buildings, structures, equipment and machinery associated with the use are located so they are not visible from a public road or an adjoining property.</p>	<p><b>AO10</b> A vegetated buffer with a minimum width of 3m is provided around the boundary of the area of the use excluding vehicle and pedestrian access.</p>



### 9-2-39.3.3 Aquaculture code

#### 9-2-3-19.3.3.1 Application

This code applies to assessing Development for Aquaculture.

#### 9-2-3-29.3.3.2 Purpose and overall outcomes

- (1) The purpose of the Aquaculture code is to facilitate the establishment of aquaculture and to ensure that aquaculture operates in an efficient manner without adversely affecting the amenity or the environmental values of the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Aquaculture is established on suitable sites having regard to the area and location of the site, topography, likely environmental impacts, accessibility and surrounding land uses; and
  - (b) Aquaculture is located so that impacts on or near natural resources are minimised and managed; and
  - (c) Aquaculture is not located on land in the Agricultural land precinct; and
  - (d) Aquaculture is developed and managed in accordance with best practice environmental standards.

#### 9-2-3-39.3.3.3 Assessment Benchmarks

Table 9.3.32.3.1 Aquaculture code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>In the Rural zone</b>	
<b>PO1</b> Aquaculture is of an appropriate scale and does not adversely impact on surrounding land uses.	<b>AO1</b> Aquaculture is: <ul style="list-style-type: none"> <li>• in an existing dam; or</li> <li>• does not involve any filling or excavation greater than 1000m<sup>3</sup>.</li> </ul>
<b>In the Rural residential zone</b>	
<b>PO2</b> Aquaculture is of an appropriate scale and does not adversely impact on surrounding land uses.	<b>AO2</b> Aquaculture is located on a site that is greater than 2ha; and: <ul style="list-style-type: none"> <li>• in an existing dam; or</li> <li>• does not involve any filling or excavation.</li> </ul>
<b>In all other zones</b>	
<b>PO3</b> Aquaculture does not adversely impact on surrounding land uses and does not result in contamination of ground or surface waters or adversely impact upon surrounding ecological systems.	<b>AO3.1</b> The aquaculture is enclosed within a building or does not require any filling or excavation.
	<b>AO3.2</b> All wastewater from the facility (including wash-down water) is discharged directly into the sewer or in accordance with a trade waste permit.
<b>For assessable development only</b>	
<b>Site Suitability</b>	
<b>PO4</b> Aquaculture does not adversely impact on surrounding land uses and does not result in contamination of ground or surface waters or adversely impact upon surrounding ecological systems.	<b>AO4.1</b> A bund is provided to contain a minimum of 110% of the total capacity of the tanks within the facility.
	<b>AO4.2</b> Noise, light and odour impacts are buffered from adjoining uses.
<b>PO5</b> Aquaculture is located on sites which have sufficient area to provide adequate setbacks of buildings, activity areas and waste disposal areas from: <ul style="list-style-type: none"> <li>• site boundaries; and</li> <li>• dwelling houses; and</li> <li>• watercourses, wells or bores.</li> </ul>	<b>AO5</b> No acceptable outcomes specified.
	<b>PO6</b> Development takes account of the topography and preserves existing native vegetation.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Boundary setbacks and buffers</b>	
<b>PO7</b> Aquaculture ponds, structures and open use areas are set back from boundaries and watercourses to ensure that the amenity of adjoining land and the character of the locality is maintained.	<b>AO7</b> Aquaculture ponds, structures and open use areas are set back a minimum of: <ul style="list-style-type: none"> <li>• 40m from the frontage to a State-controlled Road; and</li> <li>• 10m from the frontage to a sealed road; and</li> <li>• 50m from the frontage to an unsealed road; and</li> <li>• 20m from the frontage to a stock route; and</li> <li>• 40m from the boundary to a rail corridor; and</li> <li>• 10m from the boundary to an adjoining lot.</li> </ul>
<b>Stormwater management</b>	
<b>PO8</b> Aquaculture does not result in contamination of ground or surface waters or adversely impact upon surrounding ecological systems.	<b>AO8</b> Aquaculture ponds, structures and open use areas are set back a minimum of 50m from a water resource, wetland or watercourse corridor.
<b>PO9</b> Aquaculture has adequate provision for the management of stormwater to ensure that the quality of the surface and ground water resources is not diminished.	<b>AO9</b> Aquaculture facilities have: <ul style="list-style-type: none"> <li>• adequate physical measures for interrupting and treating surface water drainage prior to release to a waterway; and</li> <li>• bunding of sites or areas within sites or integrated drainage systems which include waste water treatment measures where chemicals, fuels, lubricants or other soluble pollutants are utilised on the site.</li> </ul>
<b>Environmental impacts</b>	
<b>PO10</b> Development does not cause environmental nuisance beyond the boundaries of the site.	<b>AO10</b> No acceptable outcome is provided.

Note: Solid waste is required to be collected and disposed of in accordance with Council's Trade Waste Policy and Pre-Treatment Guidelines for Trade Waste Discharges.

### 9-2-49.3.4 Caretaker's accommodation code

#### 9-2-4-19.3.4.1 Application

This code applies to assessing Development for Caretaker's accommodation.

#### 9-2-4-29.3.4.2 Purpose and overall outcomes

- (1) The purpose of the Caretaker's accommodation code is to facilitate the establishment of caretaker's accommodation in appropriate locations and to provide an acceptable level of residential amenity for the occupants.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is designed so that it is compatible with the surrounding character of the area and does not prejudice existing and future activity on adjoining and surrounding land; and
  - (b) The establishment and location of a caretaker's accommodation does not adversely impact on agricultural land or rural activities; and
  - (c) The caretaker's accommodation to manage or protect non-residential uses on the site is located and established so as to minimise the effects of the rural, commercial or industrial activity on the caretaker's accommodation.

#### 9-2-4-39.3.4.3 Assessment Benchmarks

Table 9.3.43.3.1 Caretaker's accommodation code – For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Scale and amenity</b>	
<b>PO1</b> Caretaker's accommodation is <del>subordinate to functional and necessary for the operation of</del> the primary use of the site.	<b>AO1.1</b> Caretaker's accommodation has a gross floor area of not more than 200m <sup>2</sup> . <b>AO1.2</b> <del>Caretaker's accommodation is occupied either by the proprietor, manager or caretaker of the non-residential use on the same title, together with any immediate family of that person.</del> <b>AO1.3</b> <del>The caretaker will be involved in the active management of the non-residential uses of the site or the after hours protection of the site.</del>
<b>For assessable development only</b>	
<b>Demonstrated need</b>	
<b>PO2</b> The caretaker's accommodation must be necessary for the operation of the primary use of the site.	<b>AO2</b> There is a demonstrated need for the caretaker associated with security, maintenance or management purposes.
<b>Site suitability</b>	
<b>PO3</b> Caretaker's accommodation must be ancillary to a non-residential use on the same lot <del>and must not constrain activities associated with the primary use.</del>	<b>AO3.1</b> Caretaker's accommodation is located on the same land title to the non-residential use. <b>AO3.2</b> Only one caretaker's accommodation is established on the title of the non-residential use.
<b>PO4</b> <del>Persons residing in</del> Caretaker's accommodation <del>must be able to demonstrate that they are engaged in the is occupied by a person having responsibility for the management of the non-residential activities conducted on the same site or are directly related to such persons.</del>	<b>AO4</b> Caretaker's accommodation is occupied either by the proprietor, manager or caretaker of the non-residential use on the same title, together with any immediate family of that person.
<b>Private open space and facilities</b>	
<b>PO5</b> Caretaker's accommodation is provided with private open space and site facilities that are functional, adequately screened from the non-residential activities on the site, and directly accessible from the dwelling.	<b>AO5.1</b> Caretaker's accommodation contains an area of private open space which is directly accessible from the living area and: <ul style="list-style-type: none"> <li>• <del>Caretaker's accommodation has a gross floor area of not more than 200m<sup>2</sup>; and</del></li> <li>• if at ground level, has an unobstructed area of at least 50m<sup>2</sup>, with a minimum length and width of 5m; or</li> <li>• if a balcony has an area of at least 15m<sup>2</sup> with a minimum width of 2.5m.</li> </ul>

Performance outcomes	Acceptable outcomes
	<p><b>AO5.2</b> Caretaker's accommodation is provided with site facilities in the form of:</p> <ul style="list-style-type: none"> <li>• an outdoor service court with a minimum area of 5m<sup>2</sup> to facilitate clothes drying facilities; and</li> <li>• an area for general storage; and</li> <li>• an area for the storage of a garbage receptacle.</li> </ul> <p><b>AO5.3</b> Private open space and site facilities are screened by a minimum 1.8m high solid screen fence or wall or sited out of view from other activities on the site.</p>
<b>Site layout</b>	
<p><b>PO6</b> Caretaker's accommodation is sited to minimise detrimental impacts on agricultural and surrounding uses.</p>	<p><b>AO6</b></p> <ul style="list-style-type: none"> <li>• In the Rural zone, caretaker's accommodation is sited with existing residential infrastructure to minimise the loss of land used for agriculture; or</li> <li>• In other zones caretaker's accommodation must be located such that the use of the surrounding land is not prejudiced.</li> </ul>
<p><b>PO7</b> There is adequate separation of uses to ensure the caretaker's accommodation has an acceptable residential amenity.</p>	<p><b>AO7</b> Caretaker's accommodation is sited clear of any noise and odour impacts.</p>

### 9-2-59.3.5 Commercial activities code

#### 9-2-5-19.3.5.1 Application

This code applies to assessing Development for commercial activities which are identified in schedule 1 table SC1.1.1.2.

Commercial activities include: adult store, agricultural supplies store, food and drink outlet, function facility, funeral parlour, garden centre, hardware and trade supplies, hotel, nightclub entertainment facility, office, outdoor sales, service industry, shop, shopping centre, showroom, theatre and veterinary services.

#### 9-2-5-29.3.5.2 Purpose and overall outcomes

- (1) The purpose of the Commercial activities code is to ensure commercial development contributes to a high standard of amenity, is designed for functionality and services the locality and the broader region, where appropriate.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Commercial development meets the needs of the local community, visitors and tourists through safe, accessible and convenient points of service; and
  - (b) Commercial development is well designed, contains the use on the site and provides safe and equitable pedestrian, cyclist and vehicular movement on site, particularly for service vehicles, whilst contributing to the local character and desired amenity of the area; and
  - (c) Commercial development has minimal impacts on the natural environment or the environmental values of the area; and
  - (d) Commercial development reinforces the role and function of established or designated centres; and
  - (e) Commercial development minimises impacts on the amenity of surrounding land uses, particularly residential uses.

#### 9-2-5-39.3.5.3 Assessment Benchmarks

Table 9.3.54.3.1 Commercial activities code – for assessable development

Performance outcomes	Acceptable outcomes
<b>For assessable development only</b>	
<b>Visual amenity and character</b>	
<b>PO1</b> The character and amenity of the locality and streetscape is protected and enhanced.	<b>AO1.1</b> Commercial buildings are designed to address the street with primary entrances to the street frontage. <b>AO1.2</b> Where the site has more than one street frontage the main façade and entrance to the building address the higher order road. <b>AO1.3</b> Air conditioning, refrigeration plant, mechanical plant and refuse bin storage areas are appropriately screened from public view and shielded to minimise noise beyond the property boundary.
<b>PO2</b> Development has minimal impact on the character of the locality and amenity of adjoining residential properties located in a residential zone.	<b>AO2.1</b> Where development is sited on land within the Low density residential zone or Medium density residential zone or Rural residential zone, the design must: <ul style="list-style-type: none"> <li>• maintain or complement the existing character of the area; and</li> <li>• be constructed from traditional materials and methods (and;</li> <li>• <del>avoid do not use</del> tilt slab construction <u>unless concealed</u>; and</li> <li>• have a roof profile that reflects the pitch and styling of buildings in the street.</li> </ul> <b>AO2.2</b> Where a site is within or has a common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone: <ul style="list-style-type: none"> <li>• development is set back a minimum of 2 metres from the common boundary; and</li> <li>• a landscape strip with a minimum width of 1.5 metres is provided along the common boundary; and</li> </ul>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b> <ul style="list-style-type: none"> <li>the common boundary is fenced with a 1.8 metres high solid screen fence.</li> </ul>
<b>Movement and access</b>	
<b>PO3</b> Development provides sufficient, safe and convenient: <ul style="list-style-type: none"> <li>car parking; and</li> <li>bicycle parking; and</li> <li>pedestrian access; and</li> <li>loading and delivery / service facilities on the site for the proposed use.</li> </ul>	<b>AO3.1</b> Car parking areas and any set down areas on the site are visible from the street. <b>AO3.2</b> Parking areas, loading docks, goods storage areas, refuse storage areas and service areas have sufficient manoeuvrability to enable vehicles to enter and exit in a forward gear. <b>AO3.3</b> Clearly identifiable pedestrian and cycle linkages and accesses are provided directly from the street and car park to the entrance of the premises. <b>AO3.4</b> Where possible: <ul style="list-style-type: none"> <li>pedestrian and cycle access is integrated with parking and pedestrian and cycle access on adjoining premises; and</li> <li>parking is integrated with parking on adjoining premises and normalised by reciprocal access.</li> </ul> <b>AO3.5</b> A footpath is constructed along the full frontage of the site in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual  Note: Refer to Planning Scheme Policy 10 - Footpath Paving regarding paving schemes for specific areas.
<b>Centre hierarchy</b>	
<b>PO4</b> Development does not compromise the hierarchy of centres.	<b>AO4</b> No acceptable outcome provided.

### 9-2-69.3.6 Community activities code

#### 9-2-6-19.3.6.1 Application

This code applies to assessing Developments for Community activities, which are defined in schedule 1 table SC1.1.1.2.

#### 9-2-6-29.3.6.2 Purpose and overall outcomes

- (1) The purpose of the Community activities code is to facilitate the establishment of community activities developments that are designed and appropriately located to make a positive contribution to the character of the area in which they are located.

Community activities include: community care centre, community use, emergency services, health care services, hospital and place of worship.

- (2) The purpose of the code will be achieved through the following overall outcomes:
- Community activities do not have an adverse impact on the amenity of the surrounding area; and
  - Community activities establish in appropriate locations that are highly accessible; and
  - Community activities are located with other community activities when the opportunity to achieve practical co-location of facilities exists; and
  - Development is well designed to service the community through accessibility, functionality, safety and land use integration and compatibility; and
  - Community activities enhance community identity and character; and
  - The scale of the buildings is comparable to nearby buildings; and
  - Roads and utility services required by community activities are adequate to meet the needs of the development.

#### 9-2-6-39.3.6.3 Assessment Benchmarks

Table 9.3.65.3.1 Community activities code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Car parking</b>	
<b>PO1</b> Car parking and set-down areas servicing community activities developments are visible, safe and convenient.	<b>AO1</b> Car parking areas and any set down areas on the site are visible from the street.
<b>Amenity</b>	
<b>PO2</b> The character and amenity of the locality and streetscape is protected and enhanced.	<b>AO2</b> Air conditioning, refrigeration plant and other mechanical plant are screened from public view by purpose built screens or by locating the plant at the rear of the building.
<b>Privacy</b>	
<b>PO3</b> The privacy of adjoining dwellings is maintained.	<b>AO3</b> Where windows of the development look directly into a bedroom or living area of a dwelling (including a dwelling on the same site) screening by a solid timber screen fence 1.8m in height, or a landscape strip with a minimum width of 2m or fixed external screens is provided; or  Where the windows look directly at bedroom or living room windows in an adjacent dwelling (including a dwelling on the same site) and where the buildings are within a distance of 6m at ground level and 8m above ground level, privacy is protected by: <ul style="list-style-type: none"> <li>sill heights a minimum of 1.5m above floor level; or</li> <li>fixed opaque glass below 1.5m; or</li> <li>fixed external screens; or</li> <li>a 1.8m high solid timber screen fence.</li> </ul>
<b>For assessable development only</b>	
<b>Site suitability</b>	
<b>PO4</b> The site is highly accessible, achieves high standards of local amenity and traffic safety, and encourages multi-purpose trips.	<b>AO4.1</b> The development is of a scale and character which complement the surrounding area. <b>AO4.2</b> The site is readily accessible for both vehicles and pedestrians and is not located in a cul-de-sac.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>PO5</b> Community facilities are clustered in accessible locations within walking distance of the Centre zone.	<b>AO5</b> Development is located: <ul style="list-style-type: none"> <li>• within 800m walking distance of the Centre zone; or</li> <li>• on a pedestrian and cycle network.</li> </ul>
<b>Design</b> <b>PO6</b> Development is compatible with the desired character and amenity of the surrounding area and does not adversely affect the visual amenity of the area.	<b>AO6</b> Development is compatible with the amenity of surrounding land, having regard to: <ul style="list-style-type: none"> <li>• the location and type of vehicular access and parking; and</li> <li>• hours of operation; and</li> <li>• waste storage and collection; and</li> <li>• advertising devices and signage; and</li> <li>• visual amenity; and</li> <li>• privacy; and</li> <li>• noise, odour and dust emissions.</li> </ul>
<b>Pedestrian and cyclist access</b> <b>PO7</b> The site is directly accessible by pedestrians, cyclists and by persons arriving by vehicle.	<b>AO7</b> Safe, visible and convenient pedestrian and cycle access is provided from the street to the building frontage and from the car parking area to the building entrance and building frontage to building entrance.
<b>PO8</b> Car parking and service areas are designed to contribute to the amenity of the area and enable for the safe and convenient manoeuvring on site for all vehicles.	<b>AO8</b> Parking areas, loading docks, goods storage areas, refuse storage areas and service areas have sufficient manoeuvrability to enable vehicles to enter and exit in a forward gear.
<b>Privacy</b> <b>PO9</b> The privacy of adjoining dwellings is maintained.	<b>AO9</b> Where windows: <ul style="list-style-type: none"> <li>• of the development look directly into a bedroom or living area of a dwelling (including a dwelling on the same site) screening such a solid timber screen fence 1.8m in height, or a landscape strip with a minimum width of 2m, or fixed external screens are provided; or</li> <li>• look directly at bedroom or living room windows in an adjacent dwelling (including a dwelling on the same site) and where the buildings are within a distance of 6m at ground level and 8m above ground level, privacy is protected by:                             <ul style="list-style-type: none"> <li>- sill heights a minimum of 1.5m above floor level; or</li> <li>- fixed opaque glass below 1.5m; or</li> <li>- fixed external screens; or</li> <li>- a 1.8m high solid timber screen fence.</li> </ul> </li> </ul>
<b>Traffic generation</b> <b>PO10</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	<b>AO10.1</b> Vehicular access to the site is provided from the secondary street frontage. <b>AO10.2</b> Where the site has a frontage to a State-controlled road and a frontage to another road, vehicular access is provided from the other road. <b>AO10.3</b> Where the traffic generated by the proposed facility will exceed 100 vehicle movements per day, a traffic impact analysis prepared by a suitably qualified professional identifies: <ul style="list-style-type: none"> <li>• the expected traffic movements to be generated by the facility; and</li> <li>• any associated impacts on the road network; and</li> <li>• any works that will be required to address the identified impacts.</li> </ul>



### 9-2-79.3.7 Dual occupancy code

#### 9-2-7-19.3.7.1 Application

This code applies to assessing Development for Dual occupancy.

#### 9-2-7-29.3.7.2 Purpose and overall outcomes

- (1) The purpose of the Dual occupancy code is to ensure dual occupancy development is located in the Low density residential zone and Medium density residential zone so as to contribute to the amenity of the area in terms of scale, character and orientation, while providing a pleasant and safe living environment for residents through specific on site design measures.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Dual occupancy contributes to the mix of residential types, styles and densities in residential areas; and
  - (b) Dual occupancy is suitably sited to provide good accessibility to services; and
  - (c) Dual occupancy is well designed and sited so as not to impact on the amenity of adjoining residents; and
  - (d) Dual occupancy is designed to maximise surveillance of public places from within the development; and
  - (e) Dual occupancy does not compromise the character and amenity or the environmental values of the local area; and
  - (f) Dual occupancy provides for the amenity of residents in terms of ensuring privacy and providing adequate private open space to facilitate a pleasant living environment.

#### 9-2-7-39.3.7.3 Assessment Benchmarks

Table 9.3.76.3.1 Dual occupancy code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>Site suitability</b>	
<b>PO1</b> The site has sufficient area and dimensions to accommodate the dual occupancy development.	<b>AO1.1</b> The site has a minimum lot size of: <ul style="list-style-type: none"> <li>• 600m<sup>2</sup> in the Medium density residential zone; or</li> <li>• 800m<sup>2</sup> in the Low density residential zone; and or</li> <li>• <del>If for a rear lot, the above areas are additional to the area of the access handle, contains a rectangular building envelope of not less than 800 m<sup>2</sup> (excluding access handle and setbacks).</del></li> </ul>
	<b>AO1.2</b> Development is on land with a minimum frontage of 16m, or 5m if the land is a rear lot. The site has a minimum road frontage of: <ul style="list-style-type: none"> <li>• 10m in the Medium density residential zone; or</li> <li>• 16m in the Low density residential zone; or</li> <li>• 5m if the site is a rear lot.</li> </ul>
<b>Siting and design</b>	
<b>PO2</b> The height and scale of the development is consistent with the character of the local area and contributes positively to the streetscape.	<b>AO2</b> Dual occupancy development does not exceed 8.5m and 2 storeys in height above natural ground level. <b>AO2.1</b> Development is on land with a minimum frontage of 20m or a 5m access for a rear lot; and The site has a building envelope of a regular shape of not less than 800m <sup>2</sup> (excluding the area of the access handle).

Performance outcomes	Acceptable outcomes
<p><b>PO3</b> Development ensures the privacy and amenity of residents is protected and surveillance of streets and public spaces is maximised</p>	<p><b>AO3.1</b> Windows and openings:</p> <ul style="list-style-type: none"> <li>• from habitable rooms (e.g. bedrooms or living rooms) do not overlook habitable rooms of adjacent or adjoining developments; or</li> <li>• Where the windows from a bedroom or living area look directly at similar room windows in an adjacent dwelling and where the buildings are within a distance of 2m at ground level and 8m above ground floor, privacy is protected by:                             <ul style="list-style-type: none"> <li>- sill heights being a minimum of 1.5m above floor level; or</li> <li>- fixed opaque glass being installed below 1.5m; or</li> <li>- fixed external screens being installed; or</li> <li>- a 1.5m high screen fence being constructed.</li> </ul> </li> </ul> <p><b>AO3.2</b> Garages are setback behind the main building line and the maximum width of garage or carport openings that face a public street is 6m or 50% of the building width, whichever is less.</p> <p><b>AO3.3</b> Windows and balconies overlook the street frontage/s and any adjoining public places.</p> <p><b>AO3.4</b> Screen fencing 1.8m in height with a maximum of 25% transparency is provided:</p> <ul style="list-style-type: none"> <li>• between the two dual occupancy dwellings; and</li> <li>• for the full length of side and rear boundaries of the site</li> <li>• Fencing along a road frontage has a minimum 50% transparency where fence height is 1.2m or greater.</li> </ul> <p><b>AO3.5</b> <u>If the site is a rear lot, solid screen fencing 1.8m in height is provided for the full length of, and on either side of, the access handle.</u></p>
<p><b>PO4</b> The development provides residents with conveniently located private open space of a useable area.</p>	<p><b>AO4</b> Each dual occupancy dwelling is provided with private open space:</p> <ul style="list-style-type: none"> <li>• with a minimum area of 40m<sup>2</sup> at ground level with any side measuring no less than 3m in length; and</li> <li>• of which 20% is shaded; and</li> <li>• which is accessed from the main living area of the dwelling.</li> </ul>
<b>Utilities</b>	
<p><b>PO5</b> Refuse storage areas are screened from the street to ensure adverse visual impacts on neighbouring properties are mitigated.</p>	<p><b>AO5</b> The design provides for each dual occupancy dwelling to have adequate on site storage of refuse which is:</p> <ul style="list-style-type: none"> <li>• screened from the street with a 1.5m high fence; and</li> <li>• not located immediately adjacent to a common boundary with an adjoining residential use or land zoned for residential purposes.</li> </ul>
<p><b>PO6</b> Dual occupancy development provides a private outdoor drying area.</p>	<p><b>AO6</b> Clothes drying areas are provided at the side or rear of each dwelling so that they are not visible from the street.</p>
<p><b>PO7</b> Adequate storage is provided for all residents, within individual accommodation units, and within the communal area.</p>	<p><b>AO7</b> Secure storage areas:</p> <ul style="list-style-type: none"> <li>• are located to enable access by a motor vehicle; and</li> <li>• have an area provided separate to, and do not obstruct, on-site vehicle parking or manoeuvring areas; and</li> <li>• have a minimum space of 2.4m<sup>2</sup> per dwelling unit; and</li> <li>• have a minimum height of 2.1 metres; and</li> <li>• are weather proof; and</li> <li>• are lockable.</li> </ul>
<b>Access and parking</b>	

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO8</b> Development provides residents and guests with safe and convenient pedestrian and vehicle access to dwellings and the road network.</p>	<p><b>AO8.1</b> In the Medium density residential zone and Centre zone, a concrete footpath is constructed, and street trees are planted along the full frontage of the site in accordance with the Design Guidelines and Specifications in Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p> <p><b>AO8.2</b> In all zones a sealed pavement with concrete kerb and channel and a vehicle access is constructed to the full frontage of the site in accordance with the Design Guidelines and Specifications in Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>
<p><b>Landscaping and open space</b></p> <p><b>PO9</b> Development provides sufficient landscaping to:</p> <ul style="list-style-type: none"> <li>• soften the built form of development and enhance its appearance; and</li> <li>• retain and improve streetscapes to create an attractive environment; and</li> <li>• enhance the amenity of the area for residents; and</li> <li>• protect the amenity of adjoining land uses.</li> </ul>	<p><b>AO9.1</b> A minimum of 30% of the site is provided as landscaping and open space (exclusive of obstacles including driveways, car parking spaces, refuse storage areas).</p> <p><b>AO9.2</b> A landscape strip with a minimum width of 1 metre is provided for the full length of all boundaries of the site excepting vehicle and pedestrian access.</p>

### 9-2-89.3.8 Dwelling house code

#### 9-2-8-19.3.8.1 Application

This code applies to assessing Development for a Dwelling house.

#### 9-2-8-29.3.8.2 Purpose and overall outcomes

- (1) The purpose of the Dwelling house code is to facilitate the provision of a range of well designed dwelling houses at appropriate locations whilst maintaining or enhancing residential amenity and streetscape character of residential areas throughout the region.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Dwelling houses and ancillary structures and outbuildings do not detrimentally impact upon the surrounding residential amenity; and
  - (b) Dwelling houses are well designed so that they contribute to local character and identity; and
  - (c) Dwelling houses have minimal impact on the surrounding environment; and
  - (d) Roads and utility services required by the dwelling house are adequate to meet the needs of the development.

#### 9-2-8-39.3.8.3 Assessment Benchmarks

Table 9.3.87.3.1 Dwelling house code – For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>Water supply</b>	
<b>PO1</b> An adequate, safe and reliable supply of potable, fire fighting and general use water is provided and constructed in accordance with relevant standards.	<b>AO1</b> Development is connected to Council's reticulated water supply system if located within a water benefitted area.  OR  If outside a benefitted area, onsite water storage tank/s with a minimum capacity of 90,000L with a reserve of at least 10,000L for fire fighting purposes only and fitted with a 50mm ball valve with a camlock fitting and are installed and connected prior to the occupation of the dwelling house.  OR  If outside a benefitted area a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.
<b>Treatment and disposal of effluent</b>	
<b>PO2</b> Provision is made for the treatment and disposal of effluent to ensure there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	<b>AO2</b> The development is connected to Council's reticulated sewerage system where located within a sewerage benefitted area.  OR  Where located outside a sewerage benefitted area an effluent disposal system in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) is provided.
<b>Road design and construction</b>	
<b>PO13</b> Safe access is provided to the site from the road.	<b>AO13</b> The accessway is constructed to provide access to the site in accordance with the Design Guidelines and Specifications in Planning Scheme Policy 4 – FNQROC Regional Development Manual.
<b>Existing public utility services</b>	
<b>PO5</b> Development does not obstruct or damage utility services.	<b>AO5</b> Development is set back from any underground utility service by a distance at least equal to the depth of the service below ground level.

Performance outcomes	Acceptable outcomes
<b>Excavation and filling</b>	
<p><b>PO6</b> Development must not have an adverse impact on the:</p> <ul style="list-style-type: none"> <li>• scenic amenity; and</li> <li>• environmental values; and</li> <li>• slope stability; and</li> <li>• privacy of adjoining premises.</li> </ul>	<p><b>AO6.1</b> Filling or excavation within 1.5m of any site boundary must not exceed 500mm in height.</p>
	<p><b>AO6.2</b> Excavation or filling at any point on a lot:</p> <ul style="list-style-type: none"> <li>• is to be no greater than 1.5m above or below natural ground level; and</li> <li>• is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement.</li> </ul>
<b>Secondary dwellings</b>	
<p><b>PO27</b> A secondary dwellings building are:</p> <ul style="list-style-type: none"> <li>• conveniently sited in relation to the primary dwelling; and</li> <li>• appropriately sited taking into account the area, setbacks requirements, the physical characteristics and site any constraints; and of the lot on which it is located</li> <li>• not sited in a way that would encourage subdivision below the minimum lot size.</li> </ul>	<p><b>AO7.1</b> Where the lot has an area of 2ha or less, the secondary dwelling is located within 10m of the primary dwelling house.</p> <p><b>AO7.2</b> Where the lot has an area greater than 2ha the secondary dwelling is located within 20m of the primary dwelling house.</p> <p><b>AO2</b> A secondary dwelling is located within 100m of the primary dwelling.</p>
<p><b>PO8</b> A secondary dwelling is modest in size and subservient to the primary dwelling house in scale.</p>	<p><b>AO8</b> A secondary dwelling has a maximum gross floor area of 400m<sup>2</sup>.</p>
<p><b>PO39</b> Access to the dwelling house and the secondary dwelling is designed and constructed to facilitate safe and convenient vehicular and pedestrian access to and on the site.</p>	<p><b>AO39</b> A secondary dwelling shares a single accessway and vehicle crossover with the primary dwelling house on a lot with an area of 2ha or less or if on a corner lot with a minimum area of 600m<sup>2</sup> where both street frontages are to a Council-controlled road, the secondary dwelling may gain vehicle access from the opposite street frontage to the primary dwelling.</p>

### 9-2-99.3.9 Educational establishment and child care centre code

#### 9-2-9-19.3.9.1 Application

This code applies to assessing Development for an Educational establishment or a child care centre.

#### 9-2-9-29.3.9.2 Purpose and overall outcomes

- (1) The purpose of the educational establishment and child care centre code is to facilitate the provision of educational establishments and child care centres at appropriate locations throughout the region and to ensure they do not detrimentally impact on the amenity of the area in which they are located.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development meets the needs of the local and regional community through accessible and convenient points of service; and
  - (b) Development complements the style and character of the surrounding local area; and
  - (c) Educational establishments and child care centres do not detrimentally impact on the amenity of surrounding land uses; and
  - (d) The location of educational establishments and child care centres does not detrimentally impact on the operations of existing land uses in the local area; and
  - (e) Road and utility services required by an educational establishment or a child care centre are adequate to meet the needs of the development and provide for safe and equitable access.

#### 9-2-9-39.3.9.3 Assessment Benchmarks

Table 9.3.98.3.1 Educational establishment and child care centre code – For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Site suitability</b>	
<b>PO1</b> Development is located on a site that is capable of accommodating the range of facilities necessary for the use, landscaping and buffering, and access, manoeuvring and parking.	<b>AO1</b> The development is located on a site with a minimum: <ul style="list-style-type: none"> <li>• site area of 1,200m<sup>2</sup>; and</li> <li>• road frontage of 20m; and</li> <li>• road reserve width of 20m.</li> </ul>
<b>Amenity</b>	
<b>PO2</b> Potential conflict with adjoining land uses is minimised.	<b>AO2.1</b> A 1.8m screen fence is erected on all side and rear boundaries. <b>AO2.2</b> Air conditioning, refrigeration plant and other mechanical plant are screened from public view by a purpose built screen or located at the rear of the building. <b>AO2.3</b> Car parking areas and any set down areas on the site are visible from the street.
<b>PO3</b> The site is landscaped to provide screening and improve amenity on the site and when viewed from the street.	<b>AO3</b> A landscape strip with a minimum width of 1.5m is provided for the full length of the road frontage/s excluding vehicle and pedestrian access.
<b>For assessable development only</b>	
<b>Site suitability</b>	
<b>PO4</b> The site is capable of accommodating a high quality, functional design that caters for the intended users, community safety, health and wellbeing.	<b>AO4.1</b> The development is located on a site that has a slope of less than 15%. <b>AO4.2</b> The site is located at least 100m from any high voltage electricity infrastructure.
<b>PO5</b> The site is highly accessible, achieves high standards of local amenity and traffic safety, and encourages multi-purpose trips.	<b>AO5.1</b> The site is accessible from a pedestrian/cycle path network or public transport services. <b>AO5.2</b> Parking, manoeuvring and drop-off areas are contained within the site. <b>AO5.3</b> The development is conveniently accessible to community activities such as shopping centres, useable parkland, educational establishments, community halls or employment centres.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>PO6</b> Educational establishments and child care centres: <ul style="list-style-type: none"> <li>do not detrimentally impact on the amenity of surrounding land uses; and</li> <li>have suitable separation distances and buffering from residential uses.</li> </ul>	<b>AO6</b> No acceptable outcome is provided.
<b>PO7</b> The location of educational establishments and child care centres does not detrimentally impact on the operations of existing land uses in the local area.	<b>AO7</b> No acceptable outcome is provided.
<b>Traffic generation and access</b>	
<b>PO8</b> The level of traffic generated by the development must not result in unacceptable impacts on adjacent land or on local road users.	<b>AO8.1</b> Vehicular access to the site is provided from the primary street frontage.
	<b>AO8.2</b> Where the site has a frontage to a State-controlled road and a frontage to another road, vehicular access is provided from the other road.
	<b>AO8.3</b> The car parking area for an educational establishment or a child care centre provides sufficient parking, drop off area/s and circulation area/s to ensure peak traffic periods are efficiently managed within the local road network.
	<b>AO8.4</b> Where the traffic generated by the facility exceeds 100 vehicle movements per day, a traffic impact analysis prepared by a suitably qualified professional identifies: <ul style="list-style-type: none"> <li>the expected traffic movements to be generated by the facility; and</li> <li>any associated impacts on the road network; and</li> <li>any works that will be required to address the identified impacts.</li> </ul>
<b>PO9</b> Safe and convenient pedestrian access is provided to and within the development site.	<b>AO9</b> Pedestrian access to the development is clearly visible and accessible from the street.
<b>Site layout</b>	
<b>PO10</b> The design and location of buildings, outdoor play areas, set down/pick up, car parking areas and service areas: <ul style="list-style-type: none"> <li>does not result in any safety hazards for children or other users of the facility; and</li> <li>protects the amenity of the area.</li> </ul>	<b>AO10.1</b> Roads, car parks, accessways, outdoor play areas, outdoor motors such as cooling systems, service areas and any other features likely to represent a danger to children or other users are physically separated from other areas of the site by childproof fences or other barriers.
	<b>AO10.2</b> Car parks, accessways, outdoor play areas, outdoor motors, such as cooling systems and service areas are sited so as to cause no detrimental impacts to adjoining properties.

**9-2-109.3.10 Extractive industry code****9-2-10-19.3.10.1 Application**

This code applies to assessing Development for Extractive industry.

**9-2-10-29.3.10.2 Purpose and overall outcomes**

- (1) The purpose of the Extractive industry code is to ensure that extractive industry developments are appropriately located, operated and rehabilitated.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The environmental impacts of extractive industry are within acceptable limits, in relation to both on site operations and off site activities, especially those associated with blasting and haulage; and
  - (b) Extractive industries establish and operate in appropriate locations to minimise adverse impacts on existing environmental values; and
  - (c) Extractive industries are compatible with the desired amenity and character of the locality; and
  - (d) External impacts associated with extractive industry operations, e.g. haulage, do not impact on the scenic amenity and well being of the community; and
  - (e) There are adequate separation distances between extractive industries and potentially incompatible land use activities; and
  - (f) Extractive industry sites are progressively rehabilitated.

**9-2-10-39.3.10.3 Assessment Benchmarks**

Table 9.3.109.3.1 Extractive industry code - For assessable development only

Performance outcomes	Acceptable outcomes
<b>For assessable development only</b>	
<b>Site suitability</b>	
<b>PO1</b> The site of the extractive industry is suitable for the efficient extraction of the material due to: <ul style="list-style-type: none"> <li>• location, size and dimension of the land; and</li> <li>• the overall scale and nature of the use; and</li> <li>• its geological and geo-technical characteristics; and</li> <li>• the proposed method of extraction; and</li> <li>• the retention of environmental values; and</li> <li>• its separation from adjoining land uses; and</li> <li>• management of or absence of declared plants on site.</li> </ul>	<b>AO1</b> The site has sufficient area and dimensions to accommodate: <ul style="list-style-type: none"> <li>• the extractive use; and</li> <li>• safe vehicular access and safe and efficient on site vehicular movements; and</li> <li>• buildings including staff facilities; and</li> <li>• parking areas for visitors and employees sited clear of the extractive activity; and</li> <li>• storage areas and stockpiles; any environmentally significant land such as riparian corridors, important vegetation communities and the like; and</li> <li>• a minimum 5 metre wide vegetated buffer area adjacent to the site boundary;</li> <li>• a sufficient separation distance to minimise unacceptable impacts from noise, dust, blasting and vibration beyond the property boundary.</li> </ul> Note: Refer to Planning Scheme Policy 3 - Extractive Industry.
<b>Access and haulage</b>	
<b>PO2</b> Access to the site is gained by a haulage route that is safe and minimises impacts such as noise and dust on uses located along the haulage route.	<b>AO2</b> The haulage route is constructed to Planning Scheme Policy 4 – FNQROC Regional Development Manual.
<b>PO3</b> Internal roads are safe and minimise impacts such as noise and dust on adjoining uses.	<b>AO3</b> Internal roads and accessways are constructed to Planning Scheme Policy 4 – FNQROC Regional Development Manual and treated to contain dust within the site.
<b>Operation</b>	
<b>PO4</b> Extractive industry is established and operated in a way that does not impact on public safety.	<b>AO4</b> Safety fencing is provided for the full length of the perimeter of the site and is appropriately signed with warning signs advising of the nature of the use and any danger or hazard.
<b>Amenity</b>	



<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO5</b> The extractive industry is separated from sensitive land uses so to adequately mitigate visual, noise, vibration and dust impacts.</p>	<p><b>AO5</b> The extractive industry use and/or facilities are setback:</p> <ul style="list-style-type: none"> <li>• 200m from any sensitive land use where not involving blasting and/or crushing; or</li> <li>• 1000m from any sensitive land use where involving blasting and/or crushing; and</li> <li>• at least 100m from any boundary.</li> </ul> <p>Note: Refer to Planning Scheme Policy 3 - Extractive Industry.</p>
<p><b>PO6</b> The extractive industry is not visible from scenic routes.</p>	<p><b>AO6</b> No acceptable outcome provided.</p>
<p><b>PO7</b> Vegetation is retained on site that contributes towards alleviating the impact of the development on the visual amenity of surrounding sensitive land uses.</p>	<p><b>AO7</b> No acceptable outcome provided.</p>
<b>Environment</b>	
<p><b>PO8</b> The extractive industry is:</p> <ul style="list-style-type: none"> <li>• planned having regard for the environmental values of the site; and</li> <li>• operated so that identified impacts on environmental values are minimised and managed.</li> </ul>	<p><b>AO8.1</b> Areas of significant conservation value are retained during the operation and rehabilitation of the site.</p> <p><b>AO8.2</b> Water from around and within the area of the extractive industry does not impact upon the quality of the ground water or receiving surface waters.</p> <p><b>AO8.3</b> No declared plants are transported from the site.</p>
<b>Rehabilitation</b>	
<p><b>PO9</b> Extractive industry actively integrates rehabilitation into the ongoing operations on the site. The rehabilitation progressively restores the site to a state that is similar to or better than the original condition of the land.</p>	<p><b>AO9</b> The rehabilitated site upon cessation of the extractive industry:</p> <ul style="list-style-type: none"> <li>• is safe and achieves a stable landform; and</li> <li>• is clear of contaminants; and</li> <li>• has had any adverse environmental impacts remediated; and</li> <li>• provides an acceptable level of visual amenity; and</li> <li>• is in accordance with a rehabilitation management plan provided prior to the commencement of the development.</li> <li>• is suitable for alternative land uses.</li> </ul> <p>Note: refer to Planning Scheme Policy 8 Natural area revegetation and rehabilitation and Planning Scheme Policy 2 Ecological assessment Reports.</p>

**9.2.119.3.11 Home based business code****9.2.11.19.3.11.1 Application**

This code applies to assessing Development for Home based business.

Home based business includes bed and breakfast, home based child care, and home office, and the limited provision of goods and services.

**9.2.11.29.3.11.2 Purpose and overall outcomes**

- (1) The purpose of the Home based business code is to accommodate the growing demand to work from home by integrating home based business into residential development without detrimentally impacting on the character and amenity of the area in which it is located.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Home based business does not detrimentally impact on the character and amenity of the surrounding land uses; and
  - (b) Home based business is of an appropriate scale within the locality.

**9.2.11.39.3.11.3 Assessment Benchmarks**

*Table 9.3.119.3.1 Home based business code - For accepted and assessable development*

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Scale and intensity</b>	
<b>PO1</b> Home based businesses are compatible with surrounding residential and other land uses, being of a similar scale, intensity and character.	<b>AO1</b> The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.
<b>PO2</b> The home based business is small scale and conducted by a limited number of employees.	<b>AO2</b> The number of staff over and above the residents of the dwelling house is limited to a maximum of 1 person at any one time.
<b>PO3</b> The hours of operation of the Home based business are appropriate for the type of home based business and the neighbourhood in which the business is situated.	<b>AO3</b> Hours of operation are between 7.00 am to 6.00 pm. Excluding bed and breakfast and farm stay.
<b>PO4</b> The Home based business is ancillary to the residential use of the dwelling and is of limited size and scale.	<b>AO4</b> The home based business does not occupy a gross floor area of more than 50m <sup>2</sup> of the dwelling house. Excluding bed and breakfast and farm stay.
<b>PO5</b> Accommodation activities are ancillary to a dwelling house and are of a limited size and scale.	<b>AO5</b> Accommodation provided in association with a home based business is limited to a Bed and breakfast with a maximum of 3 rooms in the primary dwelling being provided for guest accommodation; and a maximum of 6 guests being accommodated at any one time.
<b>PO6</b> The accommodation activity does not detrimentally impact on the privacy of surrounding residences.	<b>AO6</b> Entertainment and dining facilities associated with an accommodation activity are located at least 5 metres away from the bedrooms of adjoining residences and are located or screened so that they do not directly overlook private open space areas of adjoining properties.
<b>Amenity</b>	
<b>PO7</b> The Home based business does not unduly impact on the visual and general amenity of the surrounding area.	<b>AO7.1</b> There is no public display of goods external to the dwelling house.
	<b>AO7.2</b> The business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.
	<b>AO7.3</b> The business does not involve the use of power tools or similar noise generating devices.
	<b>AO7.4</b> Any equipment or materials associated with the home based business are screened from public view and adjacent properties by fencing or landscaping.
<b>PO8</b>	<b>AO8</b>

<p><b>Performance outcomes</b></p> <p>The use does not generate traffic to a level that could reasonably be expected to adversely impact on the amenity or the area.</p>	<p><b>Acceptable outcomes</b></p> <p>Vehicle movements associated with the home based business are limited to:</p> <ul style="list-style-type: none"> <li>• the hours of 7.00am to 6.00pm;</li> <li>• 3 vehicle visits per week of delivery vehicles not exceeding 4.5 Gross Vehicle Mass (GVM);</li> <li>• 12 business related vehicular trips to and from the site per day;</li> <li>• 1 commercial vehicle may be stored on site.</li> </ul>
<p><b>P09</b></p> <p>The Home based business remains subservient to the primary residential use of the dwelling but is identifiable to persons seeking the services offered on the premises by discrete signage.</p>	<p><b>A09</b></p> <p>There is only one advertising device related to the Home based business which is:</p> <ul style="list-style-type: none"> <li>• a Fence or Freestanding advertising device; and</li> <li>• not greater than 0.5m<sup>2</sup> in area; and</li> <li>• not illuminated; and</li> <li>• located wholly within the premises facing the road frontage(s) of the site.</li> </ul>

**9-2-129.3.12 Industrial activities code****9-2-12-19.3.12.1 Application**

This code applies to assessing Development for industrial activities which are defined in schedule 1 table SC1.1.1.2.

Industrial activities include: Bulk landscape supplies, Low impact industry, High impact industry, Marine Industry, Medium impact industry, Research and technology industry, Special industry, Transport depot, Warehouse and Wholesale nursery.

**9-2-12-29.3.12.2 Purpose and overall outcomes**

- (1) The purpose of the Industrial activities code is to ensure industrial development is:
  - (a) appropriately located within designated industrial precincts; and
  - (b) established and operates in an efficient manner with minimal impact on the character, scale and amenity and environmental values of the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (i) Industrial development occurs in suitable locations having regard to topography, surrounding land uses, natural environment, accessibility, local character and potential social and community impacts; and
  - (ii) Industrial development meets the needs of the local community and the local economy through well located, safe and convenient points of service; and
  - (iii) Industrial development is well designed so that it has minimal off-site impacts on the amenity and environment of the surrounding area, and provides a safe working environment; and
  - (iv) Industrial development is suitably designed and constructed to provide an attractive streetscape; and
  - (v) Industrial development is energy efficient; and
  - (vi) Industrial development co-locates with supplementary and compatible uses, including indoor sport and recreation uses in the Low impact industry precinct; and
  - (vii) Roads and utility services are adequate to meet the needs of industrial development; and
  - (viii) Industrial development is screened from adjacent incompatible land uses and public roads.

**9-2-12-39.3.12.3 Assessment Benchmarks**

Table 9.3.124.3.1 Industrial activities code– For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Amenity</b>	
<b>PO1</b> Industrial development contributes towards the creation of an attractive streetscape.	<b>AO1.1</b> Mechanical plant is screened from the principal road frontage of the site. <b>AO1.2</b> The office space of an industrial building is sited and oriented towards the principal road frontage of the site. <b>AO1.3</b> The main entrance to an industrial building is directly accessible from the principal road frontage of the site.
<b>Parking and access</b>	
<b>PO2</b> Development provides safe and convenient on site car parking areas and sufficient loading and delivery and service facilities on the site.	<b>AO2.1</b> On site car parking is located at the front or side of the development. <b>AO2.2</b> Facilities for the loading and unloading of goods are provided on the site and are: <ul style="list-style-type: none"> <li>• suitably designed and located for convenient access and use; and</li> <li>• located to enable vehicles to enter and exit the site in a forward gear; and</li> <li>• sited or screened so as to be visually unobtrusive from the street.</li> </ul> <b>AO2.3</b> Each lot is provided with no more than one access point every 15m.

Performance outcomes	Acceptable outcomes
<b>Waste management</b>	
<p><b>PO3</b> Waste, storage, equipment and loading/unloading areas do not detrimentally impact on the amenity of the area or on the streetscape.</p>	<p><b>AO3</b> Waste, storage, equipment and loading/unloading areas are:</p> <ul style="list-style-type: none"> <li>• setback a minimum of 3m from any road boundary and 2m from any boundary with land not in the Industry zone; and</li> <li>• screened from view from any road by a landscape strip with a minimum width of 1m or by a 1.8m high screen fence.</li> </ul>
<b>For assessable development only</b>	
<b>Waste management</b>	
<p><b>PO4</b> Solid and liquid wastes are managed to prevent environmental nuisance or contamination of surface or ground water.</p>	<p><b>AO4.1</b> The use must provide for the collection, treatment and disposal of all solid and liquid wastes such that:</p> <ul style="list-style-type: none"> <li>• the off-site release of contaminants does not occur; and</li> <li>• all wastes are collected and disposed of in accordance with the <i>Environmental Protection Act 1994</i>; and</li> <li>• there are no adverse impacts on the quality of surface water or ground water resources.</li> </ul> <p><b>AO4.2</b> Trade waste water is disposed of to Council's sewerage system.</p> <p>Note: Trade waste permits through Council may be required.</p> <p><b>AO4.3</b> There is no discharge of waste to natural waterways or watercourses.</p>

## 9.2.139.3.13 Multiple dwelling code

### 9.2.13-19.3.13.1 Application

This code applies to assessing Development for Multiple dwellings.

### 9.2.13-29.3.13.2 Purpose and overall outcomes

- (1) The purpose of the Multiple dwelling code is to facilitate multiple dwelling development primarily within the Medium density residential zone so as to achieve higher densities in preferred locations, in close proximity to community facilities and centres to provide good accessibility to services for residents. Multiple dwelling developments will contribute to the amenity of the area in terms of scale, character and orientation, while providing a pleasant and safe living environment for residents through specific on site design measures.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Multiple dwelling development provides a mix of residential housing types, styles and densities which are visually compatible with the scale and character of the surrounding residential area; and
  - (b) Multiple dwelling development is located to provide good accessibility for residents to community facilities and commercial services; and
  - (c) Multiple dwelling development is designed and sited to provide a high level of amenity for residents and nearby residences; and
  - (d) Multiple dwelling development does not compromise or detract from the environmental values of the local area; and
  - (e) Multiple dwelling development incorporates design features which achieve pleasant, comfortable and energy efficient living environments.

### 9.2.13-39.3.13.3 Assessment Benchmarks

Table 9.3.132.3.1 Multiple dwelling code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Site suitability</b>	
<b>PO1</b> The use is developed on a site that has sufficient area and dimensions to accommodate the development.	<b>AO1.1</b> The minimum lot size is 800m <sup>2</sup> and the lot is not a rear lot. <b>AO1.2</b> Development is provided with a minimum of 20 metres road frontage.
<b>Infrastructure</b>	
<b>PO2</b> Development is provided with an appropriate level of infrastructure and services to accommodate the pedestrian and vehicular traffic generated.	<b>AO2.1</b> A footpath is constructed and street trees are planted along the full frontage of the site in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual  Note: Refer to Planning Scheme Policy 10 - Footpath Paving regarding paving schemes for specific areas. <b>AO2.2</b> A sealed pavement with concrete kerb and channel and a vehicle accessway is constructed to the full frontage of the site in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual
<b>Density</b>	
<b>PO3</b> The density of development results in a built form and scale which: <ul style="list-style-type: none"> <li>• complements the existing area; and</li> <li>• is sought for the zone in which it is located.</li> </ul>	<b>AO3</b> The maximum dwelling density is: <ul style="list-style-type: none"> <li>• 1 dwelling per 400m<sup>2</sup> of site area in the Low density residential zone; or</li> <li>• 1 dwelling per 150m<sup>2</sup> of site area in the Medium density residential zone.</li> </ul>
<b>PO4</b> The site cover of development allows for the provision of adequate car parking and manoeuvring, open space, setbacks to boundaries and landscaping to ensure a pleasant and functional living environment for residents and minimal impacts on nearby residences.	<b>AO4</b> The maximum site cover is 50%.

Performance outcomes	Acceptable outcomes
<b>Building setbacks and design</b>	
<b>PO5</b> Building design is consistent with the desired character and amenity of the local area, contributes positively to the streetscape and provides surveillance of public spaces.	<b>AO5.1</b> Garages are setback behind the main building line and the maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is less. <b>AO5.2</b> Windows and balconies overlook the street frontage/s and any adjoining public places.
<b>PO6</b> Development ensures the privacy and amenity of residents is protected and contributes positively to the streetscape	<b>AO6</b> Windows and openings: <ul style="list-style-type: none"> <li>• from habitable rooms (e.g. bedrooms or living rooms) do not overlook habitable rooms adjacent to or adjoining residential uses; or</li> <li>• where the windows from a bedroom or living area look directly at similar room windows in an adjacent dwelling (including other dwellings on the same site) and where the buildings are within a distance of 6 metres at ground level and 8 metres above ground level, privacy is protected by: <ul style="list-style-type: none"> <li>- sill heights a minimum of 1.5 metres above floor level; or</li> <li>- fixed opaque glass below 1.5 metres; or</li> <li>- fixed external screens; or</li> <li>- a 1.5 metres high screen fence.</li> </ul> </li> </ul>
<b>PO7</b> The building façade and roof profile is articulated to reduce the bulk of the building and provide weather protection.	<b>AO7</b> External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements to break the extended facade of a development: <ul style="list-style-type: none"> <li>• a change in roof profile; or</li> <li>• a change in parapet coping; or</li> <li>• a change in awning design; or</li> <li>• a horizontal or vertical change in the wall plane; or a change in the exterior finishes and exterior colours of the development.</li> </ul>
<b>Landscaping and open space</b>	
<b>PO8</b> Development provides sufficient landscaping to: <ul style="list-style-type: none"> <li>• soften the built form of development and enhance its appearance; and</li> <li>• retain and improve streetscapes to create an attractive environment; and</li> <li>• enhance the amenity of the area for residents; and</li> <li>• protect the amenity of adjoining land uses.</li> </ul>	<b>AO8.1</b> A minimum of 30% of the site is provided as landscaping and open space (exclusive of obstacles including driveways, car parking spaces, refuse storage areas). <b>AO8.2</b> A landscape strip with a minimum width of 1 metre is provided for the full length of all boundaries of the site excluding vehicle and pedestrian access.
<b>PO9</b> Development provides a sufficient amount of easily accessible and functional private and communal open space for residents.	<b>AO9.1</b> Private open space is provided for each ground level dwelling: <ul style="list-style-type: none"> <li>• with a minimum area of 35m<sup>2</sup> of which 20% is shaded; and</li> <li>• with a minimum length and width of 3 metres; and</li> <li>• which is accessible from the main living area.</li> </ul> <b>AO9.2</b> Private open space is provided for each dwelling above ground level in the form of a balcony: <ul style="list-style-type: none"> <li>• with a minimum covered area of 15m<sup>2</sup>; and</li> <li>• a minimum length and width of 3 metres; and</li> <li>• which is accessed from the main living area.</li> </ul> <b>AO9.3</b> Where more than 25% of dwellings do not have access to ground floor landscaping and open space, communal open space for clothes drying and recreational facilities is provided in one continuous area a minimum of 50m <sup>2</sup> and with a minimum length and width of 5 metres.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>PO10</b> Fencing is provided to minimise adverse impacts on adjoining uses and positively contribute to the streetscape.	<b>AO10</b> A screen fence 1.8 metres in height with a maximum 25% transparency is provided for the full length of the side and rear boundaries of the site; and Fencing along a road frontage has a minimum of 50% transparency where fence height is of 1.2 metres or greater.
<b>Utilities and services</b>	
<b>PO11</b> Multiple dwelling developments are provided with a suitable refuse area which is unobtrusive and does not adversely impact on adjacent development.	<b>AO11</b> A refuse area: <ul style="list-style-type: none"> <li>• which is screened from the street; and</li> <li>• includes a water connection; and</li> <li>• is of a size and configuration to accommodate 2 wheelie bins per unit.</li> </ul>
<b>PO12</b> A secure storage area is provided for each dwelling unit.	<b>AO12</b> Secure storage areas: <ul style="list-style-type: none"> <li>• are located to facilitate loading and unloading from a motor vehicle; and</li> <li>• have a minimum space of 2.4m<sup>2</sup> per dwelling unit; and</li> <li>• have a minimum height of 2.1 metres; and</li> <li>• have minimum dimensions to enable secure bicycle storage; and</li> <li>• are weather proof; and</li> <li>• are lockable.</li> </ul>
<b>PO13</b> Noise within and beyond the development site is minimised.	<b>AO13.1</b> Internal driveways and parking areas are: <ul style="list-style-type: none"> <li>• setback at least 1.5 metre from habitable rooms both on the premises and on adjacent premises; and</li> <li>• the 1.5 metre setback areas are landscaped with a minimum of 1.5 metre wide landscape strip.</li> </ul> <b>AO13.2</b> Communal landscape and open space areas (e.g. BBQ areas, swimming pools etc) are located a minimum of 3 metres from any habitable rooms both on the site and on adjacent sites.
<b>Dwelling Units</b>	
<b>PO14</b> Development integrates with, and does not detract from, the streetscape and public areas.	<b>AO14.1</b> Dwelling units are located behind or above non-residential uses on the same premises.
	<b>AO14.2</b> Where located above a non-residential use, Dwelling units have balconies or living area windows that overlook all street frontages and public areas.
<b>For assessable development only</b>	
<b>Building setbacks and design</b>	
<b>PO15</b> The development includes landscaping that contributes to the amenity of the site and integrates with the local streetscape.	<b>AO15</b> Significant trees and vegetation on the site are retained and integrated into the onsite landscaping.
<b>PO16</b> Development is designed to be sensitive to the environment and surrounds.	<b>AO16</b> Development is designed to protect natural and cultural features of the site and surrounds.
<b>PO17</b> Building design compliments the tropical vernacular of Far North Queensland.	<b>AO17</b> Building design reflects the tropical aesthetic of Far North Queensland in terms of: <ul style="list-style-type: none"> <li>• Orientation; and</li> <li>• Shape; and</li> <li>• Colour and texture; and</li> <li>• Materials.</li> </ul> Note: Refer to Department of Public Works' resource document 'Designing for Queensland's Climate'.



### 9.3.14 Nature-based tourism code

#### 9.3.14.1 Application

This code applies to assessing Development for nature based tourism.

#### 9.3.14.2 Purpose and overall outcomes

- (1) The purpose of the Nature-based tourism code is to facilitate the establishment of nature-based tourism and to ensure that nature-based tourism operates in an efficient manner without adversely affecting the amenity or the environmental values of the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Nature-based tourism is established on suitable sites having regard to the area and location of the site, topography, likely environmental impacts, accessibility and surrounding land uses; and
  - (b) Nature-based tourism is located so that impacts on or near natural resources are minimised and managed; and
  - (c) Nature-based tourism is of a scale and intensity that is compatible with and subservient to its rural and natural setting and the preferred character of the local area; and
  - (d) Nature-based tourism is provided with appropriate utilities and services; and
  - (e) Provide for campgrounds with a reduced level of facilities, for the exclusive use of self-contained recreational vehicles in appropriate locations.

#### 9.3.14.3 Assessment Benchmarks

*Table 9.3.14.3.1 – Nature-based tourism code – For assessable development (excluding self-contained recreational vehicle grounds)*

<u>Performance outcomes</u>	<u>Acceptable outcomes</u>
<b>For assessable development only</b>	
<b>Site characteristics and building design</b>	
<b>PO1</b> Nature-based tourism development; <ul style="list-style-type: none"> <li>(a) <u>is of a size, scale and intensity that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residential uses;</u></li> <li>(b) <u>is consistent with the character of the zone; and</u></li> <li>(c) <u>provides suitable open space and separation that meet the recreational and amenity needs of guests.</u></li> </ul>	<b>AO1.1</b> <u>The nature-based tourism use is located on a site with minimum area of 2 hectares.</u>
	<b>AO1.2</b> <u>Development is setback a minimum of:</u> <ul style="list-style-type: none"> <li>(a) <u>50m from the common boundary with any property in the Rural zone; and</u></li> <li>(b) <u>20m from any common boundary where (a) does not apply.</u></li> </ul>
	<b>AO1.3</b> <u>The architectural style and materials used for any new building comprise a mix of lightweight and textured external materials such as timber and corrugated iron that have been selected to blend with the landscape.</u>
	<b>AO1.4</b> <u>The total GFA of ancillary buildings (excluding any dwelling and domestic/rural outbuildings on the site) does not exceed 200m<sup>2</sup>.</u>
	<b>AO1.5</b> <u>The height of any building or structure associated with the nature-based tourism use does not:</u> <ul style="list-style-type: none"> <li>(a) <u>overshadow adjoining residential buildings;</u></li> <li>(b) <u>obstruct the outlook from adjoining lots; or</u></li> <li>(c) <u>dominate the landscape.</u></li> </ul>
<b>Accommodation uses</b>	
<b>PO2</b> <u>Accommodation is provided for short-term stays only.</u>	<b>AO2</b> <u>The maximum length of stay is limited to 4 consecutive weeks.</u>
<b>PO3</b> <u>The size, scale and density of accommodation associated with the use does not detract from the natural and/or rural values of the site and the setting.</u>	<b>AO3.1</b> <u>Site density does not exceed an average of 5 accommodation sites per hectare.</u>

	<b>AO3.2</b> Each accommodation building has a maximum GFA 60m <sup>2</sup> .
<b>Guest facilities</b>	
<b>PO4</b> Guest facilities are aligned with the natural and/or rural values of the site and the setting and are proportionate to the scale/intensity of the development.	<b>AO4</b> Non-nature/rural-based outdoor entertainment and recreational facilities (e.g. sporting courts, swimming pools) are not provided.

Table 9.3.14.3.2 – Nature-based tourism code - For accepted and assessable development (self-contained recreational vehicle grounds only)

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Site suitability</b>	
<b>PO1</b> Self-contained recreational vehicle grounds are: (a) of a size, scale and intensity that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residential uses; (b) consistent with the character of the zone; and (c) provide suitable open space and separation that meet the recreational and amenity needs of guests.	<b>AO1.1</b> The development site is at least 2ha in area and has a road frontage of at least 50m. <b>AO1.2</b> Each accommodation site is a minimum of 100m <sup>2</sup> with a minimum dimension of 10m. <b>AO1.3</b> Accommodation sites and associated amenities/facilities are setback a minimum: (a) 50m from the common boundary with any property in the Rural zone; and (b) 20m from any common boundary where (a) does not apply.
<b>Scale and intensity of use</b>	
<b>PO2</b> Self-contained recreational vehicle grounds are: (a) of a scale and intensity that is compatible with the character and amenity of the area; (b) used for short-term accommodation only; and (c) provided with facilities and amenities that are proportionate to the scale/intensity of the development.	<b>AO2.1</b> The maximum length of stay is limited to 13 consecutive nights in the Rural Zone (Agricultural Investigation and Broadhectare Precincts) and 6 consecutive nights in all other zones and zone precincts. <b>AO2.2</b> The combined GFA of ancillary buildings (excluding any dwelling and domestic/rural outbuildings on the site) does not exceed 50m <sup>2</sup> and their use is limited to basic amenities such as toilets, camp kitchen and BBQ shelters.
<b>Access and car parking</b>	
<b>PO3</b> Access, parking, queuing and associated manoeuvring areas are designed and constructed to a standard necessary to accommodate the expected vehicle traffic in terms of vehicle types, numbers and frequency without compromising the safety and efficiency of internal and external roads.	<b>AO3.1</b> Vehicular access is limited to one entry/exit located on the lowest order road frontage. <b>AO3.2</b> Accommodation sites do not have direct access to a public road. <b>AO3.3</b> Internal roads have a minimum width of: • 4m if one way; or • 6m if two way. <b>AO3.4</b> Internal roads are constructed to a minimum all-weather compacted gravel standard and are properly drained.
<b>PO4</b> Internal/external vehicle access arrangements do not compromise the safety of guests in the event of an emergency.	<b>AO4.1</b> Internal roads facilitate unobstructed access to all accommodation sites and ancillary buildings by emergency services vehicles. <b>AO4.2</b> Internal/external vehicle access routes avoid flood and bushfire prone areas (as identified by Overlay mapping) and internal evacuation routes are clearly sign posted.
<b>Servicing</b>	
<b>PO5</b> Self-contained recreational vehicle grounds incorporate infrastructure, services and utilities, appropriate to the location and setting, which are proportionate to the needs of guests, including: (a) adequate rubbish storage and disposal; and (b) treatment and disposal of sewerage and other waste-water, managed in a way that prevents environmental harm and avoids risks to public health.	<b>AO5</b> Self-contained recreational vehicle grounds that accommodate 11 or more vehicles provide: (a) a minimum of 1 unisex toilet; (b) a central refuse collection bin; and (c) a dump point; (i) for blackwater and greywater where reticulated sewer is available; or

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
	(ii) <u>for greywater where reticulated sewer is not available.</u>

### 9.2.14.19.3.15 Non-resident workforce and rural workers' accommodation code

#### 9.2.14.19.3.15.1 Application

This code applies to assessing development for Non-resident workforce accommodation and Rural workers' accommodation.

#### 9.2.14.19.3.15.2 Purpose and overall outcomes

- (1) The purpose of the Non-resident workforce accommodation and Rural workers' accommodation code is to facilitate the appropriate establishment and location of well-designed accommodation facilities throughout the region.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Non-resident workforce accommodation and Rural workers' accommodation is intended to provide temporary accommodation, predominantly for single seasonal workers in a variety of housing forms and scales including camp style, demountable buildings or motel-type developments; and
  - (b) Where possible Non-resident workforce accommodation and Rural workers' accommodation is provided in locations where there is access to urban infrastructure and services and where it can contribute to the social and commercial fabric of nearby communities; and
  - (c) Non-resident workforce accommodation and Rural workers' accommodation operates without detrimental impacts upon the amenity of surrounding rural, residential, retail and commercial activities; and
  - (d) Rural workers' accommodation is intended to provide permanent accommodation for singles, couples and families on rural properties where they work; and
  - (e) Non-resident workforce accommodation and Rural workers' accommodation provides for a high level of health, safety and comfort for their occupants commensurate with their needs; and
  - (f) Temporary Non-resident workforce accommodation is repurposed or site rehabilitation is carried out at the end of operational life to restore the site to its pre-development state.

#### 9.2.14.19.3.15.3 Assessment Benchmarks

Table 9.3.15.3.1 Non-resident workforce accommodation and Rural workers' accommodation code – For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Site suitability</b>	
<b>PO1</b> Development is located on land that is physically suitable and minimises the potential adverse impacts having regard to: <ul style="list-style-type: none"> <li>• Topography;</li> <li>• Drainage;</li> <li>• Environmental values;</li> <li>• Accessibility;</li> <li>• Traffic generation;</li> <li>• Residential amenity;</li> <li>• Scenic values;</li> <li>• Natural hazards;</li> <li>• Infrastructure servicing; and</li> <li>• Agricultural activities.</li> </ul>	<b>AO1.1</b> Where located in: <ul style="list-style-type: none"> <li>• urban or urban fringe locations development has a minimum lot size of 2ha and a maximum bed density of 1 room per 50m<sup>2</sup> of site area: or</li> <li>• Where in the Rural zone, the development is located on a site with a minimum area of 40ha.</li> </ul> <b>AO1.2</b> Development is not located on land subject to flooding, bushfire or landslip hazards. <b>AO1.3</b> Development is effectively separated and screened from adjoining properties, roads and public places. <b>AO1.4</b> Development avoids locations where impacts from non-residential land uses, such as dust, chemical spray drift and noise emissions, cannot be minimised. <b>AO1.5</b> Development has direct access to a Council-controlled arterial or collector road with no direct access to the State-controlled road network. <b>AO1.6</b> Development does not require the clearing of native vegetation or excavation and/or filling in excess of 50m <sup>3</sup> . <b>AO1.7</b> Where avoidable, development is not located on land in the Rural zone, Agricultural land precinct.
<b>PO2</b>	<b>AO2</b>

<b>Performance outcomes</b> Development is integrated into the local community.	<b>Acceptable outcomes</b> Development not located on urban or urban fringe land provides access to community services and facilities to meet the needs of residents.
<b>PO3</b> Rural workers' accommodation is located in close proximity to farm management infrastructure.	<b>AO3</b> Rural workers' accommodation is located within 500m of the primary dwelling on the land.
<b>Refuse</b>	
<b>PO4</b> Development is provided with a suitable refuse area which is unobtrusive and does not adversely impact on the amenity of the site or that of adjacent land uses.	<b>AO4</b> A conveniently located refuse storage area is provided that is screened by 1.8m high fencing and is setback at least 10m from any residential use occurring on, or adjacent to, the site.
<b>Communal open space</b>	
<b>PO5</b> Development provides communal open space which contributes to liveability while minimising adverse impacts on the amenity of adjacent land uses.	<b>AO5</b> Development provides screened communal open space in one continuous area for residents, provided at a minimum rate of 5m <sup>2</sup> for each resident with a minimum length and width of 5m of which 20% is shaded.
<b>Site Facilities</b>	
<b>PO6</b> Site facilities are provided to cater to the day to day needs of residents.	<b>AO6</b> Development provides the following site facilities: <ul style="list-style-type: none"> <li>• kitchen and dining areas;</li> <li>• passive and active recreational areas;</li> <li>• laundry and clothes drying facilities; and</li> <li>• first aid facilities.</li> </ul>
<b>For assessable development</b>	
<b>Climate responsive design</b>	
<b>PO7</b> Development incorporates passive design principles that are responsive to climatic considerations.	<b>AO7.1</b> Buildings are separated and orientated to take advantage of the prevailing breezes.
	<b>AO7.2</b> Landscaping is used to create micro-climates in communal outdoor areas.
	<b>AO7.3</b> Large hard standing areas are located downwind to minimise heat transfer.
<b>Adaptable use or decommissioning</b>	
<b>PO8</b> Temporary Non-resident workforce accommodation is able to be repurposed or site decommissioning and rehabilitation is carried out when the use is discontinued to substantially restore the site to its pre-development state.	<b>AO8.1</b> Buildings, infrastructure servicing, parking and site facilities are compatible with identified reuse options.
	<b>AO8.2</b> The site is rehabilitated such that: <ul style="list-style-type: none"> <li>• it is suitable for other uses compatible with the locality and the site's designations in the planning scheme; and</li> <li>• the visual amenity of the site is restored; and</li> <li>• the sustainable ecological functioning of the site is maintained or improved; and</li> <li>• any agricultural function is restored; and</li> <li>• redundant built infrastructure associated with Non-resident workforce accommodation is removed from the site.</li> </ul>

**9.2.15.3.16 Renewable energy facility code****9.2.15.19.3.16.1 Application**

This code applies to assessing development for Renewable energy facilities other than wind farms<sup>5</sup>).

**9.2.15.29.3.16.2 Purpose and overall outcomes**

- (1) The purpose of the renewable energy facility code is to facilitate the establishment of new or expansion of existing facilities in appropriate locations. Renewable energy facility development will have minimal impact on the environment and on amenity (at both a local and wider area scale), and will achieve social, environmental and economic benefits to the community at both the local and regional level.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Renewable energy facilities are located, designed and operated to address and minimise potential impacts on environmental, economic and social values; and
  - (b) The design, siting, construction, management, maintenance and operation of renewable energy facilities and associated infrastructure takes comprehensive account of (and is sensitive to) existing urban and rural development, environment, heritage, landscape and scenic values; and
  - (c) Renewable energy facilities assessment utilises and takes account of (but is not limited to) Australian and/or Queensland Government and International recognised scientific knowledge and standards and is commensurate with significance, magnitude and extent of both direct and non-direct impacts; and
  - (d) Renewable energy facilities and associated infrastructure are compatible with existing uses on and surrounding properties and future preferred settlement patterns<sup>3</sup>, and
  - (e) Renewable energy facilities protect and value matters of environmental significance and the health and resilience of biodiversity is maintained or enhanced to support ecological integrity; and
  - (f) Any variation to existing amenity, visual, light, glint and glare, noise, electromagnetic interference and aircraft safety conditions or circumstances as a result of the renewable energy facilities is maintained within acceptable limits; and
  - (g) Identified Council-controlled roads directly associated with the transportation of infrastructure and equipment during construction and operation are of a suitable standard and are maintained during the life of the renewable energy facility and
  - (h) The operation of the renewable energy facilities is controlled by site-specific management plans
  - (i) Renewable energy facilities are readily connected to existing, nearby, high-voltage electricity transmission lines; and
  - (j) Comprehensive site rehabilitation is carried out at the end of operational life to restore the site to its pre-development state.

**9.2.15.39.3.16.3 Assessment benchmarks**

Table 9.3.16.3.1 Renewable energy facility code - For assessable development only

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Ecologically sustainable development</b>	
<b>PO1</b> Renewable energy facilities have environmental, economic and social benefits at both a local and regional scale throughout its operational life.	<b>AO1</b> No acceptable outcome provided.
<b>Location and site suitability</b>	
<b>PO2</b> Renewable energy facility location and siting takes sufficient account of direct, non-direct and cumulative impacts in relation to environmental, economic and social impacts.	<b>AO2</b> No acceptable outcome provided.
<b>PO3</b> Renewable energy facilities are readily connected to existing nearby, high-voltage electricity lines without significant environmental, social or amenity impact.	<b>AO3</b> No acceptable outcome provided.

<sup>5</sup> Wind farms are not assessable against this Planning Scheme. The assessment manager for wind farms is the Chief Executive Officer of the Department of State Development, Manufacturing, Infrastructure and Planning.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>PO4</b> The siting of renewable energy facilities and associated infrastructure takes account of, and is sensitive to, existing urban and rural development, preferred settlement patterns as disclosed in Part 3.3 of the Strategic Framework including: environment, heritage, landscape and scenic values.	<b>AO4</b> No acceptable outcome provided.
<b>PO5</b> Renewable energy facilities do not adversely impact on aircraft or airport operations.	<b>AO5</b> No acceptable outcome provided.
<b>PO6</b> Renewable energy facilities are located in areas with an economically viable renewable energy resource.	<b>AO6</b> No acceptable outcome provided.
<b>Stormwater management</b>	
<b>PO7</b> Development avoids, or minimizes and mitigates adverse impacts on water quality objectives to achieve no worsening to receiving waters during the operation of the development	<b>AO7</b> No acceptable outcome provided
<b>Watercourses and drainage features</b>	
<b>PO8</b> Development avoids or minimizes the clearing of vegetation within any watercourse or drainage feature to protect: <ul style="list-style-type: none"> <li>• bank stability by protecting bank erosion;</li> <li>• water quality objectives by filtering sediments, nutrients and other pollutants;</li> <li>• aquatic habitat;</li> <li>• terrestrial habitat.</li> </ul>	<b>AO8</b> No acceptable outcome provided
<b>Visual and landscape impacts</b>	
<b>PO9</b> Renewable energy facilities do not result in unacceptable visual impacts (including cumulative impacts) on locally, regionally and nationally significant view scapes.	<b>AO9</b> No acceptable outcome provided.
<b>PO10</b> The material, finish and colour of renewable energy facilities and associated facilities and infrastructure minimises visual impacts including those from glint and glare.	<b>AO10</b> No acceptable outcome provided.
<b>PO11</b> Connections between energy generating infrastructure such as substations are located within internal access roads, along with other co-located services.	<b>AO11</b> No acceptable outcome provided.
<b>Ecological impacts</b>	
<b>PO12</b> Renewable energy facilities avoid and mitigate or offset unacceptable impacts on the ecology and sustainability of flora or fauna populations.	<b>AO12</b> <ul style="list-style-type: none"> <li>• Renewable energy facilities avoid areas of High Ecological Significance as indicated on overlay maps in Schedule 2.5.</li> <li>• Where avoidance is not possible, impacts are offset.</li> </ul>
<b>PO13</b> The development ensures that the spread of noxious weeds and pests is prevented.	<b>AO13</b> A weed and pest management plan is prepared and implemented.
<b>Noise and vibration impacts</b>	
<b>PO14</b> Renewable energy facilities and associated infrastructure are located, designed, constructed and operated in accordance with Australian and Queensland Government and International recognised standards with respect to noise emissions and vibration emissions.	<b>AO14</b> No acceptable outcome provided.
<b>PO15</b> Audible and inaudible noise emissions resulting from renewable energy facilities that potentially impact on existing urban and rural land uses and preferred settlement patterns as disclosed in 3.3 of the Strategic Framework that do not result in unacceptable levels (including cumulative impacts) of: <ul style="list-style-type: none"> <li>• Nuisance</li> <li>• Risk to human health or wellbeing</li> <li>• Inability to sleep or relax.</li> </ul>	<b>AO15</b> No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<b>Hazards and risks</b>	
<b>PO16</b> Hazardous waste generated from the site, including those from solar thermal projects, redundant solar panels and batteries, must be stored in an environmentally sustainable manner and disposed of at an approved waste facility	<b>AO16</b> No acceptable outcome provided
<b>Water supply</b>	
<b>PO17</b> An adequate and reliable water supply for general use and fire fighting purposes is provided.	<b>AO17</b> No acceptable outcome provided
<b>Radio and television impact</b>	
<b>PO18</b> Renewable energy facilities have no adverse effect on pre-existing television or radio reception or transmission.	<b>AO18</b> No acceptable outcome provided.
<b>Access</b>	
<b>PO19</b> The identified Council-controlled external access route to the site is via roads that are of a suitable standard of construction for transportation of renewable energy facility infrastructure; and  Identified Council-controlled roads utilised during the construction and maintenance are of a suitable standard for the transportation of associated infrastructure and equipment and are maintained to that standard during the life of the renewable energy facility.	<b>AO19</b> No acceptable outcome provided.
<b>PO20</b> Construction of accesses does not significantly alter the existing natural drainage pattern; and All services are co-located within accesses where possible and desirable.	<b>AO20</b> No acceptable outcome provided.
<b>PO21</b> Proposed and ongoing access point impacts are controlled and minimized by a Maintenance Management Plan.	<b>AO21</b> No acceptable outcome provided.
<b>PO22</b> Noise, safety and dust impacts on surrounding land uses to the external access route do not cause nuisance.	<b>AO22</b> No acceptable outcome provided.
<b>PO23</b> Internal accesses are designed, located and constructed to avoid drainage lines and soil erosion.	<b>AO23</b> Internal access gradients are no steeper than 1:5; or  Internal accesses that are steeper than 1:5, or which cause nuisance or environmental degradation, are sealed.
<b>PO24</b> Internal accesses are designed, located, constructed and rehabilitated post-construction to a standard that ensures environmental impact and maintenance are minimized to acceptable standards.	<b>AO24</b> No acceptable outcome provided.
<b>Construction management</b>	
<b>PO25</b> Construction of renewable energy facilities is managed to ensure that all associated impacts are controlled and maintained at acceptable levels and carried out at acceptable times.	<b>AO25</b> <ul style="list-style-type: none"> <li>• Construction and maintenance impacts are controlled and minimised to acceptable levels, times and site conditions by a Construction Management Plan and a Maintenance Management Plan; and</li> <li>• On-site construction activities that cause noise or nuisance are limited to 6:00 am to 6:00 pm, Monday to Saturday, with no construction activities on Sundays and Public Holidays; and</li> <li>• Transportation of infrastructure and equipment to the site on council controlled roads is controlled and impacts minimised to acceptable levels and times by a Management Plan; and</li> <li>• Filling and excavation does not result in cut or fill batters with heights or depths of more than 4m.</li> <li>• Excavated material is not retained in stockpiles of more than 50 cubic metres for longer than 1 month.</li> </ul>
<b>Operational and Maintenance Management</b>	
<b>PO26</b> Renewable energy facilities management, maintenance and operations are managed to ensure that all associated	<b>AO26</b> <ul style="list-style-type: none"> <li>• Escalating, adaptive management techniques and ongoing monitoring programs, including management</li> </ul>



<p><b>Performance outcomes</b> impacts are controlled and maintained at acceptable levels and carried out at acceptable times.</p>	<p><b>Acceptable outcomes</b> plans based on the Condition-Pressure-Response techniques are developed and implemented; and;  <ul style="list-style-type: none"> <li>• Operations are conducted in accordance with a maintenance management plan.</li> </ul> </p>
<p><b>Advertising Devices</b> <b>PO257</b> Advertising devices are limited in scale and confined to site and development interpretation.</p>	<p><b>AO27</b> No acceptable outcome provided.</p>
<p><b>Decommissioning &amp; Rehabilitation</b> <b>PO28</b> Comprehensive site decommissioning and rehabilitation is carried out when the use is discontinued to substantially restore the site to its pre-development state.</p>	<p><b>AO28</b> The site is rehabilitated such that:  <ul style="list-style-type: none"> <li>• It is suitable for other uses compatible with the locality and the site's designations in the planning scheme; and</li> <li>• the visual amenity of the site is restored; and</li> <li>• the sustainable ecological functioning of the site is maintained or improved; and</li> <li>• any agricultural function is restored; and</li> <li>• renewable energy facilities infrastructure is removed from the site.</li> </ul> </p>

**9-2-169.3.17 Residential care and retirement facility code**

**9-2-16-19.3.17.1 Application**

This code applies to assessing Development for a residential care or a retirement facility.

**9-2-16-29.3.17.2 Purpose and overall outcomes**

- (1) The purpose of the Residential care and retirement facility code is to facilitate the provision of a range of accommodation for aged or dependant persons which provides a high level of residential amenity and care, and complements the amenity of the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Residential care facilities and retirement facilities do not detrimentally impact upon the amenity of the surrounding area; and
  - (b) Development is well designed to provide for equitable access, safe pedestrian and vehicular movement on site; and
  - (c) Roads and utility services are adequate to meet the needs of the development; and
  - (d) Development is designed so that it contributes to local character and identity, and enhances the streetscape; and
  - (e) Development maintains the privacy of each residential unit and adjoining properties; and
  - (f) Development is located close to services and public transport facilities; and
  - (g) Development provides a range of support services, amenities and facilities; and
  - (h) Development provides adequate private and communal open space to meet the needs of the residents.

**9-2-16-39.3.17.3 Assessment Benchmarks**

Table 9.3.174.3.1 Residential care and retirement facility code – For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Site suitability</b>	
<b>PO1</b> Development is located on a site which has an area and dimension suitable for the intended use, private and communal open spaces, car parking and manoeuvring areas, suitable setbacks to adjoining uses, and associated services and facilities.	<b>AO1.1</b> Development is located on a site with a minimum: <ul style="list-style-type: none"> <li>• area of 2000m<sup>2</sup>; and</li> <li>• frontage of 30m; and</li> <li>• road reserve width of 20m.</li> </ul>
	<b>AO1.2</b> Development has a maximum site coverage of 50%.
<b>Privacy and amenity</b>	
<b>PO2</b> Buildings are sited and designed so the privacy and amenity of on-site and adjoining residents is maintained.	<b>AO2.1</b> Garages and parking areas are set back behind the main building line and the maximum width of garage or carport opening that faces a road is 6m.
	<b>AO2.2</b> Windows and openings: <ul style="list-style-type: none"> <li>• from habitable rooms (e.g. bedrooms or living rooms) do not overlook habitable rooms of adjoining residential uses; or</li> <li>• where the windows from a bedroom or living area look directly at similar room windows in an adjacent dwelling (including other dwellings on the same site) and where the buildings are within a distance of 6m at ground level and 8m above ground level, privacy is protected by:                                     <ul style="list-style-type: none"> <li>- sill heights a minimum of 1.5m above floor level; or</li> <li>- fixed opaque glass below 1.5m; or</li> <li>- fixed external screens.</li> </ul> </li> </ul>
	<b>AO2.3</b> A screen fence 1.8m in height with a maximum 25% transparency is provided to the full length of the side and rear boundaries of the site except where a side or rear boundary has frontage to a road and then a minimum of 50% transparency with a maximum of 1.2m in height.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
	<p><b>AO2.4</b> External walls do not exceed 10m in continuous length and include a minimum of three of the following building design features and architectural elements to break the extended facade of a development:</p> <ul style="list-style-type: none"> <li>• a change in roof profile; or</li> <li>• a change in parapet coping; or</li> <li>• a change in awning design; or</li> <li>• a horizontal or vertical change in the wall plane; or</li> <li>• a change in the exterior finishes and exterior colours of the development.</li> </ul> <p><b>AO2.5</b> Building setback from any road frontage is:</p> <ul style="list-style-type: none"> <li>• a minimum of 6 metres; or</li> <li>• within 20% of the average setback of adjoining development in established areas.</li> </ul>
<b>Access and services</b>	
<p><b>PO3</b> Development incorporates easy and safe pedestrian access, cycle and mobility access and movement throughout the site.</p>	<p><b>AO3</b> No dwelling is more than 250m walking distance from recreation, social, health, support and administrative services that are centrally located on the site.</p>
<p><b>PO4</b> Development is conveniently accessible to community services.</p>	<p><b>AO4</b> Development is located on land within 800m of the boundary of the Centre zone.</p>
<b>Landscaping and open space</b>	
<p><b>PO5</b> Development provides sufficient landscaping and private and communal open space for residents' needs.</p>	<p><b>AO5.1</b> A landscape strip:</p> <ul style="list-style-type: none"> <li>• with a minimum width of 1.5m is provided for the full length of the road frontage/s excluding vehicle and pedestrian access; and</li> <li>• is landscaped in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</li> </ul> <p><b>AO5.2</b> For each residential care facility room/unit a shaded courtyard, balcony or similar private open space area, at least 6m<sup>2</sup>, and with a minimum length and width of 2m, and directly accessible from the room/unit, is provided.</p>
<b>For assessable development only</b>	
<b>Site suitability</b>	
<p><b>PO6</b> Development is located on a site with topography suited to the needs of future residents.</p>	<p><b>AO6</b> The site or that part of the site to be developed does not have a slope greater than 8%.</p>
<b>Privacy and amenity</b>	
<p><b>PO7</b> Accommodation buildings are sited and designed so the privacy of on-site and adjoining residents is maintained.</p>	<p><b>AO7</b> Buildings are sited and designed to:</p> <ul style="list-style-type: none"> <li>• prevent overshadowing of habitable rooms and outdoor entertainment areas of on-site and adjoining development; and</li> <li>• prevent direct overlooking of indoor and outdoor living areas of on-site and adjoining development.</li> </ul>
<b>Access and services</b>	
<p><b>PO8</b> The site must be serviceable by ambulance and fire-fighting services in emergency situations and other service vehicles.</p>	<p><b>AO8</b> The internal accessway network provides for easy and convenient:</p> <ul style="list-style-type: none"> <li>• emergency vehicle access and manoeuvring to all accommodation buildings on the site; and</li> <li>• access for other service vehicles including refuse collection.</li> </ul>
<p><b>PO9</b> Development is designed to provide for the safe movement of residents.</p>	<p><b>AO9</b> The development incorporates covered walkways and ramps on site for weather protection between all buildings.</p>
<p><b>PO10</b> Site planning of the development aids orientation, legibility and movement.</p>	<p><b>AO10.1</b> The site plan and circulation pattern is easy to identify, remember, and explain to visitors with clear dwelling addresses within the conventional system of streets and entries.</p>

Performance outcomes	Acceptable outcomes
	<p><b>AO10.2</b> Dwelling unit design provides a clear and consistent distinction between the front and back doors of the dwelling units.</p> <p><b>AO10.3</b> Natural and built landmarks and other 'cues' such as colour and decorative planting to give identity to different parts of a large site.</p> <p><b>AO10.4</b> A clear interpretive illuminated sign and site map is provided at the main site entry, at a scale suitable to the surrounding neighbourhood.</p>
<p><b>PO11</b> Adequate storage is provided for all residents, within individual accommodation units, and within the communal area.</p>	<p><b>AO11</b> Secure storage areas:</p> <ul style="list-style-type: none"> <li>• are located to facilitate loading and unloading from a motor vehicle; and</li> <li>• have a minimum space of 2.4m<sup>2</sup> per dwelling unit; and</li> <li>• have a minimum height of 2.1 metres; and</li> <li>• are weather proof; and</li> <li>• are lockable.</li> </ul>
<p><b>PO12</b> Safe and practical access from a retirement facility to neighbourhood facilities, shopping facilities and recreation facilities must be available for residents of the site.</p>	<p><b>AO12.1</b> Pedestrian and cycle pathways are constructed or upgraded to the frontage of the site and within adjacent streets and/or open space to provide safe and serviceable links from the retirement facility to facilities proximate to the site.</p> <p><b>AO12.2</b> A footpath is constructed and street trees are planted along the full frontage of the site in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual <i>Note: Refer to Planning Scheme Policy 10 - Footpath Policy regarding paving schemes for specific areas.</i></p>
<p><b>PO13</b> Retirement facilities are designed for the needs of the age group of the users, and designed to allow 'ageing in place' to occur.</p>	<p><b>AO13.1</b> Retirement facilities provide an indoor communal area which has an area equivalent to 1m<sup>2</sup> for each resident but not less than 40m<sup>2</sup> is provided in a central location for a range of ancillary services and facilities suited to the function of the facility, and the needs of residents, such as: lounge areas, library / reading room, TV games/recreation room, meeting space/s, hairdresser and convenience store.</p> <p><b>AO13.2</b> Retirement facilities provide a range of housing designs in the development to cater for different individual and household needs relating to life stage, financial situation and mobility.</p>
<b>Landscaping and open space</b>	
<p><b>PO14</b> Development provides sufficient private and communal open space for residents' needs.</p>	<p><b>AO14.1</b> Communal open space is provided at ground level over an area of no less than:</p> <ul style="list-style-type: none"> <li>• 30% of the site contained within one area; and</li> <li>• 50m<sup>2</sup> (having a minimum length and width of 5m).</li> </ul> <p><b>AO14.2</b> The following private open space is provided for each retirement facility dwelling:</p> <ul style="list-style-type: none"> <li>• A courtyard or similar private open space area, at least 20m<sup>2</sup> and with a minimum length and width of 3m, not greater than 5%, and directly accessible from the living area at ground floor level; or</li> <li>• A balcony or similar private open space area, at least 6m<sup>2</sup> and with a minimum length and width of 2m, directly accessible from the living area at first floor and higher level.</li> </ul>

Performance outcomes	Acceptable outcomes
<p><b>PO15</b> Residents have access to garden space and water taps in close proximity to the garden.</p>	<p><b>AO15</b> The area of the garden beds are a minimum of 0.5m<sup>2</sup> per unit, with a:</p> <ul style="list-style-type: none"> <li>• minimum height of 700mm from the ground with a solid edge of at least 150mm; and</li> <li>• water connection within 10m of garden bed/s; and</li> <li>• maximum depth of 2m where the beds can be accessed from at least three sides; or</li> <li>• maximum depth of 1m where beds can be accessed from one or two sides.</li> </ul>

**9-2-179.3.18 Rooming accommodation and short term accommodation code****9-2-17-19.3.18.1 Application**

This code applies to assessing Development for Rooming accommodation and short term accommodation.

**9-2-17-29.3.18.2 Purpose and overall outcomes**

- (1) The purpose of the Rooming accommodation and short term accommodation code is to facilitate the appropriate establishment and location of well designed rooming accommodation and short term accommodation throughout the region.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (g) Rooming accommodation and short term accommodation operates without detrimental impacts upon the amenity of surrounding residential, retail and commercial activities; and
  - (h) Development is well designed so that it contributes to the local character and has minimal impacts on the natural environment; and
  - (i) Development is located in close proximity to the necessary services utilised by patrons of Rooming accommodation and short term accommodation.

**9-2-17-39.3.18.3 Assessment Benchmarks**

Table 9.3.185.3.1 Rooming accommodation and short term accommodation code – For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Site suitability</b>	
<b>PO1</b> Rooming accommodation or Short term accommodation is located on a site with sufficient area and dimensions to accommodate the use.	<b>AO1.1</b> Rooming accommodation development establishes on a site with a minimum area of 800m <sup>2</sup> and a minimum frontage of 20m. <b>AO1.2</b> Short term accommodation development establishes on a site with a minimum area of 2000m <sup>2</sup> and a minimum frontage of 40m.
<b>Scale</b>	
<b>PO2</b> New development is compatible with surrounding built form, being of a similar scale.	<b>AO2</b> Rooming accommodation and Short term accommodation development in a new building has a maximum site cover of 60% in the Centre zone and 40% in all other zones.
<b>Communal space</b>	
<b>PO3</b> Short term accommodation development provides communal open space which contributes to liveability and provides for residents' needs.	<b>AO3.1</b> Short term accommodation provides communal open space at ground level with an area of at least 20% of the site contained in one continuous area and having a minimum area of 50m <sup>2</sup> and a minimum length and width of 5m. <b>AO3.2</b> Rooming accommodation development provides communal open space in one continuous area for residents, provided at a minimum rate of 5m <sup>2</sup> for each resident with a minimum length and width of 5m of which 20% is shaded.
<b>Privacy, amenity and character</b>	
<b>PO4</b> Buildings are orientated to ensure the use does not intrude on the privacy of residential neighbours.	<b>AO4</b> Windows and openings from habitable rooms (e.g. bedrooms or living rooms) do not overlook habitable rooms of adjoining residential uses.  OR  Where the windows from a bedroom or living area look directly at similar room windows in an adjacent dwelling (including other dwellings on the same site) and where the buildings are within a distance of 6m at ground level and 8m above ground level, privacy is protected by: <ul style="list-style-type: none"> <li>• sill heights a minimum of 1.5m above floor level; or</li> <li>• fixed opaque glass below 1.5m; or</li> <li>• fixed external screens; or</li> <li>• a 1.5m high screen fence.</li> </ul>

<b>Performance outcomes</b>	
<b>PO5</b> Services and facilities must be adequately screened and provided in convenient locations for use by guests.	<b>Acceptable outcomes</b> <b>AO5</b> Development is provided with screened site facilities in the form of: <ul style="list-style-type: none"> <li>• an outdoor service court a minimum of 10% of the area of the communal open space to facilitate clothes drying facilities; and</li> <li>• an area for the storage of garbage receptacles.</li> </ul>
<b>For assessable development</b>	
<b>Site suitability</b>	
<b>PO6</b> The site is of sufficient area and dimensions to contain: <ul style="list-style-type: none"> <li>• the building or buildings and associated storage areas; and</li> <li>• associated car parking areas; and</li> <li>• delivery and service vehicles; and</li> <li>• vehicle access; and</li> <li>• on-site vehicle movement.</li> </ul>	<b>A06</b> <b>No acceptable outcome</b>
<b>Privacy, amenity and character</b>	
<b>PO7</b> The scale and character of new development contributes to the existing streetscape.	<b>AO7.1</b> New development addresses the street and is in scale with existing built form and utilises similar exterior finishes. <b>AO7.2</b> The entrance to the Rooming accommodation and Short term accommodation is visible from the street frontage.
<b>Landscaping and open space</b>	
<b>PO8</b> Development provides sufficient landscaping to: <ul style="list-style-type: none"> <li>• soften the built form of development and enhance its appearance; and</li> <li>• retain and improve streetscapes to create an attractive environment; and</li> <li>• enhance the amenity of the area for residents; and</li> <li>• protect the amenity of adjoining land uses.</li> </ul>	<b>AO8.1</b> A minimum of 30% of the site is provided as landscaping and open space (exclusive of obstacles including driveways, car parking spaces, refuse storage areas). <b>AO8.2</b> A landscape strip with a minimum width of 1 metre is provided for the full length of all boundaries of the site excluding vehicle and pedestrian access.

## 9-2-189.3.19 Rural activities code

### 9-2-18-19.3.19.1 Application

This code applies to assessing Development for rural activities uses which are defined in Schedule 1 Table SC1.1.1.1.

Rural activities uses include; agricultural supplies store, animal husbandry, animal keeping, aquaculture, cropping (excluding forestry for wood production), intensive animal industry, intensive horticulture, non-resident workforce accommodation, permanent plantations, roadside stall, rural industry, rural workers' accommodation, wholesale nursery and winery.

### 9-2-18-29.3.19.2 Purpose and overall outcomes

This code applies to assessing Development for rural activities uses which are defined below in the Purpose and overall outcomes of this code.

- (1) The purpose of the code will be achieved through the following overall outcomes:
- Development meets the needs of the community through safe, accessible and well located uses; and
  - Development is designed, located and operated to minimise any adverse impacts on the natural environment, visual amenity and surrounding uses sensitive land uses; and
  - Roadside stall is to be small in scale and not impact on the safe operation of the road network;
  - Development employs best practice industry standards.

### 9-2-18-39.3.19.3 Assessment Benchmarks

Table 9.3.196.3.1 Rural activities code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>All uses, other than Roadside stall</b>	
<b>PO1</b> Equipment and machinery associated with the use are stored in a way that does not have an adverse impact on nearby sensitive uses or visual impacts on the locality.	<b>AO1.1</b> Equipment and machinery associated with the use are constructed and stored a minimum of 10m from the site boundaries. <b>AO1.2</b> Buildings and structures associated with the use are screened by a 1.5m wide landscape strip for those sides of the building that are visible from a public road.
<b>Roadside stall</b>	
<b>PO2</b> The roadside stall is a small-scale rural activity.	<b>AO2.1</b> The roadside stall is for the sale of produce grown on the same rural site or from rural properties in the immediate locality. <b>AO2.2</b> Buildings and structures comprising the roadside stall do not exceed 20m <sup>2</sup> in site area. <b>AO2.3</b> Buildings and structures are constructed of materials such as timber, tin and shade cloth, and are temporary in nature unless the roadside stall forms part of an existing farm building. <b>AO2.4</b> The roadside stall is set back a minimum of 6m from the road frontage of the site and is a maximum of 5m in height.
<b>PO3</b> The roadside stall does not impact on the efficient functioning of the road system.	<b>AO3</b> Access to/from the roadside stall is via a single point of ingress/egress, constructed to the standard specified in Planning Scheme Policy 4 - FNQROC Regional Development Manual.
<b>PO4</b> The location, design and scale of advertising device/s minimise adverse impacts on the visual amenity of the locality.	<b>AO4.1</b> A maximum of two advertising devices are associated with the roadside stall. <b>AO4.2</b> Advertising devices are located on the same site as the roadside stall. <b>AO4.3</b> Each advertising device has a maximum sign face of 1m <sup>2</sup> .



Performance outcomes	Acceptable outcomes
<b>For assessable development only</b>	
<b>All uses, other than Roadside stall or permanent plantation</b>	
<p><b>PO5</b>                      Development is sited and operated in accordance with best practice industry standards and best environmental management practice.                      Development minimises impacts on the environment and nearby sensitive land uses.</p> <p>Editors notes – prepare an Environmental Management Plan that addresses:</p> <ul style="list-style-type: none"> <li>• farming / nursery operations; and</li> <li>• erosion and sediment control; and</li> <li>• surface water and storm water management; and</li> <li>• groundwater protection; and</li> <li>• nutrient management for substrate utilisation or spray irrigation program; and</li> <li>• use and storage of chemicals and pesticides; and</li> <li>• integrated pest management; and</li> <li>• operations and maintenance requirements; and</li> <li>• composting; and</li> <li>• air quality management; and</li> <li>• odour reduction and management; and</li> <li>• emergency preparedness plan; and</li> <li>• wastewater management; and</li> <li>• spent substrate management; and</li> <li>• waste management and disposal; and</li> <li>• separation distances between farm uses and surrounding properties; and</li> </ul> <p>other matters appropriate to the use, as determined by Government regulations, guidelines, licence requirements and industry best practice</p>	<p><b>AO5</b>  <b>No acceptable outcome</b>                      .</p>

**9.2.199.3.20 Rural industry code****9.2.19.19.3.20.1 Application**

This code applies to assessing Development for Rural industries.

**9.2.19.29.3.20.2 Purpose and overall outcomes**

- (1) The purpose of the Rural industry code is to facilitate the value adding of primary products through the establishment of rural industries and diversification of the rural sector.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Rural industry is established so that it has minimal adverse impacts on the natural environment, sensitive land uses and/or productive agricultural land and
  - (b) Rural industry is located and designed so that it has minimal adverse impacts on land included in the Agricultural Land Precinct; and
  - (c) Rural industry minimises impacts on the rural landscape character, amenity and scenic values of the locality; and
  - (d) Employment opportunities ancillary to rural activities, are facilitated where appropriate; and
  - (e) Appropriate infrastructure is provided to meet the needs of the development.

**9.2.19.39.3.20.3 Assessment Benchmarks**

Table 9.3.2047.3.1 Rural industry code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Site suitability</b>	
<b>PO1</b> Rural industry is located on a site that is an appropriate size and location to ensure that the use can provide appropriate setbacks to the boundaries and does not have a detrimental impact on nearby sensitive uses or environmental values.	<b>AO1.1</b> The rural industry is conducted on a site included in the Rural zone or Industry zone. <b>AO1.2</b> Where within the Rural zone, development is located on a site with a minimum area of 10ha.
<b>Site layout</b>	
<b>PO2</b> Rural industry, including any buildings, structures and open use areas, are screened from public roads to ensure that the amenity of the locality is maintained.	<b>AO2</b> A minimum 2m wide vegetated buffer area is provided within the boundary of the site between the rural industry and any adjacent public road/s.
<b>PO3</b> Adequate signage is provided to easily identify the rural industry from the public roads for visitors and tourists.  The advertising device is an appropriate size to not impact on the visual amenity of the locality.	<b>AO3</b> An advertising device with a maximum area of 2.1m <sup>2</sup> is located within the boundary of the site at the entrance to the premises. The advertising device is limited to the name and hours of operation of the rural industry and does not include any product advertising.
<b>For assessable development only</b>	
<b>PO4</b> Rural industry and ancillary activities are located and designed to not compromise the use of the site for productive agricultural purposes.	<b>AO4.1</b> Rural industry is not located in the Agricultural land precinct <b>AO4.2</b> Where possible rural industry is co-located with existing rural infrastructure.
<b>Access</b>	
<b>PO5</b> The site can be easily and safely accessed by vehicles required for the rural industry.  The development does not adversely impact on the road network and does not cause dust nuisance.	<b>AO5</b> The site is located on a sealed road designed and constructed in accordance with the Design Guidelines and Specifications set out in the planning Scheme Policy 4 – FNQROC Regional Development Manual.

**9-2-209.3.21 Sales office code****9-2-20-19.3.21.1 Application**

This code applies to assessing Development for a sales office.

**9-2-20-29.3.21.2 Purpose and overall outcomes**

- (1) The purpose of the Sales office code is to facilitate the temporary display or sale of land or buildings in a manner that does not adversely impact on the amenity of surrounding uses.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The use has a limited duration of operation; and
  - (b) The use is limited to activities directly related to the marketing and sale of the lots and dwelling houses within the same estate; and
  - (c) The use maintains the character and amenity of the surrounding area

**9-2-20-39.3.21.3 Assessment Benchmarks**

Table 9.3.2148.3.1 Sales office code – For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Sales office</b>	
<b>PO1</b> The sales office is used for promotional purposes and operates for a limited duration.	<b>AO1</b> The use is limited in its duration to a period not greater than: <ul style="list-style-type: none"> <li>• 2 years, where the use involves selling or displaying land or buildings (including a dwelling house, multiple dwelling, commercial or industrial buildings); and</li> <li>• 6 months, in the case of land or buildings that can be won as a prize.</li> </ul>
<b>PO2</b> The size and scale of a sales office are compatible with the built form of the surrounding area.	<b>AO2</b> The sales office does not exceed 100m <sup>2</sup> gross floor area and may be located within part of a dwelling house, dual occupancy or multiple dwelling for sale or that can be won as a prize.
<b>PO3</b> The impact of the activity on adjoining properties is minimised.	<b>AO3.1</b> The use of the sales office is limited to activities directly related to the marketing and sale of the lots and buildings within the estate. <b>AO3.2</b> No more than three employees work within the sales office.
<b>PO4</b> A sales office is located so as to be accessible to visitors.	<b>PO4</b> The sales office is established at the entrance to the estate or stage of the estate.
<b>PO5</b> The hours of operation of a sales office are suited to the character and amenity of the locality.	<b>AO5</b> The hours of operation of the sales office are limited to between 8.00am and 6.00pm.
<b>PO6</b> Screening is provided to protect the amenity of the users of the site and the residents of adjoining properties.	<b>AO6.1</b> A 1.8m high solid screen fence is provided to the rear and side boundaries of the site and the fence is tapered down to no more than 1.2m in height between the setback from the street frontage and that frontage of the site. <b>AO6.2</b> No fence is provided to the street frontage of the site.

**9.2.219.3.22 Service station and car wash code****9.2.21.19.3.22.1 Application**

This code applies to assessing Development for a service station or car wash.

**9.2.21.29.3.22.2 Purpose and overall outcomes**

- (1) The purpose of the Service station and car wash code is to facilitate the provision of service stations or car washes at appropriate and accessible locations which do not detract from the amenity of the area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development meets the needs of the local community, visitors and travellers while minimising the risks to people and property within the local area; and
  - (b) Development is designed so that it has minimal impacts on the natural environment and the amenity of the local area; and
  - (c) Buildings and structures are sited and designed to complement the character and amenity of the local area; and
  - (d) Roads and utility services are adequate to meet the needs of the development; and
  - (e) Development is established in appropriate locations of sufficient size to enable safe and convenient access and internal circulation.

**9.2.21.39.3.22.3 Assessment Benchmarks**

Table 9.3.2249.3.1 Service station and car wash code – For assessable development only

Performance outcomes	Acceptable outcomes
<b>Site suitability</b>	
<b>PO1</b> The site is of a suitable size, shape and configuration to accommodate: <ul style="list-style-type: none"> <li>• the building/s and associated storage areas; and</li> <li>• any ancillary activities; and</li> <li>• fuel delivery and service vehicles; and</li> <li>• vehicle access and on site manoeuvrability; and</li> <li>• landscaping.</li> </ul>	<b>AO1.1</b> The site has a: <ul style="list-style-type: none"> <li>• minimum area of 1500m<sup>2</sup>; and</li> <li>• a minimum frontage of 40m where the site is not a corner site; and</li> <li>• a minimum frontage of 30m to each road, where the site is a corner site.</li> </ul>
<b>Site layout</b>	
<b>PO2</b> Buildings and structures are sited to allow for sufficient on-site area for vehicular fuel delivery.	<b>AO2.1</b> The bulk fuel storage tanks are situated on the site no closer than 8m to any road frontage.
	<b>AO2.2</b> The bulk fuel storage tanks are situated on the site so that fuel delivery vehicles are standing wholly within the site when discharging fuel into the tanks and ensuring that the movement of other vehicles on the site is not restricted.
	<b>AO2.3</b> Fuel pumps, car wash bays and facilities including air and water points are: <ul style="list-style-type: none"> <li>• orientated to minimise vehicle conflicts associated with manoeuvring on site; and</li> <li>• located so that vehicles using or waiting to use the facilities are standing wholly within the site and in locations which do not restrict the movement of other vehicles on the site.</li> </ul>
<b>Access</b>	
<b>PO3</b> Safe and convenient movement to and from the site is provided to minimise disruption to the flow of traffic on adjoining roads and to ensure pedestrian safety within and adjacent to the site.	<b>AO3</b> The design of site accesses provide:

<p><b>Performance outcomes</b></p>	<p><b>Acceptable outcomes</b></p> <ul style="list-style-type: none"> <li>• a maximum width of 9m of any vehicle crossover across a footpath; and</li> <li>• a separation of at least 12m between any vehicle crossover and a road intersection; and</li> <li>• separate entrances to and exits from the site; and</li> <li>• a separation between vehicle crossovers of at least 14m.</li> </ul>
<p><b>Building design</b></p>	
<p><b>PO4</b> Buildings are constructed of high quality materials and finishes and are not in strong visual contrast with the character of the area.</p>	<p><b>AO4</b> Design <u>avoids the use of</u> <del>does not incorporate</del>:</p> <ul style="list-style-type: none"> <li>• highly reflective materials such as high performance glass and untreated galvanised metals; or</li> <li>• unrelieved, unpainted or un-rendered finishes; or</li> <li>• unarticulated concrete finishes; or</li> <li>• unarticulated cladding systems; or</li> <li>• fluorescent or iridescent paints; or</li> <li>• use of single colour or surface treatment.</li> </ul>
<p><b>Landscaping and amenity</b></p>	
<p><b>PO5</b> Customer facilities and ancillary services such as a car wash are located and screened to reduce detrimental impacts on adjoining premises.</p>	<p><b>AO5.1</b> Customer facilities and ancillary services are:</p> <ul style="list-style-type: none"> <li>• set back 3m from any boundary of the site; and</li> <li>• fenced by a 1.8m high solid screen fence, to the side and rear boundaries.</li> </ul> <p><b>AO5.2</b> A landscape strip:</p> <ul style="list-style-type: none"> <li>• with a minimum width of 2m is provided for the full length of the side and rear boundaries of the premises; and</li> <li>• with a minimum width of 1m is provided to the front boundary.</li> </ul>
<p><b>Environmental impacts</b></p>	
<p><b>PO6</b> Emissions of any odour, light, dust, noise and air pollutants is minimised to ensure no nuisance is caused beyond the boundaries of the site.</p>	<p><b>AO6</b> No acceptable outcome provided.</p>
<p><b>Waste management</b></p>	
<p><b>PO7</b> Solid and liquid wastes are managed to prevent environmental nuisance or contamination of surface or ground water.</p>	<p><b>AO7</b> The use must provide for the collection, treatment and disposal of all solid and liquid wastes such that:</p> <ul style="list-style-type: none"> <li>• the off-site release of contaminants does not occur; and</li> <li>• there are no significant adverse impacts on the quality of surface water or ground water resources.</li> </ul>
<p><b>PO8</b> Waste storage and collection areas and outdoor equipment and loading/unloading areas should be of sufficient size, screened and located for convenient use.</p>	<p><b>AO8.1</b> The site must adequately accommodate all materials and waste storage requirements generated by the use.</p> <p><b>AO8.2</b> Waste storage, equipment and loading/unloading areas are screened from open view of any public road by a 1m wide landscape buffer or a 1.8m high solid timber screen fence.</p>

**9.2-229.3.23 Sport and recreation activities code****9.2-22-19.3.23.1 Application**

This code applies to assessing Development for sport and recreation activities which are defined in schedule 1 table SC1.1.1.2.

Sport and recreation facilities include: club, indoor sport and recreation and outdoor sport and recreation.

**9.2-22-29.3.23.2 Purpose and overall outcomes**

- (1) The purpose of the Sport and recreation code is to ensure sport and recreation facilities are convenient and accessible to the communities they serve, and do not detrimentally impact on the local amenity or the local traffic network.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Sport and recreation facilities are located in proximity to the residents they serve; and
  - (b) Development is well designed and sited to ensure the amenity of the local area is protected; and
  - (c) Vehicle parking and manoeuvring areas associated with sport and recreation facilities are adequate for the use and are sited to minimise detrimental impacts on local amenity; and
  - (d) Where a club is provided, it is ancillary to the primary use and does not detrimentally impact on the local amenity due to its scale and intended hours of operation; and
  - (e) Outdoor sport and recreation activities incorporate appropriate infrastructure and amenities such as small scale spectator seating; toilets; covered recreation areas; storage and dressing rooms; and
  - (f) Night lighting of sport and recreation facilities is only installed where night time sport and recreation activities can be carried out without significantly impacting detrimentally on the local amenity.

**9.2-22-39.3.23.3 Assessment Benchmarks**

Table 9.3.230.3.1 Sport and recreation code – For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Amenity</b>	
<b>PO1</b> There is adequate landscaping provided to create opportunities for multiple uses of the site and to soften the visual impact of buildings or structures when viewed from the street.	<b>AO1</b> A landscape strip with a minimum width of 1m is provided for the full length of all property boundaries of the site excluding pedestrian and vehicle access.
<b>Outdoor sport and recreation</b>	
<b>PO2</b> Development does not cause environmental nuisance beyond the boundaries of the site	<b>AO2</b> Outdoor lighting is not used or provided for the outdoor sport and recreation.
<b>For assessable development only</b>	
<b>Amenity</b>	
<b>PO3</b> Development is well designed and sited to ensure the amenity of the local area is protected.	<b>AO3</b> No Acceptable Outcome is Specified.
<b>PO4</b> Development does not cause environmental nuisance beyond the boundaries of the site.	<b>AO4</b> No Acceptable Outcome is Specified.
<b>PO5</b> Outdoor lighting does not cause nuisance and is appropriate at the location.	<b>AO5</b> Outdoor lighting is designed in accordance with AS 4282-1997 Control of Obtrusive effects of outdoor lighting.
<b>PO6</b> Any buildings or structures associated with the development must be ancillary to the sport and recreation use.	<b>AO6</b> Ancillary buildings are limited to: <ul style="list-style-type: none"> <li>• small scale spectator seating; and</li> <li>• toilets; and</li> <li>• covered recreation areas; and</li> <li>• changing rooms; and</li> <li>• food and drink outlets; and</li> <li>• storage facilities; and</li> <li>• stables.</li> </ul>
<b>PO7</b> The siting and design of sport and recreation facilities are compatible with nearby development and conveniently located for users, having regard to the nature of the use.	<b>AO7</b> No Acceptable Outcome is specified.

Performance outcomes	Acceptable outcomes
<p><b>PO8</b> New development is compatible with surrounding land uses, being of a similar scale, intensity and character.</p>	<p><b>AO8</b> No Acceptable Outcome is specified.</p>
<b>Traffic and Transport</b>	
<p><b>PO9</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land uses and local road networks.</p>	<p><b>AO9.1</b> Vehicular access to the site is provided from the primary street frontage unless the primary street frontage is to a State controlled road.</p> <p><b>AO9.2</b> Where the site has frontage to a State-controlled road and frontage to a local road, vehicular access is provided from the local road.</p> <p><b>AO9.3</b> Provide traffic impact report that identifies:</p> <ul style="list-style-type: none"> <li>• the expected traffic movements to be generated by the facility; and</li> <li>• any associated impacts on the road network; and</li> <li>• any works that will be required to address the identified impacts.</li> </ul>
<p><b>PO10</b> Development includes provision of parking facilities for the various transport modes associated with the use.</p>	<p><b>AO10</b> The development includes:</p> <ul style="list-style-type: none"> <li>• an internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite; and</li> <li>• internal dedicated taxi bays provided within 200m of the entrance.</li> </ul>
<p><b>PO11</b> The siting and design of sport and recreation facilities provides safe and direct through-site connections for pedestrians and cyclists.</p>	<p><b>AO11</b> The development includes:</p> <ul style="list-style-type: none"> <li>• dedicated pedestrian connections between the entrance of sporting facilities and the street; and</li> <li>• priority for pedestrians and cyclists through parking areas, internal roads, loading docks and passenger transport set down and pick up areas or manoeuvring areas; and</li> <li>• end of trip cycling facilities will be provided to make cycling an attractive transport option; and</li> <li>• facilities located within the development to link with external cycle paths while avoiding potential traffic conflicts.</li> </ul>

## 9-2-239.3.24 Telecommunications facility code

### 9-2-23-19.3.24.1 Application

This code applies to assessing Development for a Telecommunications facility or facilities.

### 9-2-23-29.3.24.2 Purpose and overall outcomes

- (1) The purpose of the Telecommunication facility code is to ensure that the planning, design, installation and operation of telecommunication and broadcasting facilities meet community standards and that the facilities are appropriately located.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is consistent with industry standards and objectives, and minimises any negative impacts to public health, safety and the environment; and
  - (b) Development protects and enhances community, environmental and local character values; and
  - (c) Development is co-located where appropriate.

### 9-2-23-39.3.24.3 Assessment Benchmarks

#### Part A – Benchmarks for assessable development

Table 9.3.244.3.1 Telecommunications facility code - For assessable development only

Performance outcomes	Acceptable outcomes
<b>Site suitability</b>	
<b>PO1</b> Telecommunication facilities are integrated with the landscape or township setting so they are not visually dominant or obtrusive.	<b>AO1.1</b> Telecommunication facilities are: <ul style="list-style-type: none"> <li>• located underground; or</li> <li>• co-located with other telecommunications facilities; and</li> <li>• located in or on an existing building or structure; and</li> <li>• not located on the exterior of a heritage place; and</li> <li>• where possible and practical, located in areas where the predominant land uses are telecommunication facilities, industrial or commercial uses.</li> </ul>
	<b>AO1.2</b> Telecommunication facilities are: <ul style="list-style-type: none"> <li>• camouflaged through the use of colours and materials which blend into the visual landscape; or</li> <li>• integrated within an existing building or structure by:               <ul style="list-style-type: none"> <li>- concealment as an integral part of the building or structure; and</li> <li>- not increasing the bulk of the building or structure which it is a part of; or</li> <li>- being co-located within existing communication facilities.</li> </ul> </li> </ul>
	<b>AO1.3</b> Telecommunication facilities are not located so as to compromise or obstruct views from scenic routes (as identified on the <i>Strategic Framework Maps</i> ) or to compromise or obstruct views of iconic landscape features (as identified on the <i>Strategic Framework Maps</i> ).
<b>PO2</b> The location of the installation does not conflict with existing uses on the site.	<b>AO2</b> Where there are existing uses on the site, development is sited so as not to impede access to and movement through the site.
<b>Shadowing</b>	
<b>PO3</b> Development of buildings or structures does not cast shadows that would cause the amenity of surrounding premises, or the useability of public open space, to be unacceptably reduced.	<b>AO3</b> Shadow diagrams are provided to demonstrate that there are no adverse shadowing impacts on any adjoining sensitive land uses or public open space for any proposed telecommunications facility that has a: <ul style="list-style-type: none"> <li>• height of more than 8.5m in or adjoining a residential zone; or</li> <li>• height of more than 12m in any other zone; or</li> <li>• a cross sectional area of more than 20m<sup>2</sup>.</li> </ul>
<b>Public safety</b>	
<b>PO4</b> Access to telecommunication facilities is restricted to ensure the safety of the community.	<b>AO4</b> The immediate site of the facilities is enclosed by security fencing a minimum of 1.8m in height to prohibit public access.



<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>PO5</b> Appropriate warning is given to the community to ensure their safety.	<b>AO5</b> Warning or information signs, which comply with workplace health and safety requirements, are erected to the perimeter security fence.
<b>Environmental impacts</b>	
<b>PO6</b> Telecommunication facilities avoid or manage any emissions of radiation beyond the site or works area.	<b>AO6</b> Radiofrequency emission levels from equipment and infrastructure comply with the relevant industry standards as demonstrated through an approved written statement or certification provided by the carrier.
<b>PO7</b> Emissions of any odour, light, dust, noise and air pollutants is minimised to ensure no nuisance is caused beyond the boundaries of the site.	<b>AO7</b> No Acceptable outcome is provided.
<b>Rehabilitation</b>	
<b>PO8</b> If the use is abandoned, the site is rehabilitated to a level that achieves the following: <ul style="list-style-type: none"> <li>• the telecommunication facility is removed from the site; and</li> <li>• the site is left in a condition which is suitable for use by other uses compatible with the locality; and</li> <li>• the visual amenity of the site is restored.</li> </ul>	<b>AO8</b> No Acceptable outcome is provided.

**9.2.24.3.25 Tourist park code****9.2.24.19.3.25.1 Application**

This code applies to assessing Development for a Tourist park.

**9.2.24.29.3.25.2 Purpose and overall outcomes**

- (1) The purpose of the Tourist park code is to ensure that Tourist parks are located and designed to provide attractive and functional environments that are compatible with the amenity of the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- Tourist parks incorporate measures to minimise adverse impacts on the amenity of the surrounding area; and
  - Development is appropriately-sited and designed to provide an appropriate level of amenity and safety to park users; and
  - Tourist parks incorporate sufficient private and communal amenities, recreation areas and facilities to satisfy the needs of the expected park users; and
  - Tourist parks are conveniently located to provide reasonable access to tourist attractions, community facilities and infrastructure; and
  - Tourist park design provides for the safe and efficient movement of pedestrians, cyclists and vehicles internal to the premises and does not compromise the function of the external road network; and
  - Tourist park design recognises the needs of people with disabilities; and
  - Provide for a diversity of Tourist park options to cater for a broad range of consumers within the drive tourism market; and
  - Provide for campgrounds with a reduced level of facilities, for the exclusive use of self-contained recreational vehicles in appropriate locations.

**9.2.24.39.3.25.3 Assessment Benchmarks**

Table 9.3.25.3.1 Tourist park code - For assessable development (excluding self-contained recreational vehicle ground)

Performance outcomes	Acceptable outcomes
<b>Site suitability</b>	
<b>PO1</b> The development site is appropriately located to provide park users with access to tourist attractions, community facilities and infrastructure.	<b>AO1</b> No Acceptable outcome is provided.
<b>PO2</b> The development site is of sufficient area and width to provide for adequate on site and local area amenity, safety and convenience for park users.	<b>AO2</b> The site is at least <u>2</u> ha in area and has a road frontage of at least 50m.
<b>Density</b>	
<b>PO3</b> Accommodation site density is controlled to ensure the environmental and services capacities of the site are not exceeded and park amenity is maintained.	<b>AO3.1</b> Where park areas are proposed to <u>exclusively</u> accommodate caravans, <u>recreational vehicles</u> <u>motor homes</u> , tents or cabins, accommodation site densities do not exceed: <ul style="list-style-type: none"> <li>40 caravan or <u>recreational vehicle</u><u>motor-home</u> sites per ha of the nominated area(s); or</li> <li>60 tent sites per ha of the nominated area(s); or</li> <li>10 cabins (max 30m<sup>2</sup> GFA per cabin) per ha of the nominated area(s).</li> </ul> <b>AO3.2</b> Where park areas are proposed to be used for any combination of caravans, <u>recreational vehicles</u> <u>motor homes</u> , tents or cabins, then the lowest applicable density identified by AO4.1 <u>or</u> <u>4.2</u> shall be applied to the nominated area(s).
<b>Accommodation sites</b>	
<b>PO4</b> Each accommodation site is sufficient for its intended use and provides a high level of privacy and amenity for park users.	<b>AO4.1</b> Caravan and <u>recreational vehicle</u> <u>motor-home</u> accommodation sites have: <ul style="list-style-type: none"> <li>a minimum area of 100m<sup>2</sup>; and</li> <li>a minimum frontage to an internal road of 10m; and</li> <li>a concrete slab with a minimum length and width of 6m x 2.4m, provided to at least 50% of sites.</li> </ul>

<p><b>Performance outcomes</b></p>	<p><b>Acceptable outcomes</b></p> <p><b>AO4.2</b> Tent accommodation sites have:</p> <ul style="list-style-type: none"> <li>• a minimum area of 40m<sup>2</sup>; and</li> <li>• a minimum frontage to an internal road of 6m.</li> </ul> <p><b>AO4.3</b> Cabin accommodation sites have:</p> <ul style="list-style-type: none"> <li>• a minimum area of 130m<sup>2</sup>; and</li> <li>• a minimum frontage to an internal road of 10m.</li> </ul> <p><b>AO4.4</b> Tourist park sites are set back a minimum of:</p> <ul style="list-style-type: none"> <li>• 2m from an internal road; and</li> <li>• 1.5m from the side and rear boundaries of the lot(s) containing the Tourist park.</li> </ul>
<p><b>Landscaping</b></p> <p><b>PO5</b> Development provides sufficient landscaping and screening measures to protect the privacy and amenity of the Tourist park and adjacent properties.</p>	<p><b>AO5.1</b> A landscape strip with a minimum width of 2m is provided for the full length of all boundaries of the lot(s) containing the Tourist park excluding pedestrian and vehicle access.</p> <p><b>AO5.2</b> Where the Tourist park is located in a zone other than the Rural zone, a screen fence of 1.8m in height with maximum transparency of 25% is provided to the full length of the side and rear boundaries of the site, except where side or rear boundaries have frontage to a road and then the screen fence has a maximum height of 1.5m with minimum transparency of 50%.</p>
<p><b>Traffic management</b></p> <p><b>PO6</b> The level of traffic generated by the development does not result in unacceptable impacts on adjacent land uses or the safety and efficiency of the external road network.</p> <p>Editor's note: Provide traffic impact report that identifies:</p> <ul style="list-style-type: none"> <li>• the expected traffic movements to be generated by the facility; and</li> <li>• any associated impacts on the external road network; and</li> <li>• any works that will be required to address the identified impacts.</li> </ul>	<p><b>AO6</b> No acceptable outcome provided.</p>
<p><b>Access and car parking</b></p> <p><b>PO7</b> Tourist park access, vehicle parking, queuing and associated manoeuvring areas are sufficient to accommodate the expected vehicle traffic in terms of vehicle types, numbers and frequency without compromising the safety and efficiency of the internal or external road network.</p>	<p><b>AO7.1</b> Vehicular access is limited to one major entry/exit located on the lowest order road frontage.</p> <p><b>AO7.2</b> No accommodation site has direct access to a public road.</p> <p><b>AO7.3</b> Each accommodation site contains sufficient area for the parking of a motor vehicle.</p> <p><b>AO7.4</b> Visitor parking for standard vehicles plus queuing lanes and holding bays for cars towing caravans are located within the Tourist park adjacent to the reception office.</p> <p><b>AO7.5</b> Queuing lanes for cars towing caravans have a minimum length and width of 15m x 4m per car and caravan combination.</p> <p><b>AO7.6</b> Holding bays for cars towing caravans have a minimum length and width of 20m x 4m per car and caravan combination.</p>
<p><b>PO8</b> Internal road design facilitates the safe and efficient movement of vehicles, pedestrians and cyclists in a shared environment.</p>	<p><b>AO8.1</b> Internal roads have a minimum width of:</p> <ul style="list-style-type: none"> <li>• 4m if one way; or</li> <li>• 6m if two way.</li> </ul> <p><b>AO8.2</b> Internal roads are imperviously sealed and drained.</p> <p><b>AO8.3</b> Internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for cars towing caravans having:</p>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> <li>a minimum approach and departure curve radius of 12m; and</li> <li>a minimum turning circle radius of 8m.</li> </ul> <p><b>AO8.4</b> Speed control devices are installed along internal roads in accordance with Complete Streets.</p> <p><b>AO8.5</b> Internal roads are illuminated in accordance with AS 4282 (as amended) - <i>Control of Obtrusive effects of outdoor lighting</i>.</p>
<p><b>PO9</b> Internal road design does not compromise the safety of park users in the event of an emergency.</p>	<p><b>AO9</b> Internal roads facilitate unobstructed access to every accommodation site and building by emergency services vehicles.</p>
<b>Refuse collection</b>	
<p><b>PO10</b> Refuse collection areas are:</p> <ul style="list-style-type: none"> <li>appropriately located and screened; and</li> <li>maintained in a sanitary condition; and</li> <li>are accessible by refuse collection vehicles.</li> </ul>	<p><b>AO10.1</b> A central refuse collection area is provided to service all accommodation sites.</p> <p><b>AO10.2</b> The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.</p> <p><b>AO10.3</b> The refuse collection area is screened with a solid 1.8m high fence and is constructed on an appropriately drained and durable impervious surface such as a concrete slab.</p> <p><b>AO10.4</b> A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.</p> <p><b>AO10.5</b> Refuse collection areas are located a minimum of 10m from any recreational areas, communal cooking facilities and accommodation sites.</p> <p><b>AO10.6</b> On-site manoeuvring provides access to refuse collection areas and ensures that refuse collection vehicles can enter and exit the site in forward gear.</p>
<b>Water supply</b>	
<p><b>PO11</b> An adequate, safe and reliable supply of potable fire fighting and general use water is provided and constructed in accordance with relevant standards.</p>	<p><b>AO11.1</b> The Tourist park is connected to Council's reticulated water supply system; <u>or</u> <u>If connection to the reticulated water supply network is not possible:</u></p> <ul style="list-style-type: none"> <li><u>potable tank storage with a minimum capacity of 10,000L per accommodation site is provided; or</u></li> <li><u>a bore is provided in accordance with the Australian Drinking Water Guidelines (as amended), AS/NZ1547 (as amended) and section D6.09 of the FNQROC Development Manual; and</u></li> <li><u>In addition to the above potable supplies no less than 10,000L of dedicated tank storage is provided solely for firefighting purposes that is fitted with a 50mm ball valve and camlock fitting and sited within 40m of any accommodation site in a location accessible to emergency vehicles.</u></li> </ul> <p><b>AO11.2</b> <u>If providing for a Recreational vehicle campground, on-site water storage tank(s) with a minimum capacity of 22,000L of potable water per camp site are provided and tank(s) are fitted with a 50mm ball valve with a camlock fitting and are installed and connected prior to the commencement of the use; or</u></p> <p><u>A bore or bores delivering potable water are provided in accordance with the Design Guidelines set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.</u></p>

Performance outcomes	Acceptable outcomes
	<p><b>AO11.3</b> No less than 10,000L of stored water, located within 40m of Tourist park sites and facilities is available exclusively for fire-fighting purposes (e.g. accessible pool, dam or tank with fire brigade tank fittings).</p>
<b>Communal amenities and facilities</b>	
<p><b>PO12</b> Development is provided with conveniently located communal amenities and facilities for cooking, laundering and recreation having regard to:</p> <ul style="list-style-type: none"> <li>the number and type of projected park users; and</li> <li>the privacy of park users; and</li> <li>the amenity of accommodation sites; and</li> <li>the needs of people with disabilities; and</li> <li>the safety and security of park users.</li> </ul>	<p><b>AO12.1</b> The tourist park incorporates each of the following communal facilities:</p> <ul style="list-style-type: none"> <li>A covered cooking area included BBQ and dish washing facilities, and having a minimum area of 50m<sup>2</sup>; and</li> <li>Laundry including clothes drying facilities; and</li> <li>Recreational open space, including a children's playground, provided at a rate of 5m<sup>2</sup> per site.</li> </ul> <p><i>Note: The calculation of recreational open space is inclusive of pool areas, sporting facilities, such as football fields and tennis courts, and any unobstructed grassed areas having a minimum length and width of 3m that are provided in addition to accommodation sites for recreational purposes. Planted landscape areas and vegetated areas are excluded from the calculation.</i></p>
	<p><b>AO12.2</b> Except where private amenities are provided to accommodation sites, communal amenities and park facilities are located within 100m of the sites they service and are located a minimum of 10m from any accommodation site.</p> <p><b>AO12.3</b> Campgrounds catering exclusively for self-contained recreational vehicles that do not provide communal amenities and facilities have a maximum stay of 3 nights; or</p> <p>Campgrounds catering exclusively for self-contained recreational vehicles, providing sufficient shower and toilet facilities for the proposed use, have a maximum stay of 2 weeks.</p>
<b>Treatment and disposal of effluent</b>	
<p><b>PO13</b> The disposal of effluent does not result in environmental nuisance or contamination of surface or ground water.</p>	<p><b>AO13.1</b> The Tourist park is connected to Council's sewerage system and incorporates access to a dump point for effluent disposal from recreational vehicles/motor homes and caravans of sufficient capacity.</p> <p><b>AO13.2</b> Except where private amenities are provided to accommodation sites, communal amenities and park facilities are located within 100m of the sites they service and are located a minimum of 10m from any accommodation site.</p>
<b>Caravan and Holiday Cabin Accommodation</b>	
<p><b>PO14</b> To ensure that new campgrounds with provision of limited facilities do not adversely impact on the ongoing viability and operations of existing licensed Caravan parks and Holiday cabin accommodation.</p>	<p><b>AO14</b> There is a maximum stay of 3 nights; or</p> <p>The campgrounds are a minimum distance of 10km from the nearest licensed Caravan park or Holiday cabin accommodation.</p>

Table 9.3.25.3.2 Tourist park code - For accepted and assessable development (self-contained recreational vehicle ground only)

Performance outcomes	Acceptable outcomes
<b>Site suitability</b>	
<p><b>PO1</b> Self-contained recreational vehicle grounds are:</p>	<p><b>AO1.1</b> The development site is at least 2ha in area and has a road frontage of at least 50m.</p> <p><b>AO1.2</b></p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p>(d) of a size, scale and intensity that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residential uses;</p> <p>(e) consistent with the character of the zone; and</p> <p>(f) provide suitable open space and separation that meet the recreational and amenity needs of guests.</p>	<p>Each accommodation site is a minimum of 100m<sup>2</sup> with a minimum dimension of 10m.</p> <p><b>AO1.3</b> Accommodation sites and associated amenities/facilities are setback a minimum:</p> <p>(c) 50m from the common boundary with any property in the Rural zone; and</p> <p>(d) 20m from any common boundary where (a) does not apply.</p>
<b>Scale and intensity of use</b>	
<p><b>PO2</b> Self-contained recreational vehicle grounds are:</p> <p>(d) of a scale and intensity that is compatible with the character and amenity of the area;</p> <p>(e) used for short-term accommodation only; and</p> <p>(f) provided with facilities and amenities that are proportionate to the scale/intensity of the development.</p>	<p><b>AO2.1</b> The maximum length of stay is limited to 13 consecutive nights in the Rural Zone (Agricultural Investigation and Broadhectare Precincts) and 6 consecutive nights in all other zones and zone precincts.</p> <p><b>AO2.2</b> The combined GFA of ancillary buildings (excluding any dwelling and domestic/rural outbuildings on the site) does not exceed 50m<sup>2</sup> and their use is limited to basic amenities such as toilets, camp kitchen and BBQ shelters.</p>
<b>Access and car parking</b>	
<p><b>PO3</b> Access, parking, queuing and associated manoeuvring areas are designed and constructed to a standard necessary to accommodate the expected vehicle traffic in terms of vehicle types, numbers and frequency without compromising the safety and efficiency of internal and external roads.</p>	<p><b>AO3.1</b> Vehicular access is limited to one entry/exit located on the lowest order road frontage.</p> <p><b>AO3.2</b> Accommodation sites do not have direct access to a public road.</p> <p><b>AO3.3</b> Internal roads have a minimum width of:</p> <ul style="list-style-type: none"> <li>• 4m if one way; or</li> <li>• 6m if two way.</li> </ul> <p><b>AO3.4</b> Internal roads are constructed to a minimum all-weather compacted gravel standard and are properly drained.</p>
<p><b>PO4</b> Internal/external vehicle access arrangements do not compromise the safety of guests in the event of an emergency.</p>	<p><b>AO4.1</b> Internal roads facilitate unobstructed access to all accommodation sites and ancillary buildings by emergency services vehicles.</p> <p><b>AO4.2</b> Internal/external vehicle access routes avoid flood and bushfire prone areas (as identified by Overlay mapping) and internal evacuation routes are clearly sign posted.</p>
<b>Servicing</b>	
<p><b>PO5</b> Self-contained recreational vehicle grounds incorporate infrastructure, services and utilities, appropriate to the location and setting, which are proportionate to the needs of guests, including:</p> <p>(c) adequate rubbish storage and disposal; and</p> <p>(d) treatment and disposal of sewerage and other waste-water, managed in a way that prevents environmental harm and avoids risks to public health.</p>	<p><b>AO5</b> Self-contained recreational vehicle grounds that accommodate 11 or more vehicles provide:</p> <p>(d) a minimum of 1 unisex toilet;</p> <p>(e) a central refuse collection bin; and</p> <p>(f) a dump point:</p> <ul style="list-style-type: none"> <li>(iii) for blackwater and greywater where reticulated sewer is available; or</li> <li>(iv) for greywater where reticulated sewer is not available.</li> </ul>

**9-2-259.3.26 Utility installation code****9-2-25-19.3.26.1 Application**

This code applies to assessing Development for a utility installation.

**9-2-25-29.3.26.2 Purpose and overall outcomes**

- (1) The purpose of the utility installation code is to ensure that utility services, including waste management facilities, sewerage treatment plants and water supply infrastructure, are located and designed to minimise any adverse impacts on the surrounding area and on the natural environment while achieving a high level of efficiency and minimising whole of life costs.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development meets the needs of the local and regional community through safe, accessible and convenient points of service; and
  - (b) Development is designed so that it has minimal impacts on the environment and the amenity of the local area; and
  - (c) Development is designed to promote improved sustainability and efficient use of resources.

**9-2-25-39.3.26.3 Assessment Benchmarks**

Table 9.3.263.3.1 Utility installation code – For assessable development only

Performance outcomes	Acceptable outcomes
<b>Site suitability</b>	
<b>PO1</b> The selection of the site for the utility is based on a detailed assessment of: <ul style="list-style-type: none"> <li>• the operating characteristics of the utility; and</li> <li>• the potential impacts of the utility, including the potential of the utility to emit odour, light, dust, noise and air pollutants; and</li> <li>• the natural and built environments surrounding the site of the utility.</li> </ul>	<b>AO1</b> No Acceptable outcome is provided.
<b>PO2</b> The utility is sited and screened from view, except where the utility requires a public interface.	<b>AO2</b> No Acceptable outcome is provided.
<b>Environmental impacts</b>	
<b>PO3</b> Development does not cause environmental nuisance beyond the boundaries of the site	<b>AO3</b> No Acceptable outcome is provided.
<b>Amenity</b>	
<b>PO4</b> The utility does not adversely impact on the amenity of the surrounding area.	<b>AO4.1</b> To screen and enhance the appearance of the installation; a landscape strip with a minimum width of 2m is provided: <ul style="list-style-type: none"> <li>• for the full length of all boundaries of the site; or</li> <li>• to the perimeter of the area utilised for the utility installation excepting vehicle and pedestrian access.</li> </ul>
	<b>AO4.2</b> Buildings and structures on the site are sited and oriented away from any nearby residential land.
	<b>AO4.3</b> Parking, vehicular movements and hours of operation are compatible with the existing and anticipated uses in the surrounding area.
<b>Site access</b>	
<b>PO5</b> The development has access to a road of an adequate standard to provide for the safe and efficient movement of vehicles.	<b>AO5.1</b> The road to the frontage of the site is constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.
	<b>AO5.2</b> Where practical, the utility is co-located with existing utilities.

## 9.39.4 Other development codes

### 9.3.19.4.1 Advertising devices code

#### 9.4.1.1 Application

This code applies to assessing Development for Advertising devices.

#### 9.4.1.2 Purpose and overall outcomes

- (1) The purpose of the Advertising devices code is to regulate the location, siting, number, content and design requirements for advertising devices to protect the visual character and amenity of the urban and rural areas of the region, whilst supporting the promotion of business and enterprise.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Advertising devices are designed, sited and integrated so that they do not detract from the existing character and amenity of an area and contribute to a coherent and harmonious streetscape; and
  - (b) Advertising devices are of a scale, dimension and quality to minimise adverse visual impacts; and
  - (c) The number of advertising devices is controlled so that they do not result in visual clutter; and
  - (d) In the Rural zone advertising devices are limited to maintain the scenic amenity of the area; and
  - (e) Billboards are limited to identified localities; and
  - (f) Advertising devices are not in conflict with pedestrian and road safety and do not obscure the view of any official traffic/safety sign or street name; and
  - (g) In all zones, the number of advertising devices is limited and the scale of advertising devices does not unreasonably detract from the existing amenity and character of a streetscape or locality; and
  - (h) Advertising devices are constructed and maintained to ensure a high standard of public safety in relation to their structural integrity, design and construction; and
  - (i) Advertising devices primarily provide, clear and effective identification of business and commercial premises, community uses and events with limited, if any, product advertising.

#### 9.4.1.3 Assessment benchmarks

Table 9.4.1.3.1 Advertising devices code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Public safety</b>	
<b>PO1</b> Advertising devices are designed, sited and constructed to maintain the efficient function of road infrastructure and not impede safe vehicular and pedestrian movements.	<b>AO1.1</b> Advertising devices do not: <ul style="list-style-type: none"> <li>• resemble traffic control devices; or</li> <li>• give instructions to traffic; or</li> <li>• resemble a hazard or warning light through colour or method of operation, if visible from a road; or</li> <li>• cause interference with the visibility and effectiveness of hazard or warning lights; or</li> <li>• encroach onto any part of a road, road reserve, pedestrian or cycle path; or</li> <li>• incorporate highly reflective materials and finishes; or</li> <li>• cause significant visual or physical obstruction of, or distraction to, vehicular or pedestrian traffic.</li> </ul>
	<b>AO1.2</b> Advertising devices adjacent to a state controlled road, comply with the Department of Transport and Main Roads "Roadside Advertising <a href="#">Manual Guide</a> ".
<b>PO2</b> Advertising devices are designed, sited and constructed to ensure that public safety is not compromised.	<b>AO2</b> Advertising devices are: <ul style="list-style-type: none"> <li>• designed and engineered to a standard that satisfies the wind classification for the particular area; and</li> <li>• appropriately secured and supported so as to cause no injury or damage to persons or property; and</li> <li>• not displayed on or attached to a tree, roadside pole or official traffic or safety sign; and</li> <li>• appropriately separated from any electricity infrastructure.</li> </ul> <p>Note: Signs over 2 metres in height or 1.5 metres in width must obtain a building approval.</p>



Performance outcomes	Acceptable outcomes
<b>Character and amenity</b>	
<b>PO3</b>	
Advertising devices are designed and located to avoid visual clutter and other adverse impacts on the visual amenity of the locality.	<p><b>AO3.1</b> In the Rural, Rural residential, Low density residential, Medium density residential, Emerging communities and Conservation zones advertising devices are limited to one per site.</p>
	<p><b>AO3.2</b> In the Centre, Community Facilities, Industry or Recreation and open space zones advertising devices are limited to three per site.</p>
	<p><b>AO3.3</b> In all zones, advertising devices:</p> <ul style="list-style-type: none"> <li>• do not move, revolve, strobe or flash; and</li> <li>• are not painted or erected on a roof (excluding awnings) or structure (such as a silo or tank); and</li> <li>• do not incorporate overt or explicit language or visual content that is likely to be offensive to the general public;</li> <li>• primarily advertise a business and/or commercial premises rather than products;</li> <li>• except where located in the Rural zone, are located on the property to which the advertising relates; and</li> <li>• do not protrude above the roofline or parapet; and</li> <li>• are limited to those devices identified in <i>Table 9.4.1.3.2 - Acceptable advertising devices</i>.</li> </ul>
	<p><b>AO3.4</b> In the Rural zone:</p> <ul style="list-style-type: none"> <li>• Fence advertising devices: <ul style="list-style-type: none"> <li>- have a maximum sign face of 2.5m<sup>2</sup>; and</li> <li>- are located wholly within the premises facing the road frontage(s) of the site; and</li> </ul> </li> <li>• Freestanding advertising devices: <ul style="list-style-type: none"> <li>- have a maximum sign face of 2.9m<sup>2</sup>; and</li> <li>- have a maximum height of 3m; and</li> <li>- are sited a minimum of 1km from all existing Freestanding advertising devices whether or not they are on the same side of the road; and</li> <li>- are setback a minimum of 1m from the property boundaries; and</li> <li>- are located below the height of the vegetation within the surrounding landscape when viewed from adjacent roads or prominent public viewing points; and</li> </ul> </li> <li>• are not illuminated.</li> </ul>
	<p><b>AO3.5</b> In the Rural residential, Emerging communities, Low density residential and Medium density residential zones advertising devices:</p> <ul style="list-style-type: none"> <li>• relate to a use conducted on the premises; and</li> <li>• are limited to a Fence or Freestanding advertising device: <ul style="list-style-type: none"> <li>- having a maximum sign face of 0.5m<sup>2</sup>; and</li> <li>- located wholly within the premises facing the road frontage(s) of the site; and</li> </ul> </li> <li>• are not illuminated.</li> </ul>
	<p><b>AO3.6</b> In the Centre zone:</p> <ul style="list-style-type: none"> <li>• Above awning advertising devices: <ul style="list-style-type: none"> <li>- do not exceed the height of the parapet or building roofline; and</li> <li>- do not exceed the width or depth of the of the awning to which they are affixed; and</li> </ul> </li> <li>• Fascia advertising devices: <ul style="list-style-type: none"> <li>- are wholly contained within the outline of the awning to which they are affixed; and</li> <li>- are flush with the awning face; and</li> </ul> </li> <li>• Under awning advertising devices: <ul style="list-style-type: none"> <li>- are limited to one sign per road frontage; and</li> </ul> </li> </ul>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> <li>- do not exceed 75% of the width of the awning to which the sign is affixed with the maximum length being 2.5m; and</li> <li>- have a minimum ground clearance of 2.4m between the lowest part of the sign and the footpath; and</li> <li>- are positioned in the center of the awning and are perpendicular to the building face of the premises; and</li> <li>• Blind advertising devices:             <ul style="list-style-type: none"> <li>- do not exceed the width of the of the awning to which they are affixed; and</li> <li>- have a ground clearance of 2.4m between the lowest part of the sign and the footpath; and</li> <li>- are sited adjacent to the main building entrance; and</li> <li>- are flush with the awning face; and</li> <li>- are wholly located under the awning; and</li> </ul> </li> <li>• Freestanding advertising devices:             <ul style="list-style-type: none"> <li>- are located on lots greater than 1000m<sup>2</sup>; and</li> <li>- have a maximum sign face of 6m<sup>2</sup>; and</li> <li>- are no higher than buildings on the same lot with the maximum height being 7.5m, (whichever is the lesser); and</li> </ul> </li> <li>• Parapet advertising devices:             <ul style="list-style-type: none"> <li>- are flush with the building parapet wall face; and</li> <li>- are wholly contained within the area of the parapet; and</li> <li>- have a sign face of no more than maximum of 40% of the available parapet area; and</li> </ul> </li> <li>• Projecting advertising devices:             <ul style="list-style-type: none"> <li>- are limited to one sign per road frontage; and</li> <li>- do not project greater than 1.5m from the building or structure to which they are affixed; and</li> <li>- do not exceed the height of the building or structure to which they are affixed; and</li> <li>- have a maximum sign face of 2.5m<sup>2</sup>; and</li> </ul> </li> <li>• Wall advertising devices:             <ul style="list-style-type: none"> <li>- are wholly contained within the outline of the wall to which they are affixed; and</li> <li>- are flush with the face of the wall; and</li> <li>- the total area of wall signage (existing and proposed) is no more than 50% of the available wall space; and</li> <li>- are limited to one sign per road frontage for each tenant; and</li> <li>- have a maximum sign face of 2.5m<sup>2</sup>; and</li> <li>- have at least one side with a minimum length of 600mm, and</li> </ul> </li> <li>• Window advertising devices:             <ul style="list-style-type: none"> <li>- are wholly contained within the window area; and</li> <li>- the total area of window signage (existing and proposed) is no more than 50% of the available window space; and</li> </ul> </li> <li>• If illuminated, light spillage from advertising devices is minimised in accordance with AS4282 (as amended).</li> </ul> <p><b>AO3.7</b> In the Industry zone:</p> <ul style="list-style-type: none"> <li>• Above awning advertising devices:             <ul style="list-style-type: none"> <li>- do not exceed the height of the parapet or building roofline; and</li> <li>- do not exceed the width or depth of the of the awning to which they are affixed; and</li> </ul> </li> <li>• Fascia advertising devices:             <ul style="list-style-type: none"> <li>- are wholly contained within the outline of the awning to which they are affixed; and</li> <li>- are flush with the awning face; and</li> </ul> </li> </ul>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> <li>• Freestanding advertising devices:                             <ul style="list-style-type: none"> <li>- are located on lots greater than 1000m<sup>2</sup>; and</li> <li>- have a maximum sign face of 6m<sup>2</sup>; and</li> <li>- are no higher than buildings on the same lot with the maximum height being 7.5m, (whichever is the lesser); and</li> </ul> </li> <li>• Fence advertising devices:                             <ul style="list-style-type: none"> <li>- have a maximum sign face of 2.5m<sup>2</sup>; and</li> <li>- are located wholly within the premises facing the road frontage(s) of the site; and</li> </ul> </li> <li>• Ground advertising devices:                             <ul style="list-style-type: none"> <li>- have a maximum sign face of 5m<sup>2</sup>; and</li> <li>- a maximum height of 1.5m; and</li> </ul> </li> <li>• Parapet advertising devices:                             <ul style="list-style-type: none"> <li>- are flush with the building parapet wall face; and</li> <li>- are wholly contained within the area of the parapet; and</li> <li>- have a sign face of no more than maximum of 40% of the available parapet area; and</li> </ul> </li> <li>• Projecting advertising devices:                             <ul style="list-style-type: none"> <li>- are limited to one sign per road frontage; and</li> <li>- do not project greater than 1.5m from the building or structure to which they are affixed; and</li> <li>- do not exceed the height of the building or structure to which they are affixed; and</li> <li>- have a maximum sign face of 2.5m<sup>2</sup>; and</li> </ul> </li> <li>• Wall advertising devices:                             <ul style="list-style-type: none"> <li>- are wholly contained within the outline of the wall to which they are affixed; and</li> <li>- are flush with the face of the wall; and</li> <li>- the total area of wall signage (existing and proposed) is no more than 50% of the available wall space; and</li> <li>- are limited to one sign per road frontage for each tenant; and</li> <li>- have a maximum sign face of 2.5m<sup>2</sup>; and</li> <li>- have at least one side with a minimum length of 600mm, and</li> </ul> </li> <li>• Window advertising devices:                             <ul style="list-style-type: none"> <li>- are wholly contained within the window area; and</li> <li>- the total area of window signage (existing and proposed) is no more than 50% of the available window space; and</li> </ul> </li> <li>• If illuminated, light spillage from advertising devices is minimised in accordance with AS4282 (as amended).</li> </ul> <p><b>AO3.8</b> In the Community Facilities zone:</p> <ul style="list-style-type: none"> <li>• Above awning advertising devices:                             <ul style="list-style-type: none"> <li>- do not exceed the height of the parapet or building roofline; and</li> <li>- do not exceed the width or depth of the of the awning to which they are affixed; and</li> </ul> </li> <li>• Fascia advertising devices:                             <ul style="list-style-type: none"> <li>- are wholly contained within the outline of the awning to which they are affixed; and</li> <li>- are flush with the awning face; and</li> </ul> </li> <li>• Under awning advertising devices:                             <ul style="list-style-type: none"> <li>• are limited to one sign per road frontage; and</li> <li>- do not exceed 75% of the width of the awning to which the sign is affixed with the maximum length being 2.5m; and</li> <li>- have a minimum ground clearance of 2.4m between the lowest part of the sign and the footpath; and</li> <li>- are positioned in the center of the awning and are perpendicular to the building face of the premises; and</li> </ul> </li> </ul>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> <li>• Blind advertising devices:                             <ul style="list-style-type: none"> <li>- do not exceed the width of the of the awning to which they are affixed and have a maximum sign face of 1.5m<sup>2</sup>; and</li> <li>- have a ground clearance of 2.4m between the lowest part of the sign and the footpath; and</li> <li>- are sited adjacent to the main building entrance;</li> <li>- are flush with the awning face; and</li> <li>- are wholly located under the awning; and</li> </ul> </li> <li>• Freestanding advertising devices:                             <ul style="list-style-type: none"> <li>- are located on lots greater than 1000m<sup>2</sup>; and</li> <li>- have a maximum sign face of 6m<sup>2</sup>; and</li> <li>- are no higher than buildings on the same lot with the maximum height being 7.5m, (whichever is the lesser); and</li> </ul> </li> <li>• Fence advertising devices:                             <ul style="list-style-type: none"> <li>- have a maximum sign face of 2.5m<sup>2</sup>; and</li> <li>- are located wholly within the premises facing the road frontage(s) of the site; and</li> </ul> </li> <li>• Ground advertising devices:                             <ul style="list-style-type: none"> <li>- have a maximum face size of 5m<sup>2</sup>;</li> <li>- a maximum height of 1.5m.</li> </ul> </li> <li>• Parapet advertising devices:                             <ul style="list-style-type: none"> <li>- are flush with the building parapet wall face; and</li> <li>- are wholly contained within the area of the parapet; and</li> <li>- have a sign face of no more than maximum of 40% of the available parapet area; and</li> </ul> </li> <li>• Projecting advertising devices:                             <ul style="list-style-type: none"> <li>- are limited to one sign per road frontage; and</li> <li>- do not project greater than 1.5m from the building or structure to which they are affixed;</li> <li>- do not exceed the height of the building or structure to which they are affixed; and</li> <li>- have a maximum sign face of 2.5m<sup>2</sup>; and</li> </ul> </li> <li>• Three dimensional replica object or shape sign:                             <ul style="list-style-type: none"> <li>- Is a sign or device that is designed to replicate or copy a real world object or shape. The replica may or may not include written text. The replica may be enlarged, miniaturized or equal in scale, and be freestanding or form part of a freestanding sign.</li> </ul> </li> <li>• Wall advertising devices:                             <ul style="list-style-type: none"> <li>- are wholly contained within the outline of the wall to which they are affixed; and</li> <li>- are flush with the face of the wall; and</li> <li>- the total area of wall signage (existing and proposed) is no more than 50% of the available wall space; and</li> <li>- are limited to one sign per road frontage for each tenant; and</li> <li>- have a maximum sign face of 2.5m<sup>2</sup>; and</li> <li>- have at least one side with a minimum length of 600mm, and</li> </ul> </li> <li>• Window advertising devices:                             <ul style="list-style-type: none"> <li>- are wholly contained within the window area; and</li> <li>- the total area of window signage (existing and proposed) is no more than 50% of the available window space; and</li> </ul> </li> <li>• If illuminated, light spillage from advertising devices is minimised in accordance with AS4282 (as amended).</li> </ul> <p><b>AO3.9</b> In the Conservation zone:</p> <ul style="list-style-type: none"> <li>• Fence advertising devices:                             <ul style="list-style-type: none"> <li>- have a maximum sign face of 2.5m<sup>2</sup>; and</li> <li>- are located wholly within the premises facing the road frontage(s) of the site; and</li> </ul> </li> </ul>

<p><b>Performance outcomes</b></p>	<p><b>Acceptable outcomes</b></p> <ul style="list-style-type: none"> <li>• Freestanding advertising devices:             <ul style="list-style-type: none"> <li>- have a maximum sign face of 2.9m<sup>2</sup>; and</li> <li>- have a maximum height of 3m; and</li> <li>- are sited a minimum of 1km from all existing Freestanding advertising devices whether or not they are on the same side of the road; and</li> <li>- are setback a minimum of 1m from the property boundaries; and</li> <li>- are located below the height of the vegetation within the surrounding landscape when viewed from adjacent roads or prominent public viewing points; and</li> </ul> </li> <li>• Ground advertising devices:             <ul style="list-style-type: none"> <li>- have a maximum face size of 5m<sup>2</sup>;</li> <li>- a maximum height of 1.5m; and</li> </ul> </li> <li>• are not illuminated.</li> </ul> <p><b>AO3.10</b> In the Recreation and open space zone:</p> <ul style="list-style-type: none"> <li>• Freestanding advertising devices:             <ul style="list-style-type: none"> <li>- are located on lots greater than 1000m<sup>2</sup>; and</li> <li>- have a maximum sign face of 6m<sup>2</sup>; and</li> <li>- are no higher than buildings on the same lot with the maximum height being 7.5m, (whichever is the lesser); and</li> </ul> </li> <li>• Fence advertising devices:             <ul style="list-style-type: none"> <li>- have a maximum sign face of 2.5m<sup>2</sup>; and</li> <li>- are located wholly within the premises facing the road frontage(s) of the site; and</li> </ul> </li> <li>• Ground advertising devices:             <ul style="list-style-type: none"> <li>- have a maximum face size of 5m<sup>2</sup>;</li> <li>- a maximum height of 1.5m.</li> </ul> </li> <li>• Wall advertising devices:             <ul style="list-style-type: none"> <li>- are wholly contained within the outline of the wall to which they are affixed; and</li> <li>- are flush with the face of the wall; and</li> <li>- the total area of wall signage (existing and proposed) is no more than 50% of the available wall space; and</li> <li>- are limited to one sign per road frontage for each tenant; and</li> <li>- have a maximum sign face of 2.5m<sup>2</sup>; and</li> <li>- have at least one side with a minimum length of 600mm, and</li> </ul> </li> <li>• If illuminated, light spillage from advertising devices is minimised in accordance with AS4282 (as amended).</li> </ul>
<p><b>For assessable development</b></p>	
<p><b>Character and amenity</b></p>	
<p><b>PO4</b> Advertising devices are designed and located to avoid visual clutter and other adverse impacts on the visual amenity of the locality.</p>	<p><b>AO4.1</b> Advertising devices are complementary to the architecture of the building/s and proportional to the building or structure on which they are placed.</p> <p><b>AO4.2</b> In zones other than the Centre and Industry zones, advertising devices are located below the height of the vegetation within the surrounding landscape when viewed from adjacent roads or prominent public viewing points.</p> <p><b>AO4.3</b> In all zones, advertising devices do not obscure important vistas to any significant buildings or important view corridors and should not dominate the landscape or streetscape.</p>

**Table 9.4.1.3.2** *Acceptable advertising devices*

**Above awning advertising device** - an advertising sign located on top of and attached to an awning or veranda.



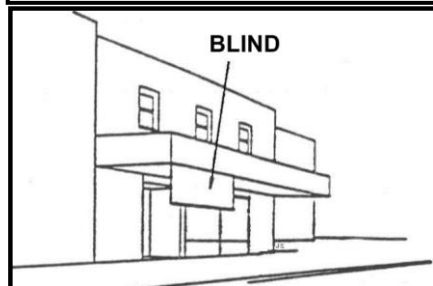
**Fascia advertising device** - a flush advertising sign painted on, or attached to the front and/or side faces of an awning.



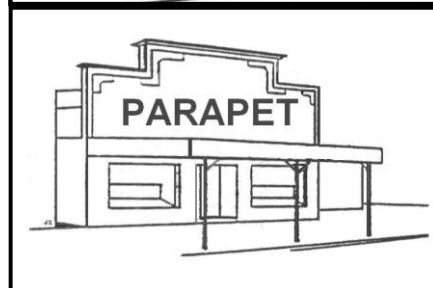
**Under awning advertising device** - a flat signage panel or light-box that is suspended directly underneath an awning or veranda.



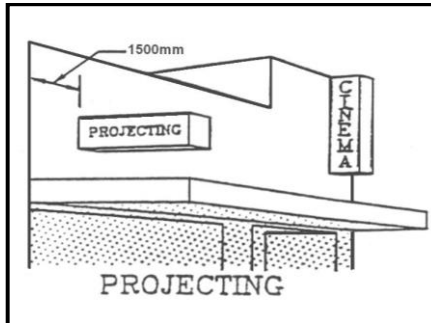
**Blind advertising device** - a sign that is painted or otherwise affixed to a solid or flexible material suspended from an awning face or veranda.



**Parapet advertising device** - a sign painted on, or affixed to the architectural parapet of a building.



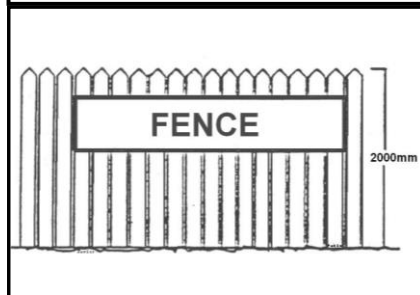
**Projecting advertising device** - a sign mounted at right angles to a wall or building face.



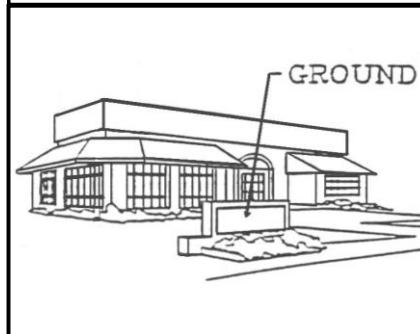
**Freestanding advertising device** - a sign that comprises either a hoarding/billboard or a pylon sign which is elevated from the ground and supported by one or more columns, pylons or poles.



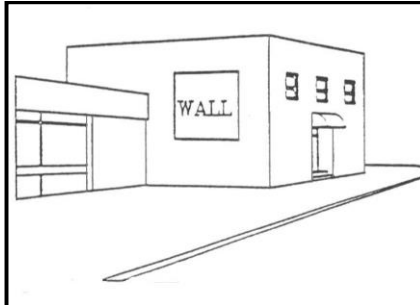
**Fence advertising device** - a sign painted on, or otherwise affixed to a fence or gate that acts as a permanent partition screen or barrier.



**Ground advertising device** - a low-level independent sign that contains the name associated with the premises and that is erected at a driveway entrance as a permanent structure.



**Wall advertising device** - a sign painted on, or otherwise affixed to a wall and confined within the limits of the wall.



**Window advertising device** - a sign painted on, or otherwise affixed to the inner or outer surface of a window. The term includes devices that are suspended from the window frame and may also be illuminated. The term does not include product displays or showcases for viewing by pedestrians.





## 9.3.29.4.2 Landscaping code

### 9.3.2.19.4.2.1 Application

This code applies to assessing applications for development.

### 9.3.2.29.4.2.2 Purpose and overall outcomes

- (1) The purpose of the landscaping code is to ensure all development is landscaped to a standard which complements the scale and appearance of the development, the amenity and environmental values of the site, the streetscape and the local environs.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Landscaping is a functional part of development design and takes account of the intended use; and
  - (b) Where appropriate, landscaping accommodates the retention of existing significant on site vegetation; and
  - (c) Landscaping treatments complement the scale, appearance and function of the development; and
  - (d) Landscaping contributes to an attractive streetscape; and
  - (e) Landscaping enhances the amenity and character of the local area; and
  - (f) Landscaping enhances natural environmental values of the site and the locality; and
  - (g) Landscaping provides shade in appropriate circumstances; and
  - (h) Landscaping associated with reconfiguration of land improves the amenity of the area; and
  - (i) Landscape design enhances personal safety and reduces the potential of crime and vandalism.

### 9.3.2.39.4.2.3 Assessment Benchmarks

Table 9.4.2.3.1 Landscaping code - For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Landscaping - general</b>	
<b>PO1</b> Landscaping enhances the amenity of the area and adjoining land uses through the establishment of landscaping areas of a high standard.	<b>AO1.1</b> Minimum standards for landscaping areas and strips: <ul style="list-style-type: none"> <li>• A minimum of 25% of (new and existing) plants are provided as larger, advanced stock; and</li> <li>• Landscape areas and strips are mulched to a minimum depth of 100mm with organic mulch; and</li> <li>• Plant coverage provides for plant spacing of species which grow to a minimum 1m in height being no more than 1m apart (density of 1 plant per m<sup>2</sup>); and</li> <li>• Where maintenance is limited and irrigation systems are not installed, landscaping works promote the effective and efficient use of water through the selection of hardy plant species, layout and mulch.</li> </ul> <p>Note: For further advice on establishing landscaped areas including landscape strips and hardy plant species, refer to Planning Scheme Policy 6 Landscaping and preferred plant species.</p> <b>AO1.2</b> Landscape areas do not include noxious weeds or declared pest plant species. <p>Note: refer to Schedule B of Planning Scheme Policy 6 - Landscaping and preferred plant species for declared and undesirable plant species.</p>
<b>PO2</b> Landscaping is maintained to the satisfaction of Council for the life of the use.	<b>AO2</b> All landscaping shall be maintained to the reasonable satisfaction of Council for the life of the use including the: <ul style="list-style-type: none"> <li>• replacement of diseased or dying plants; and</li> <li>• trimming of plants and shrubs; and</li> <li>• reapplication of mulch over exposed soil.</li> </ul>
<b>Utility and services</b>	
<b>PO3</b> Utilities are protected from encroachment of vegetation.	<b>AO3.1</b> Tree planting must be a minimum of 2m from any underground water, sewer or electricity mains and offset 4m from any inspection chamber.

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
	<p><b>AO3.2</b> Vegetation below and within 4m of overhead electricity lines and power poles has a maximum height of 3.5m at maturity.</p> <p><b>AO3.3</b> Vegetation adjoining an electricity substation boundary at maturity will be less than 4m in height and the foliage will not be within 3m of the substation boundary. Where a substation has a solid wall along any boundary, foliage may extend to that solid wall.</p>
<b>Landscaping in parking areas</b>	
<p><b>PO4</b> Landscaping provides for safe, legible and comfortable conditions within parking and access areas and to soften the impact of the use.</p>	<p><b>AO4.1</b> A minimum of one shade tree is provided for every 6 parking spaces, or part thereof in accordance with Plant Schedule in the Planning Scheme Policy 6 - Landscaping and preferred plant species, unless the parking and access area is covered by a shade structure.</p> <p><b>AO4.2</b> A landscape strip 1.5 metres in width is provided between the car parking and a road frontage excluding pedestrian and vehicle access.</p> <p><b>AO4.3</b> Planting pits for trees in car parks are to provide a minimum of 4m<sup>3</sup> for root zone development at no greater depth than 1m and root zone depth for plants is at least the root ball of the plant at planting.</p>
<b>For assessable development only</b>	
<p><b>PO5</b> On street landscaping enhances the character of the streetscape.</p>	<p><b>AO5</b> On-street landscaping works are provided in accordance with the Design Guidelines set out in Section D9 Landscaping of the Planning Scheme Policy 4 - FNQROC Regional Development Manual</p>
<b>Character and Safety design</b>	
<p><b>PO6</b> Landscaping is safe, convenient and attractive.</p>	<p><b>AO6</b> Landscaping incorporates recognised Crime Prevention Through Environmental Design (CPTED) best practices.</p> <p><i>Note: Reference should be made to Queensland Police documents:</i></p> <ul style="list-style-type: none"> <li>• <i>CPTED Part A Essential features of safer places which identifies principles and introduces actions to implement the principles.</i></li> <li>• <i>CPTED Guidelines for Queensland – Part B Implementation Guide.</i></li> </ul>
<b>Planting and species selection</b>	
<p><b>PO7</b> Planting and species selection are suitable for the purpose, best suited to local conditions and not invasive or weed species.</p>	<p><b>AO7.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p> <p><b>AO7.2</b> Planting in hollows, gullies or drainage features preserves cold air drainage flow paths to prevent creation of frost hollows.</p> <p><i>Note: Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</i></p>

Performance outcomes	Acceptable outcomes
<b>Retention and protection of vegetation during construction</b>	
<p><b>PO8</b> Trees and other vegetation that have been identified (by the applicant or Council) to be retained shall be protected during the construction stage.</p>	<p><b>AO8</b> Retention and protection of vegetation shall be undertaken through:</p> <ul style="list-style-type: none"> <li>• Earthworks, structures and paving beneath the canopy of retained trees occupies no more than one third of the area beneath the canopy width in any direction from the trunk; and</li> <li>• Permeable pavement surfaces or natural ground covers are used beneath the remainder of the area beneath the tree's canopy; and</li> <li>• All excavation in an area of significant vegetation is by non-mechanical means; and</li> <li>• A durable temporary fence is erected around the perimeter of the drip line of trees to be retained and other significant vegetation to be retained during construction.</li> </ul> <p>Note: Refer to Planning Scheme Policy 6 - Landscaping and preferred plant species for information on drip lines.</p>
<b>Bushfire Hazard Area</b>	
<p><b>PO9</b> Landscape design and plant selection are compatible with the nature of the bushfire hazard.</p>	<p><b>AO9</b> Landscaping is undertaken in accordance with an approved Landscape Plan prepared in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species prior to commencement of the use. Where a site:</p> <ul style="list-style-type: none"> <li>• Is in a Bushfire Hazard Area the landscape plan must be prepared by a suitably qualified professional; and</li> <li>• The plan shall contain species that mitigate the bushfire hazard, having regard to fire ecology, slope of site, and height and mix of species.</li> </ul>
<b>Watering</b>	
<p><b>PO10</b> The landscaping will be watered during the establishment period and maintained for the life of the development.</p>	<p><b>AO10.1</b> A minimum of 10mm of water must be applied to the total landscaped area (including natural rainfall) at the following frequency:</p> <ul style="list-style-type: none"> <li>• immediately after planting; and</li> <li>• week 1: Twice a day during hot dry windy periods; or Once a day during cool / overcast periods; and</li> <li>• weeks 2: Once a day; and</li> <li>• weeks 3 &amp; 4: Once every second day; and</li> <li>• week 5 until necessary: Twice a week or as necessary to ensure 80% minimum strike rate.</li> </ul> <p><b>AO10.2</b> Watering is to be carried out in such a way as not to cause any scouring or erosion.</p> <p><b>AO10.3</b> Where premises is connected to a reticulated water supply, the landscaping shall include a drip-style irrigation system or similar below the surface of the mulch.</p> <p><b>AO10.4</b> Landscaping shall be watered and maintained in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>

### 9.3.39.4.3 Parking and access code

#### 9.3.3.19.4.3.1 Application

This code applies to assessing applications for development.

#### 9.3.3.29.4.3.2 Purpose and overall outcomes

- (1) The purpose of the parking and access code is to ensure parking areas are appropriately designed, constructed and maintained to:
  - (a) positively contribute to the streetscape and the efficient functioning of the development and the local road network; and
  - (b) ensure all development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.
  
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Land uses have a sufficient number of parking and bicycle spaces designed in a manner to meet the requirements of the user; and
  - (b) Parking spaces and associated manoeuvring areas are safe, functional and provide equitable access; and
  - (c) Suitable access for all types of vehicles likely to utilise a parking area is provided in a way that does not compromise the safety and efficiency of the surrounding road network; and
  - (d) Premises are adequately serviced to meet the reasonable requirements of the development; and
  - (e) Parking areas are landscaped to reduce their visual impact, in keeping with the amenity of the area; and
  - (f) End of trip facilities are provided by new major developments to facilitate alternative travel modes.

#### 9.3.3.39.4.3.3 Assessment Benchmarks

Table 9.4.3.3.1 Parking and access code – For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>For a dwelling house, Dual occupancy and Home-based business (excluding B&amp;B)</b>	
<b>PO1</b> Parking facilities are designed and constructed to accommodate the likely demand generated by the use in a safe and efficient manner.	<b>AO1.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles. <b>AO1.2</b> The parking area is compacted, sealed, drained, <u>line marked</u> and maintained. <b>AO1.3</b> Car parking spaces have dimensions in accordance with AS/NZS 2890.1 <i>Off-street car parking</i> . <b>AO1.4</b> The number of vehicle parking spaces provided for the use is in accordance with the Table 9.4.3.3.2 of this code. <b>AO1.5</b> <u>Dual occupancy parking facilities are designed so that all resident and visitor vehicles are able to enter and exit the site in a forward direction.</u> <b>AO1.6</b> <u>Home based business uses that require more than one (1) on-site parking space in accordance with Table 9.4.3.3.2 ensure that the anticipated vehicle types are able to enter and exit the site in a forward direction.</u> <b>AO1.7</b> <u>Home based business uses that require no more than one (1) on-site parking space in accordance with Table 9.4.3.3.2 may utilise a sealed driveway associated with the dwelling house (or other residential use) as customer and/or service vehicle parking only if:</u> <ul style="list-style-type: none"> <li>• <u>Parked vehicles would be contained entirely within the boundaries of the subject lot and would not obstruct pedestrian movements within footpath/verge areas; and</u></li> <li>• <u>Parking is kept accessible to customer and service vehicles during business hours; and</u></li> </ul>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> <li>The site does not have frontage to a State-controlled road or a Council-controlled collector or arterial road; and</li> <li>Service vehicles associated with the use are limited to Small Rigid Vehicles or smaller.</li> </ul>
<b>For all other uses</b>	
<p><b>PO2</b> Parking facilities are designed and constructed to accommodate the likely demand generated by the use in a safe and efficient manner.</p>	<p><b>AO2.1</b> The number of vehicle parking, service vehicle and bicycle spaces provided for the use is in accordance with the Table 9.4.3.3.2 and Table 9.4.3.3.3 of this code.</p> <p><b>AO2.2</b> Car parking spaces have dimensions in accordance with AS/NZS 2890.1 <i>Off-street car parking, and disabled car parking spaces are in accordance with AS/NZS 2890.6 Parking facilities – Off-street parking for people with disabilities.</i></p> <p><b>AO2.3</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.</p> <p><b>AO2.4</b> <i>With the exception of Dwelling houses, a</i> All unloading, loading, service and waste disposal areas are located on the site and facilitate service vehicles exiting the site in a forward direction.</p> <p><b>AO2.5</b> The parking area is compacted, sealed, drained, line marked and maintained.</p> <p><b>AO2.6</b> Pavements for Car parking bays and access ways are constructed of:</p> <ul style="list-style-type: none"> <li>compacted gravel base of 75mm minimum thickness with reinforced concrete surface of 100mm minimum thickness for parking areas and 150mm minimum thickness for access ways; or</li> <li>compacted gravel base of 150mm minimum thickness with a minimum thickness of 25mm of asphalt surfacing, or</li> <li>compacted gravel base of 150mm minimum thickness with a two coat sprayed bitumen seal; or</li> <li>compacted gravel base of 150mm minimum thickness and surface with concrete pavers, or</li> <li>if within the Rural zone, a minimum thickness of 150mm compacted gravel that is suitable for all weather and dust free.</li> </ul> <p><b>AO2.7</b> <i>With the exception of Dwelling houses, on-site parking facilities are designed to enable</i> All on-site vehicular movements for all the anticipated vehicle types to of vehicles are designed so that all vehicles enter, and exit and circulate through the site in a forward gear without conflict direction.</p>
<p><b>PO3</b> Landscaping in parking areas reduces their visual impact.</p>	<p><b>AO3.1</b> <i>With the exception of Dwelling houses, a</i> landscape strip with a minimum width of 1m is provided adjacent to any site boundary which adjoins a parking area for the entire length of the parking area.</p> <p><b>AO3.2</b> <i>With the exception of Dwelling houses, a</i> landscape strip with a minimum width of 1.5m is provided adjacent to any road frontage which adjoins a parking area for the entire length of the parking area.</p>
<b>For assessable development only</b>	
<b>Parking and bicycle numbers</b>	
<p><b>PO4</b> Sufficient parking and bicycle spaces are provided to accommodate the demand likely to be generated by the use.</p>	<p><b>AO4</b> The number of vehicle parking, service vehicle and bicycle spaces provided for the use is in accordance with Table 9.4.3.3.2 and Table 9.4.3.3.3 of this code.</p>
<p><b>Disabled parking</b> <b>PO5</b></p>	<p><b>AO5</b></p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<i>Parking areas provide parking spaces for mobility impaired persons that are designed to meet the requirements of the intended user.</i>	<i>Disabled access is provided in accordance with AS/NZS 2890.6 Parking facilities – Off-street parking for people with disabilities.</i>
<b>Maintenance</b>	
<b>PO56</b> Parking areas are used and maintained for their intended purpose.	<b>AO56.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles. <b>AO56.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.
<b>Construction</b>	
<b>PO67</b> The parking area is adequately constructed and maintained for the intended purpose and is consistent with the amenity of the locality.	<b>AO67</b> Pavements for onsite driveways, vehicle manoeuvring areas and vehicle parking/standing areas are constructed of: <ul style="list-style-type: none"> <li>• compacted gravel base of 75mm minimum thickness with reinforced concrete surface of 100mm minimum thickness for parking areas and 150mm minimum thickness for access ways; or</li> <li>• compacted gravel base of 150mm minimum thickness with a minimum thickness of 25mm of asphalt surfacing, or</li> <li>• compacted gravel base of 150mm minimum thickness with a two coat sprayed bitumen seal; or</li> <li>• compacted gravel base of 150mm minimum thickness and surface with concrete pavers.</li> </ul> <p>OR</p> <p>Where development is:</p> <ul style="list-style-type: none"> <li>• located within the rural or rural residential zone; or</li> <li>• located in a rural activity centre or rural village; and</li> <li>• not within the centre zone; and</li> <li>• not for high traffic volumes; and</li> <li>• not located within 10 metres of a sensitive land use; and</li> <li>• the development application contains sufficient information to: <ul style="list-style-type: none"> <li>- demonstrate the development is consistent with the amenity of the locality; and</li> <li>- justify departure from the higher standard of construction</li> </ul> </li> </ul> <p>accessways, vehicle manoeuvring areas and vehicle parking/standing areas are:</p> <ul style="list-style-type: none"> <li>• imperviously sealed; or</li> <li>• constructed with a compacted gravel pavement, with a minimum thickness of 150mm; and</li> <li>• adequately drained.</li> </ul>
<b>Location</b>	
<b>PO78</b> Parking areas are conveniently located, easily accessible, safe to use and do not detract from the amenity of the surrounding area.	<b>AO78</b> Parking is provided at the side or rear of a building unless otherwise stated in the other codes for the specific use.
<b>Landscaping and covered parking areas</b>	
<b>PO89</b> Landscaping in parking areas reduces their visual impact.	<b>AO89</b> Where parking is located adjacent to a property boundary, a landscape strip with a minimum width of 1m is provided for the full length of the parking area.  And  Where parking is located adjacent to a road frontage, a landscape strip with a minimum width of 1.5m is provided for the full length of the parking area
<b>PO910</b>	<b>AO910.1</b> For parking areas containing 12 or more spaces:

<b>Performance outcomes</b>		<b>Acceptable outcomes</b>	
Large parking areas provide shade and protection from climatic conditions, such as sun and rain.		<ul style="list-style-type: none"> <li>Trees, are planted throughout the car parking area and around the perimeter at a rate of one tree per 4 car parking spaces or part thereof.</li> </ul> <p>Note: Refer to Planning Scheme Policy 6 - Landscaping and preferred plant species.</p> <p><b>AO9.10.2</b> For parking areas with an area in excess of 500m<sup>2</sup>:</p> <ul style="list-style-type: none"> <li>Shade structures are provided for 50% of parking spaces; and</li> <li>A minimum of 10% of the parking area is landscaped.</li> </ul>	
<b>Design, siting, movement and access</b>			
<b>PO104</b>	Car parking spaces are to be of an adequate size for their intended purpose.	<b>AO104</b>	Car parking spaces have dimensions in accordance with AS/NZS 2890.1 <i>Parking facilities Part 1: Off-street car parking</i> .
<b>PO112</b>	The development provides for loading, unloading, service and waste disposal areas and associated vehicles within the site.	<b>AO112.1</b>	All unloading, loading, service and waste disposal areas are located on the site.
		<b>AO12.2</b>	<del>The design of unloading, loading, service and waste disposal areas enables all service vehicles to enter and exit the site in a forward gear, unless otherwise stated in the other codes for the specific use.</del>
<b>PO123</b>	Parking areas are located and designed to be easily accessible and safe to use.	<b>AO123</b>	<del>For commercial and industrial uses, p</del> Pedestrian routes from the parking area to the building entrance/s are safe and readily identifiable.
<b>PO134</b>	Access and manoeuvrability is safe functional, convenient and minimises conflicts in the road hierarchy.	<b>AO134.1</b>	<del>For commercial and industrial uses a</del> Access and manoeuvrability is in accordance with: <ul style="list-style-type: none"> <li>AS2890.1 – Car Parking Facilities (Off Street Parking); and</li> <li>AS 2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</li> </ul> <p>Note: proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>
		<b>AO134.2</b>	Accessways have minimum sight distance in accordance with Part 5 of AUSTROADS.
		<b>AO14.3</b>	<del>All on site vehicular movements for all types of vehicles are designed so that all vehicles enter and exit the site in a forward direction unless otherwise stated in the other codes for the applied use.</del>
		<b>AO134.34</b>	All accessways on Council roads are to be designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.
		<b>AO134.45</b>	Premises with two or more road frontages have accessways onto the lower order road.
<b>End of trip facilities</b>			
<b>PO145</b>	Development within the Centre zone; Industry zone and Emerging communities zone provide: <ul style="list-style-type: none"> <li>secure and convenient bicycle parking and storage; and</li> <li>supporting infrastructure including showers and lockers for all active employees (e.g. walkers, runners, etc).</li> </ul>	<b>AO145</b>	End of trip facilities are provided in accordance with Table 9.4.3.3.3 of this code.

Table 9.4.3.3.2 Vehicle Parking and Service Vehicle Space Requirements

Definition*	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Accommodation activities</b>		
<b>Caretaker's accommodation</b>	One space per dwelling unit.	Nil.
<b>Community residence</b>	Three spaces.	Nil.

Definition*	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Dual occupancy	One covered space per dwelling; and One visitor space.	Nil.
Dwelling house	<del>N/A - Assessed as part of an application for building work pursuant to the relevant part(s) of the Queensland Development Code. One covered space per dwelling house.</del> <del>One space per secondary dwelling.</del>	Nil.
Dwelling unit	One covered space per dwelling unit.  A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	Nil
Home based business	<del>Bed and breakfasts:</del> One space per guest room.  <del>Other Home based business</del> <del>As per Dwelling house. One space for the first 50m<sup>2</sup> or part thereof of GFA and one additional space per 25m<sup>2</sup> or part thereof of GFA above 50m<sup>2</sup></del>	Nil.
Hostel	<del>Inside the Centre zone:</del> One space per 15 beds. <del>Outside the Centre zone:</del> One space per 8 beds.	One SRV space. One space for a 20 seater bus.
Multiple dwelling	One covered space per dwelling.  One dedicated vehicle wash-down bay for premises containing 5 or more dwellings.  A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	Nil.
Nature-based tourism	One space per dwelling; or 0.75 spaces per guest room if in dormitory or shared facilities.	As determined by Council.
Non-resident workforce accommodation	One space per dwelling unit.	Nil.
Relocatable home park	One space for each home site plus 1 space for each 5 home sites or part thereof for visitors.	One HRV space.
Residential care facility	One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One SRV space; and One space for an emergency vehicle.
Resort complex	As determined by Council.	As determined by Council.
Retirement facility	One covered space per unit and 0.5 spaces for visitors parking.	One SRV space; and One space for an emergency vehicle.
Rural workers' accommodation	<del>If <u>accepted Self-assessable development</u>Accepted development subject to requirements Accepted development subject to requirements subject to requirements:</del> Nil  <del>If <u>aAssessable development</u>:</del> As determined by Council.	<del>If <u>Self-assessable development</u>Accepted development subject to requirements Accepted development subject to requirements:</del> Nil  <del>If <u>Assessable development</u>:</del> As determined by Council.
Short-term accommodation	One space per unit.	One HRV space if involves the serving of food or beverage; otherwise One SRV space.
Tourist park	One space within each accommodation site plus 1 additional visitor space per 10 accommodation sites.  Queuing for 2 vehicles towing caravans and 1 holding bay for a vehicle towing a caravan plus additional queuing for 1 vehicle towing a caravan per 40 accommodation sites.	One HRV space.
<b>Business activities</b>		
Adult Store	Inside the Centre zone	One SRV space.



Definition*	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
	One space per 50m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> GFA, and one space per 20m <sup>2</sup> or part thereof of GFA above 400m <sup>2</sup> . <u>Outside the Centre zone</u> One space per 25m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> GFA, and one space per 10m <sup>2</sup> or part thereof of GFA above 400m <sup>2</sup> .	
<b>Agricultural supplies store</b>	<u>Inside the Centre zone</u> One space per 50m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> GFA, and one space per 15m <sup>2</sup> or part thereof of GFA above 400m <sup>2</sup> . <u>Outside the Centre zone</u> One space per 30m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> GFA, and one space per 10m <sup>2</sup> or part thereof of GFA above 400m <sup>2</sup> .  Queuing for 3 vehicles should be supplied where a GFA is greater than 600m <sup>2</sup> .	One HRV space.
<b>Brothel</b>	As determined by Council.	As determined by Council.
<b>Bulk landscape supplies</b>	Minimum of five spaces or one space per 250m <sup>2</sup> of use area, whichever is greater.	One AV if the site has an area of greater than 2000m <sup>2</sup> ; or One HRV space.
<b>Car wash</b>	Minimum of two parking spaces plus 1 car queuing space for each car wash or service bay and parking at rates applicable to ancillary use/s.	One AV space.
<b>Food and drink outlet</b>	<u>Inside the Centre zone</u> One space per 50m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> GFA and one space per 15m <sup>2</sup> or part thereof of GFA above 400m <sup>2</sup> . <u>Outside the Centre zone</u> One space per 25m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> GFA and one space per 10m <sup>2</sup> or part thereof of GFA above 400m <sup>2</sup> . <u>Drive-through:</u> Queuing spaces for 6 passenger vehicles within the site boundaries.  One service vehicle space per use or one service vehicle space per 1000m <sup>2</sup> GFA, whichever is greater.	One HRV space.
<b>Garden centre</b>	A minimum of 5 spaces for customer parking or one space per 150m <sup>2</sup> or part thereof of use area, whichever is greater.  One service vehicle space per use or one service vehicle space per 800m <sup>2</sup> use area, whichever is greater.	One AV if the site has an area of greater than 2000m <sup>2</sup> , otherwise One HRV space.
<b>Hardware and trade supplies</b>	<u>Inside the Centre zone</u> One space per 50m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> GFA, and one space per or part thereof of GFA above 400m <sup>2</sup> . <u>Outside the Centre zone</u> One space per or part thereof of GFA up to 400m <sup>2</sup> GFA, and one space per 15m <sup>2</sup> or part thereof of GFA above 400m <sup>2</sup> .	One AV if the site has an area of greater than 2000m <sup>2</sup> , otherwise One HRV space.
<b>Market</b>	As determined by Council.	As determined by Council.
<b>Office</b>	<u>Inside the Centre zone or Town Centre Fringe Precinct of the Atherton Local Plan</u> One space per 20m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> GFA, and one space per 10m <sup>2</sup> or part thereof of GFA above 400m <sup>2</sup> .  <u>Outside the Centre zone</u> One space per 25m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> GFA, and one space per 15m <sup>2</sup> or part thereof of GFA above 400m <sup>2</sup> .	One SRV space.
<b>Outdoor sales</b>	A minimum of 5 spaces for customer parking or one space per 150m <sup>2</sup> of use area, whichever is greater.	One AV if the site has an area of greater than

Definition*	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
	One service vehicle space per use or one service vehicle space per 800m <sup>2</sup> , whichever is greater.	2000m <sup>2</sup> , otherwise One HRV space.
<b>Parking station</b>	Not applicable	Nil.
<b>Sales office</b>	One space per 25m <sup>2</sup> GFA or part thereof.	Nil.
<b>Service industry</b>	Accepted where in an existing building within the Centre zone.  <u>Inside the Centre zone</u> One space per 50m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> GFA, and one space per 10m <sup>2</sup> or part thereof of GFA above 400m <sup>2</sup> . <u>Outside the Centre zone</u> One space per 25m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> GFA, and one space per 15m <sup>2</sup> or part thereof of GFA above 400m <sup>2</sup> .	One HRV space if the site is greater than 2000m <sup>2</sup> , otherwise One SRV space.
<b>Service station</b>	Minimum of four spaces plus car parking at rates applicable to ancillary use/s.	One AV space.
<b>Shop and Shopping centre</b>	<u>Inside the Centre zone.</u> One space per 50m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> GFA, and one space per 10m <sup>2</sup> for a shop and 25m <sup>2</sup> for a shopping centre or part thereof of GFA above 400m <sup>2</sup> . <u>In all other zones and precincts:</u> One space per 25m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> and one space per 15m <sup>2</sup> or part thereof of GFA greater than 400m <sup>2</sup> .	One AV space if the site is greater than 2000m <sup>2</sup> , otherwise One SRV space.
<b>Showroom</b>	<u>Inside the Centre zone</u> One space per 25m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> GFA, and one space per 10m <sup>2</sup> or part thereof of GFA above 400m <sup>2</sup> . <u>Outside the Centre zone</u> One space per 50m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> GFA, and one space per 15m <sup>2</sup> or part thereof of GFA above 400m <sup>2</sup> .	One AV space and One SRV space if the site is greater than 2000m <sup>2</sup> ; or One HRV space; and One SRV Space.
<b>Tourist attraction</b>	As determined by Council.	As determined by Council.
<b>Veterinary services</b>	<u>Inside Centre zone:</u> One space per 40m <sup>2</sup> or part thereof of net lettable area. <u>Outside Centre zone:</u> One space per 20m <sup>2</sup> or part thereof of net lettable area.	One HRV space if greater than 500m <sup>2</sup> GFA; and One SRV space per 500m <sup>2</sup> GFA.
<b>Community activities</b>		
<b>Air services</b>	<del>If <u>accepted development subject to requirements:Self-assessable development</u>Accepted development subject to requirements</del> One space per 90m <sup>2</sup> or part thereof of net lettable area; or  <del>If <u>aAssessable development:</u></del> As determined by Council.	<del>If <u>self-assessable development</u>Accepted development subject to requirements</del> Accepted development subject to requirements: One space per 200m <sup>2</sup> or part thereof of net lettable area.  If assessable development: As determined by Council.
<b>Cemetery</b>	As determined by Council.	As determined by Council.
<b>Child care centre</b>	A minimum of 3 spaces will be required to be used for setting down and picking up of children, plus one space per 10 children for staff parking.	One SRV space.
<b>Community care centre</b>	Minimum of 5 spaces per use or one space per 25m <sup>2</sup> or part thereof of GFA, whichever is greater.	One SRV space.
<b>Community use</b>	Minimum of 5 spaces per use or one space per 50m <sup>2</sup> or part thereof of GFA, whichever is greater.	One SRV space if greater than 500m <sup>2</sup> GFA.
<b>Crematorium</b>	One space per 30m <sup>2</sup> GFA or part thereof.	As determined by Council.
<b>Detention facility</b>	As determined by Council.	As determined by Council.

Definition*	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Educational establishment</b>	<p><u>For all establishments</u> 1 space per every 10 students plus 1 space per employee, and</p> <p>Provision for 3 vehicles for loading and unloading of passengers in addition to the requirements above.</p>	<p>For <u>self-assessable development</u> <u>Accepted development subject to requirements</u> <u>Accepted development subject to requirements</u>:</p> <p>One HRV space; and One SRV space; and A minimum of 3 Bus / coach parking / set down areas.</p> <p>For assessable development: As determined by Council.</p>
<b>Emergency services</b>	Minimum of 5 spaces per use or one space per 25m <sup>2</sup> or part thereof of GFA, whichever is greater.	As determined by Council.
<b>Funeral parlour</b>	<p><u>Inside the Centre zone</u> One space per 20m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	One SRV space.
<b>Health care services</b>	<p><u>Inside the Centre zone or within the Town Centre Fringe Precinct of the Atherton Local Plan</u>; One space per 40m<sup>2</sup> or part thereof of net lettable area.</p> <p><u>Outside the Centre zone</u>; One space per 20m<sup>2</sup> of or part thereof of net lettable area.</p>	One SRV space per 500m <sup>2</sup> GFA.
<b>Hospital</b>	<p>One space per 6 residential care beds. One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.</p>	<p>One HRV space. One SRV for every 800m<sup>2</sup> of GFA and part thereof; and One space for an emergency vehicle.</p>
<b>Place of worship</b>	Minimum of 5 spaces per use or one space per 25m <sup>2</sup> or part thereof of GFA, whichever is greater.	One SRV space.
<b>Entertainment activities</b>		
<b>Club</b>	Minimum of 5 spaces per use or one space per 25m <sup>2</sup> or part thereof of GFA, whichever is greater.	One SRV space; and One HRV space if greater than 500m <sup>2</sup> .
<b>Function facility</b>	One space per 30m <sup>2</sup> or part thereof of GFA.	One SRV space.
<b>Hotel</b>	<p>One space per 10m<sup>2</sup> or part thereof of GFA per bar, beer garden and other public area. One space per 50m<sup>2</sup> or part thereof of GFA per bulk liquor sales area. One space per guest room.</p>	One HRV space.
<b>Nightclub entertainment facility</b>	One space per 60m <sup>2</sup> GFA or part thereof.	Nil.
<b>Theatre</b>	One space per 15m <sup>2</sup> or part thereof of net lettable area, or one space per 5 seated spectators whichever is the greater.	One SRV space.
<b>Industrial activities</b>		
<b>Extractive industry</b>	As determined by Council.	As determined by Council.
<b>High impact industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2000m <sup>2</sup> , otherwise One HRV.
<b>Low impact industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2000m <sup>2</sup> , otherwise One HRV.
<b>Medium impact industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2000m <sup>2</sup> , otherwise One HRV.

Definition*	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Research and technology industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One HRV space if the site has an area greater than 1000m <sup>2</sup> , otherwise One SRV space.
<b>Special industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2000m <sup>2</sup> , otherwise One HRV.
<b>Transport depot</b>	One space per 125m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2000m <sup>2</sup> , otherwise One HRV.
<b>Warehouse</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2000m <sup>2</sup> , otherwise One HRV.
<b>Recreation activities</b>		
<b>Environment facility</b>	As determined by Council.	As determined by Council.
<b>Indoor sport and recreation</b>	<u>If accepted development subject to requirements: self-assessable development</u> Accepted development subject to requirements: One space per 25m <sup>2</sup> of net lettable area. <u>If assessable development:</u> As determined by Council.	Nil.
<b>Major sport, recreation and entertainment facility</b>	As determined by Council.	As determined by Council.
<b>Motor sport facility</b>	As determined by Council.	As determined by Council.
<b>Outdoor sport and recreation</b>	<p>Coursing, horse racing, pacing or trotting</p> <ul style="list-style-type: none"> <li>One space per five seated spectators; plus</li> <li>One space per 5m<sup>2</sup> of other spectator areas.</li> </ul> <p>Football</p> <ul style="list-style-type: none"> <li>50 spaces per field.</li> </ul> <p>Lawn bowls</p> <ul style="list-style-type: none"> <li>30 spaces per green.</li> </ul> <p>Swimming pool</p> <ul style="list-style-type: none"> <li>15 spaces; plus</li> <li>One space per 100m<sup>2</sup> of useable site area.</li> </ul> <p>Tennis or other Court</p> <ul style="list-style-type: none"> <li>Four spaces per court</li> </ul> <p>Golf Course</p> <ul style="list-style-type: none"> <li>Four spaces per tee on the course; plus</li> <li>One space per 50m<sup>2</sup> of net lettable area.</li> </ul> <p><u>Any other use:</u> As determined by council.</p>	<p><u>If self-assessable development</u>Accepted development subject to requirementsAccepted development subject to requirements: Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
<b>Park</b>	As determined by Council.	As determined by Council.
<b>Rural activities</b>		
<b>Animal husbandry</b>	<u>If accepted development subject to requirements: self-assessable development</u> Accepted development subject to requirements: One space.  <u>If assessable development:</u> As determined by Council.	<u>If self-assessable development</u> Accepted development subject to requirementsAccepted development subject to requirements: Nil.  <u>If assessable development:</u> As determined by Council.
<b>Animal keeping</b>	Minimum of three spaces or one space per 200m <sup>2</sup> of use area, whichever is greater.	One SRV space.

Definition*	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Aquaculture</b>	<p><u>If accepted development subject to requirements:accepted development:</u></p> <ul style="list-style-type: none"> <li>In the rural or rural residential zones - two spaces; or</li> <li>Enclosed within a building - one space per 90m<sup>2</sup> of net lettable area.</li> </ul> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If self-assessable development:Accepted development subject to requirementsAccepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
<b>Cropping</b>	<p><u>If accepted development subject to requirements:accepted development:</u> Two spaces.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If self-assessable development:Accepted development subject to requirementsAccepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
<b>Intensive animal industries</b>	<p><u>If accepted development subject to requirements:accepted development:</u> Two spaces.</p> <p><u>If assessable development:</u> As determined by Council.</p>	One SRV space.
<b>Intensive horticulture</b>	<p><u>If accepted development subject to requirements:accepted development:</u> Two spaces.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If self-assessable development:Accepted development subject to requirementsAccepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
<b>Permanent plantation</b>	<p><u>If accepted development subject to requirements:accepted development:</u> Two spaces.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
<b>Roadside stall</b>	One space per stall.	Nil.
<b>Rural industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space.
<b>Wholesale nursery</b>	As determined by Council.	As determined by Council.
<b>Winery</b>	As determined by Council.	As determined by Council.
<b>Waterfront activities</b>		
<b>Landing</b>	As determined by Council.	As determined by Council.
<b>Marine industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One HRV space if the site has an area greater than 1000m <sup>2</sup> , otherwise One SRV space.

Definition*	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Port services	As determined by Council.	As determined by Council.
<b>Infrastructure activities</b>		
Major electricity infrastructure	As determined by Council.	As determined by Council.
Renewable energy facility	As determined by Council.	As determined by Council.
Substation	<u>If assessable development:</u> As determined by Council.	As determined by Council.
Telecommunications facility	<u>If accepted development subject to requirements: accepted development:</u> Nil.  <u>If assessable development:</u> As determined by Council.	<u>If accepted development:</u> Nil.  <u>If assessable development:</u> As determined by Council.
Utility installation	<u>If accepted development subject to requirements: accepted development:</u> Nil.  <u>If assessable development:</u> As determined by Council.	<u>If accepted development:</u> Nil.  <u>If assessable development:</u> As determined by Council.

\* Any use not herein defined - as determined by Council.

Table 9.4.3.3.3 Bicycle Parking and End of Trip Facility Requirements

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Health Care Services	New or redeveloped healthcare facilities, provide the following facilities: <ul style="list-style-type: none"> <li>For employees- secure bicycle storage for 5% of building staff (based on one person per 75m<sup>2</sup> GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and</li> <li>For visitors: <ul style="list-style-type: none"> <li>facilities with in-patient accommodation provide one space per each 30 beds;</li> <li>facilities without in-patient accommodation provide one space per each 4 practitioners;</li> <li>aged care facilities provide one space per each 60 beds;</li> <li>In every instance above, provide a minimum of 5 bicycle parking spaces; and</li> <li>bicycle parking provided: in an accessible location, signposted and within 10m a major public entrance to the building.</li> </ul> </li> </ul>	New or redeveloped healthcare facilities, provide the following employee facilities, which are continually accessible to employees: <ul style="list-style-type: none"> <li>accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; and</li> <li>changing facilities adjacent to showers; and</li> <li>secure lockers in changing facilities for 20% of building staff (based on one person per 75m<sup>2</sup> GLA) to cater for cyclists, walkers and other active users.</li> </ul>
Indoor Sport and Recreation	One space per employee plus 1 space per 200m <sup>2</sup> GFA	As determined by Council.
Educational establishment	New or redeveloped education facilities, provide: <ul style="list-style-type: none"> <li>For employees - secure bicycle storage for 8% of building staff (based on one person per 75m<sup>2</sup> GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and</li> <li>For students:</li> </ul>	New or redeveloped education facilities, provide the following employee facilities, which are continually accessible to employees: <ul style="list-style-type: none"> <li>accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; and</li> <li>changing facilities adjacent to showers; and</li> <li>secure lockers in changing facilities for 20% of building staff (based on</li> </ul>

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
	<ul style="list-style-type: none"> <li>- minimum of 8%** of the peak number of students using the building at any one time (with 75% occupancy)</li> <li>- bicycle storage within 100m of the building front entrance(s); or added to the campus central bicycle storage area.</li> </ul>	one person per 75m <sup>2</sup> GLA) to cater for cyclists, walkers and other active users.
<b>Shop or Shopping Centre</b>	<p>New or redeveloped shopping centres, provide:</p> <ul style="list-style-type: none"> <li>• For employees - secure bicycle storage for 8% of building staff (based on one person per 60m<sup>2</sup> Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and</li> <li>• visitor facilities: <ul style="list-style-type: none"> <li>- one space per 500m<sup>2</sup> GLA or part thereof for centres under 30,000m<sup>2</sup>; or</li> <li>- one space per 750m<sup>2</sup> GLA or part thereof for centres between 30,000m<sup>2</sup> and 50,000m<sup>2</sup>; and</li> <li>- bicycle parking is signposted; and within 10m of a major public entrance to the building.</li> </ul> </li> </ul>	<p>New or redeveloped shopping centres, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> <li>• accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; and</li> <li>• changing facilities adjacent to showers; and</li> <li>• secure lockers in the changing facilities for 20% of building staff (based on one person per 60m<sup>2</sup> Gross leasable area to cater for walkers, cyclists and other active users.</li> </ul>
<b>Commercial activities</b>	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide:</p> <ul style="list-style-type: none"> <li>• For employee - secure bicycle storage for 8% of building staff (based on one person per 60m<sup>2</sup> Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and</li> <li>• visitor facilities: <ul style="list-style-type: none"> <li>- one bicycle rack space per 750m<sup>2</sup> NLA or part thereof; and</li> <li>- - bicycle parking, signposted; and adjacent to a major public entrance to the building.</li> </ul> </li> </ul>	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> <li>• accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; and</li> <li>• changing facilities adjacent to showers; and</li> <li>• secure lockers in the changing facilities for 20% of building staff (based on one person per 60m<sup>2</sup> Gross leasable area to cater for walkers, cyclists and other active users.</li> </ul>
<b>Community Use</b>	Four spaces per 1500m <sup>2</sup> GFA.	As determined by Council.
<b>Food &amp; Drink Outlet</b>	One space per 100m <sup>2</sup> GFA.	As determined by Council.
<b>Function Facility</b>	One space per 300m <sup>2</sup> GFA.	As determined by Council.
<b>Hospital</b>	As determined by Council.	As determined by Council.
<b>Hostel</b>	One space per 4 letting rooms.	As determined by Council.
<b>Park</b>	As Determined by Council.	As determined by Council.
<b>Short Term Accommodation</b>	One space per 4 letting rooms.	As determined by Council.
<b>Theatre</b>	One space Per 100m <sup>2</sup> GFA.	As determined by Council.

[Editor's nNote -> The definitions of Gross Floor Area \(GFA\), Gross Leasable Area \(GLA\) and Net Lettable Area \(NLA\) are contained in Volume 2, Schedule 1, Table SC1.1.3.2.](#)

### 9.3.49.4.4 Reconfiguring a lot code

#### 9.3.4.19.4.4.1 Application

This code applies to assessing applications for reconfiguring a lot.

#### 9.3.4.29.4.4.2 Purpose and overall outcomes

The purpose of the Reconfiguring a lot code is.

- (a) to allow for the creation of well designed lots appropriate to the intended use and location;
- (b) to ensure that the lots can be appropriately serviced by infrastructure;
- (c) to ensure that the settlement pattern is beneficial to the community.

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

- (a) Environmental and scenic values are protected so that they contribute to the amenity of the locality and become community features; and
- (b) Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services; and
- (c) Subdivision of land creates lots with sufficient area and dimensions to meet user requirements, protect environmental features, and take account of site constraints; and
- (d) Lots are provided with the appropriate level of infrastructure to meet user requirements; and
- (e) A range and mix of lot sizes is provided to facilitate a variety of industry and housing types; and
- (f) Subdivision design achieves road networks that provide connectivity and circulation for vehicles and provides safe and efficient access for pedestrians, cyclists and public transport; and
- (g) Subdivision design provides opportunities for walking and cycling, for recreation and as alternative methods of travel; and
- (h) Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the region; and
- (i) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and connectivity between areas with conservation values; and
- (j) Subdivision within the Rural zone maintains rural landholdings in viable parcels; and
- (k) Subdivision of land in the Rural zone does not result in the fragmentation or alienation of Good Quality Agricultural Land; and
- (l) The Broad Hectare Precinct Rural precinct is maintained in its current configuration; and
- (m) Land in historical township subdivisions are not developed for housing or boundary realignments.

#### 9.3.4.39.4.4.3 Assessment Benchmarks

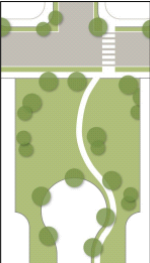
Table 9.4.4.3.1 Reconfiguring a lot code – For assessable development only

Performance outcomes	Acceptable outcomes
<b>Area and dimensions of lots</b>	
<b>PO1</b> Lots are of sufficient area and dimensions to: <ul style="list-style-type: none"> <li>• be consistent with the existing or desired amenity of the zone; and</li> <li>• accommodate the intended land use; and</li> <li>• protect environmental features; and</li> <li>• take account of site constraints.</li> </ul>	<b>AO1</b> Lots comply with the area and dimensions identified in Table 9.4.4.3.2 <u>unless a greater area is required pursuant to AO2 or AO3; or</u> <u>A minimum lot size of 2,000m<sup>2</sup> for land with slopes of 15% or greater, whichever is the greater.</u>
<b>PO2</b> Lots in proximity to Centres, public transport stops and parks are of a size that enables adequate medium density housing to be established to support the facilities and/or public transport service.	<b>AO3</b> Lots within 800m of the <u>C</u> entre <u>Z</u> one have a minimum lot size of 800m <sup>2</sup> .
<b>Physical features</b>	
<b>PO3</b> Natural or physical features that are of cultural, ecological or scientific significance are protected from development.	<b>AO3</b> Natural or physical features of significance are conserved by a statutory covenant.
<b>Existing buildings and easements</b>	
<b>PO4</b> Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures: <ul style="list-style-type: none"> <li>• lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and</li> <li>• any continuing use is not compromised by the reconfiguration.</li> </ul>	<b>AO4.1</b> Lots comply with the minimum area and dimensions identified for the respective zones in Table 9.4.4.3.2. <b>AO4.2</b> Each land use and associated infrastructure is contained within a separate lot. <b>AO4.3</b>



<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
	Existing buildings and structures comply with the boundary setbacks identified as acceptable outcomes for the respective zones in this Planning Scheme.
<b>PO5</b> Reconfiguring a lot which contains an existing easement ensures: <ul style="list-style-type: none"> <li>• future buildings are able to be sited to avoid the easement; and</li> <li>• the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.</li> </ul>	<b>AO5.1</b> Lots are of sufficient area and dimensions so that the land area required for a building envelope is located outside of the easement. <b>AO5.2</b> The provision of access to the building envelope does not interfere with any infrastructure contained within the easement.
<b>Boundary realignment</b>	
<b>PO6</b> Boundary realignment results in lots of a size consistent with the zone in which they are designated.	<b>AO6</b> Resulting lots comply with the area and dimensions identified in Table 9.4.4.3.2.  OR  The difference in area between the original lots and the resulting lots is not more than 10% of the original lot area.
<b>PO7</b> Boundary realignment ensures lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures.	<b>AO7.1</b> Each land use and associated infrastructure is contained within separate lots. <b>AO7.2</b> Buildings and structures comply with the boundary setbacks identified as acceptable outcomes for the respective zones in this Planning Scheme.
<b>PO8</b> Boundary realignments ensure each lot has at least the same level of infrastructure servicing as existed prior to the boundary realignment.	<b>AO8</b> No acceptable outcome provided.
<b>Access</b>	
<b>PO9</b> Access to the premises (including driveways and paths) must not have an adverse impact on: <ul style="list-style-type: none"> <li>• safety;</li> <li>• drainage;</li> <li>• visual amenity;</li> <li>• privacy of adjoining premises;</li> <li>• service provision.</li> </ul>	<b>AO9.1</b> Minimum frontage complies with the minimum identified in Table 9.4.4.3.2. <b>AO9.2</b> Accessways have a maximum longitudinal grade of 20%. <b>AO9.3</b> The frontage and depth of all premises must be sufficient to allow access to the premises (including all works associated with the access) to follow as close as possible to the existing contours and be contained within the premises, not the road reserve. <b>AO9.4</b> The crossfall of the access to the premises must be one-way and directed into the hill, for vehicle safety and drainage purposes.
<b>Rural Zone</b>	
<b>PO10</b> Reconfiguring a lot that is severed by a gazetted road and that uses the road as the boundary of division occurs only where it does not fragment agricultural land.	<b>AO10</b> Reconfiguration of land severed by a road does not occur in the Agricultural Land precinct.
<b>PO11</b> Reconfiguring a lot that is severed by a gazetted road and that uses the road as the boundary of division occurs only where the development: <ul style="list-style-type: none"> <li>• improves agricultural efficiency; or</li> <li>• facilitates agricultural activity; or</li> <li>• facilitates conservation outcomes; or</li> <li>• ensures agricultural activity is not compromised.</li> </ul>	<b>AO11</b> No acceptable outcome provided.
<b>PO12</b> Boundary realignments occur only where the development: <ul style="list-style-type: none"> <li>• improves agricultural efficiency; or</li> <li>• facilitates agricultural activity; or</li> <li>• facilitates conservation outcomes; or</li> <li>• resolves boundary issues where a structure is built over the boundary line of two lots; and</li> <li>• involves lots that share a common boundary; and</li> <li>• ensures agricultural activity is not compromised.</li> </ul>	<b>AO12</b> No acceptable outcome provided.
<b>PO13</b>	<b>AO13</b> No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Boundary realignments do not create small lots for rural lifestyle or rural residential purposes.	
<b>PO14</b> A boundary realignment shall not create any new lot or lots which could be further subdivided (i.e. no net increase or potential increase in lots).	<b>AO14</b> Boundary realignments do not result in the creation of a lot/s which have twice the minimum lot size identified in Table 9.4.4.3.24 unless the lot previously had twice this area.
<b>PO15</b> Subdivision within the 8ha precinct provides for appropriately designed and constructed sealed road access from the development site to another sealed road.	<b>AO15</b> Roads are designed and constructed to a sealed standard in accordance with Planning Scheme Policy 4 - FNQROC Regional Development Manual.
<b>Centre and Industry Zones</b>	
<b>PO16</b> Lots in the industry zone and centre zone have sufficient dimensions allow for the on site manoeuvrability of a HRV.	<b>AO16</b> No acceptable outcome provided.
<b>PO17</b> Roads within or adjoining the industrial zone are designed to cater for heavy vehicles.	<b>AO17</b> Reconfiguring a lot in the Industry zone has road layouts designed to cater for movement and turning of B-Double vehicles.
<b>Rear lots</b>	
<b>PO18</b> Rear lots are designed to: <ul style="list-style-type: none"> <li>provide a high standard of amenity for residents and other users of the site; and</li> <li>provide a high standard of amenity for adjoining properties; and</li> <li>not adversely affect the safety and efficiency of the road from which access is gained.</li> </ul>	<p><b>AO18.1</b> Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p> <p><b>AO18.2</b> Not more than one rear lot is created behind any lot with a road frontage.</p> <p><b>AO18.3</b> Rear lot access strips have the minimum width identified by table 9.4.4.3.2 for their full length.</p> <p><b>AO18.4</b> The access to the rear lot is located on only one side of the lot with direct frontage to the street.</p> <p>Figure 1 example of access:</p> <p><b>AO18.5</b> New subdivisions have no more than 1 in 10 new lots with rear access.</p> <p><b>AO18.6</b> Rear lots are not created in the Centre zone or the Industry zone.</p> <p><b>AO18.7</b> Except for lots in the Rural zone, the accessway must be sealed (bitumen, concrete or asphalt) to a minimum width of 3m for the full length of the access strip.</p>
<b>Crime prevention and community safety</b>	
<b>PO21</b> Development includes design features which enhance the safety from crime for the community.	<p><b>AO21</b> Recognised Crime Prevention Through Environmental Design (CPTED) best practices are incorporated into development.</p> <p><i>Note: Reference should be made to Queensland Police documents:</i></p> <ul style="list-style-type: none"> <li><b>CPTED Part A Essential features of safer places</b> which identifies principles and introduces actions to implement the principles.</li> <li>CPTED Guidelines for Queensland – Part B Implementation Guide.</li> </ul>
<b>Pedestrian and cycle movement network</b>	
<b>PO22</b> Lot reconfiguration must assist in the implementation of a Pedestrian and Cycle Movement Network to achieve safe, attractive and efficient pedestrian and cycle networks.	<b>AO22.1</b> Where a lot is subject to, or adjacent to an element of a Pedestrian and Cycle Movement Network the specific location of this element of a Pedestrian and Cycle Movement Network is incorporated in the design of the lot layout.

Performance outcomes	Acceptable outcomes
	<p><b>AO22.2</b> The element of a Pedestrian and Cycle Movement Network is constructed in accordance with the Design Guidelines set out in Sections D4 and D5 of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>
<b>Public transport corridors</b>	
<p><b>PO23</b> Future public transport corridors and sites identified for public transport infrastructure through a structure planning process are retained and protected from incompatible land uses.</p>	<p><b>AO23</b> Where a lot is subject to, or adjacent to an element depicted on a long term public transport network plan or structure plan, the specific location of this element is integrated in the design of the lot layout such that the intended future use is not compromised.</p>
<b>Residential subdivision</b>	
<p><b>PO24</b> To facilitate housing choice and diversity, developments consist of an integrated variety of lot sizes.</p>	<p><b>AO24.1</b> A variety of lot sizes are incorporated into the development.</p> <p><b>AO24.2</b> Lots are arranged to avoid large clusters of smaller lots all of the minimum size.</p>
<p><b>PO25</b> Lots which can be reconfigured further in the future are designed so that any further reconfiguration will achieve:</p> <ul style="list-style-type: none"> <li>lots of sufficient area and dimensions to accommodate the ultimate intended land use; and</li> <li>an appropriate ultimate lot layout; and</li> <li>the provision of a safe, efficient and effective infrastructure network.</li> </ul>	<p><b>AO25.1</b> The ability to further reconfigure the site is demonstrated by the preparation of a future layout plan which demonstrates that future lots and building envelopes provide for an ultimate layout which meets the outcomes sought by the Planning Scheme.</p> <p><b>AO25.2</b> Building envelopes are protected through a statutory covenant.</p> <p><b>AO25.3</b> Infrastructure networks are designed and constructed to accommodate the ultimate development capacity requirements.</p>
<p><b>PO26</b> The subdivision design provides the new community with a local identity by responding to the site context, site characteristics, setting, land marks and views.</p>	<p><b>AO26</b> Elements of natural and cultural significance are incorporated into the design and become features of the subdivision layout contributing to the amenity of the development.</p>
<p><b>PO27</b> The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.</p>	<p><b>AO27</b> No acceptable outcome provided.</p>
<p><b>PO28</b> The road network is designed to:</p> <ul style="list-style-type: none"> <li>minimize the number of cul-de-sacs; and</li> <li>provide walkable catchments for all residents in cul-de-sacs; and</li> <li>include open cul-de-sac heads.</li> </ul>	<p><b>AO28</b> The subdivision design:</p> <ul style="list-style-type: none"> <li>minimises the use of cul-de-sacs; and</li> <li>cul-de-sacs are no more than 100m long; and</li> <li>cul-de-sacs include wide paths and open space areas at their heads.</li> </ul> 
<p><b>PO29</b> The road layout is safe, efficient and functional.</p>	<p><b>AO29</b> Road layout is in accordance with the Sections D1 and D3 of the Planning Scheme Policy 4 - FNQROC Regional Development Manual and Complete Streets.</p>
<b>Parks and land for community facilities</b>	
<p><b>PO30</b> A network of Parks and community land is:</p> <ul style="list-style-type: none"> <li>established to provide and support for the full range of recreational and sporting activities; and</li> <li>located to ensure adequate pedestrian, cycle and vehicle access; and</li> <li>supported by appropriate infrastructure and embellishments; and</li> <li>co-located with other existing or proposed community infrastructure.</li> </ul>	<p><b>AO30</b> No acceptable outcome provided.</p>
<b>Road hierarchy and road network</b>	

Performance outcomes	Acceptable outcomes
<b>PO31</b> Lot reconfiguration must assist in the implementation of the road hierarchy.	<b>AO31.1</b> Where a lot is subject to, or adjacent to a high order road (as defined by FNQROC Development Manual or identified on Strategic Framework maps Series A), the specific location of this element is a primary consideration in the design of the lot layout.
	<b>AO31.2</b> Corner allotments are designed to provide access via the lower order road.
<b>PO32</b> The function of each road within the road hierarchy is clearly identified and legible and provides integration, safety and convenience for all users.	<b>AO32</b> Roads are designed and constructed in accordance with the specifications set out in Sections D1 and D3 of the Planning Scheme Policy 4 - FNQROC Development Manual.
<b>Public transport network</b>	
<b>PO33</b> Lot reconfiguration must provide safe and convenient access to an existing or future public transport network.	<b>AO33.1</b> The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.
	<b>AO33.2</b> 90% of allotments are located within a 400m walking distance of a future public transport route.
	<b>AO33.3</b> Road layout and design shall be provided in accordance with <i>Complete Streets Queensland</i> (as amended).
<b>PO34</b> Future public transport corridors and sites identified for public transport infrastructure through a structure planning process are retained and protected from incompatible land uses.	<b>AO34</b> Where a lot is subject to, or adjacent to an element depicted on a long term public transport network plan or structure plan, the specific location of this element is integrated in the design of the lot layout such that the intended future use is not compromised.
<b>Crime prevention and community safety</b>	
<b>PO35</b> Development includes design features which enhance the safety from crime for the community.	<b>AO35</b> Recognised Crime Prevention Through Environmental Design (CPTED) best practices are incorporated into development.
	<i>Note: Reference should be made to Queensland Police documents:</i> <ul style="list-style-type: none"> <li>• <del>CPTED Part A Essential features of safer places which identifies principles and introduces actions to implement the principles.</del></li> <li>• <del>CPTED Guidelines for Queensland – Part B Implementation Guide.</del></li> </ul>
<b>Park and open space</b>	
<b>PO356</b> Provision must be made for sufficient open space to: <ul style="list-style-type: none"> <li>• meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; and</li> <li>• provide a diversity of settings; and</li> <li>• retain riparian corridors and significant vegetation and habitat areas and provides linkages between those areas; and</li> <li>• provide links between public open spaces to form a legible network; and</li> <li>• meet regional, district and neighbourhood open space requirements.</li> </ul>	<b>AO356.1</b> A contribution is paid towards Public Open Space in accordance with the <del>Local Government Priority</del> Infrastructure Plan and Infrastructure charges schedule.
	<b>AO356.2</b> An area equivalent to 10% of the area of the site the subject of the reconfiguration is dedicated as open space, or
	Where it is mutually acceptable to Council and the developer, a contribution in lieu of land equal in value to 10% of the area of the site; or
	Where it is mutually acceptable to Council and the developer, a combination of both contribution and dedication of land for private open space equal in value to 10% of the area of the site the subject of the reconfiguration.
	The function and location of this open space is consistent with the preferred open space network. A maximum of 3% of the area of the site the subject of the reconfiguration can consist of land identified as significant vegetation or riparian corridor buffer.
	<b>AO356.3</b> Land that is dedicated as open space and capital works are undertaken to provide recreational facilities within the open space or beautification of the open space.
	<b>AO356.4</b> The function, location and desired standard of this open space is consistent with open space network requirements, as described in Planning Scheme Policy 4 - Design of public open space.
<b>Electricity supply</b>	
<b>PO367</b>	<b>AO367</b>

<p><b>Performance outcomes</b></p> <p>Development is provided with electricity services that will meet its requirements and that are appropriate to the character of the locality.</p>	<p><b>Acceptable outcomes</b></p> <p><u>With the exception of any unimproved lot in the Rural Zone (General Rural, Agricultural Land, Broadhectare and Agricultural Investigation Precincts) that is 60ha or greater</u></p> <p>Each lot:</p> <ul style="list-style-type: none"> <li>• is connected to the electricity supply network; or</li> <li>• has arranged a connection to the transmission grid; or</li> <li>• provides an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where it is demonstrated that no air or noise emissions and no adverse impact on visual amenity will occur.</li> </ul>
<p><b>PO378</b></p> <p>The design and provision of the electricity supply network is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.</p>	<p><b>AO378.1</b></p> <p>Extension to the electricity supply network is provided underground in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Development Manual.</p> <p><b>AO378.2</b></p> <p>Where in an existing area, development connects to the existing network, in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Development Manual.</p> <p><b>AO378.3</b></p> <p>Such works should be undertaken by a contractor approved by the electricity provider at the applicant's expense.</p> <p><b>AO378.4</b></p> <p>The electricity supply network is designed and constructed in accordance with the Design Guidelines and Specifications set out in the <i>Planning Scheme Policy 4 – FNQROC Development Manual</i>.</p>
<p><b>Emissions and hazardous activities</b></p>	
<p><b>PO389</b></p> <p>Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants.</p>	<p><b>AO389</b></p> <p>Development is located where soils are not contaminated by pollutants which represent a health or safety risk to users, or contaminated soils subject to a development are remediated prior to plan sealing, operational works permit or issuing of building works permit.</p>
<p><b>Former mining activities and UXO's</b></p>	
<p><b>PO3940</b></p> <p>Development is located where soils are not contaminated by pollutants which represent a health or safety risk to users, or contaminated soils subject to a development are remediated prior to plan sealing, operational works permit or issuing of building works permit.</p>	<p><b>AO3940</b></p> <p>Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants.</p>
<p><b>Additional provisions for greenfield development only</b></p>	
<p><b>PO401</b></p> <p>Development protects sensitive land uses from the impacts of previous activities that may cause risk to people or property including:</p> <p>(a) former mining activities and hazards (e.g. disused underground mines, tunnels and shafts).</p> <p>(b) Former landfill and refuse sites.</p>	<p><b>AO401</b></p> <p>Development is located where there is no risk associated with former mining activities and hazards or former land fill and refuse sites; or the site is remediated prior to plan sealing, operational works permit or issuing of building works permit.</p>
<p><b>PO412</b></p> <p>Risks to health and safety from unexploded ordnances are managed by new development appropriately remediating these areas.</p>	<p><b>AO412</b></p> <p>Development of land with substantial Unexploded Ordnance (UXO) potential only proceeds following the conduct of UXO investigations and any necessary remediation by a qualified UXO investigation and remedial search contractor.</p>
<p><b>Wet Tropics of Queensland World Heritage Area</b></p>	
<p><b>PO42</b></p> <p><u>Development avoids adverse impacts on world heritage values and integrity, and the cultural heritage significance of the Wet Tropics of Queensland World Heritage Area.</u></p>	<p><b>AO42</b></p> <p><u>Development within the Wet Tropics of Queensland World Heritage Area is undertaken subject to an approval or management agreement under the Wet Tropics Management Plan 1998.</u></p>

**Table 9.4.4.3.2 Minimum area and dimensions for Reconfiguring a lot**

Zone	Minimum area	Minimum frontage
Low density residential	<ul style="list-style-type: none"> <li>350m<sup>2</sup> (where greenfield development and connected to reticulated water and sewerage)</li> </ul>	10m
	<ul style="list-style-type: none"> <li>600m<sup>2</sup> (where connected to reticulated water and sewerage)</li> </ul>	16m
	<ul style="list-style-type: none"> <li>800m<sup>2</sup> (where connected to reticulated water).</li> </ul>	16m
	Where for a rear lot: <ul style="list-style-type: none"> <li>800m<sup>2</sup> (where connected to reticulated water and sewerage)</li> <li>1,000m<sup>2</sup> (where connected to reticulated water)</li> </ul>	Where for a rear lot: <ul style="list-style-type: none"> <li>5m</li> <li>5m</li> </ul>
Medium density residential	400m <sup>2</sup>	10m
	Where for a rear lot: 600m <sup>2</sup>	Where for a rear lot: 5m
Emerging communities	10 hectares	100m
Centre	800 m <sup>2</sup>	20m
Industry	1500m <sup>2</sup>	45m
Recreation and open space	Not specified	Not specified
Community facilities	Not specified	Not specified
Conservation	Not specified	Not specified
Rural residential		
5ha precinct	5ha	100m
2 hectare precinct	2 hectares	60m
1 hectare precinct	1 hectare	60m
4000m <sup>2</sup> precinct	4000m <sup>2</sup>	40m
	Where for a rear lot in all precincts:	Where for a rear lot in all precincts:
	As above.	10m
Rural		
Broad hectare and Agricultural Investigation precincts	Not specified	Not specified
Agricultural land precinct	60 hectares	400m
General rural precinct	60 hectares	400m
8ha precinct	8ha	150m

**9.3.59.4.5 Works, services and infrastructure code**

**9.3.5.19.4.5.1 Application**

This code applies to assessing applications for development.

When using this code, reference should be made to section 5.3.2 and, where applicable section 5.3.3 located in Part 5.

**9.3.5.29.4.5.2 Purpose and overall outcomes**

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

- (a) supply adequate, safe and reliable supply of potable, fire fighting and general use water in accordance with relevant standards; and
- (b) provide for the treatment and disposal of wastewater and ensure there are no adverse impacts on water quality and no adverse health, amenity or ecological impacts; and
- (c) provide for the disposal of stormwater and ensure there are no adverse impacts on water quality and no adverse ecological impacts; and
- (d) connect development to the road network and any adjoining public transport, pedestrian and cycle networks in a safe manner and no adverse impacts on these road networks as a result of increasing the cumulative effect of traffic in the locality; and
- (e) access, parking, streets and pedestrian and cycle paths are provided to standards that ensure safe, convenient and efficient operation of movement networks; and
- (f) associated works do not affect the efficient functioning of public utility mains, services or installations; and
- (g) infrastructure dedicated to Council is cost effective over its life cycle; and
- (h) provide development with electricity and telecommunications services that meet its desired requirements; and
- (i) ensure development is connected to a nearby electricity network (with adequate capacity) without significant environment, social or amenity impacts; and
- (j) development prevents the spread of weeds, seeds or other pests.

**9.3.5.39.4.5.3 Assessment Benchmarks**

Table 9.4.5.3.1 Works, services and infrastructure code – For accepted and assessable development

Performance outcomes	Acceptable outcomes
<b>For accepted and assessable development</b>	
<b>Water supply</b>	
<b>PO1</b> An adequate, safe and reliable supply of potable, fire_fighting and general use water is provided and constructed in accordance with relevant standards.	<p><b>AO1.1</b> Development is connected to Council's reticulated water supply system if:</p> <ul style="list-style-type: none"> <li>- located within a Priority infrastructure area; or</li> <li>- located within a benefited area; or</li> <li>- the parent lot is currently connected; or</li> <li>- located within the Industry or commercial zone; or</li> <li>- located within the Low density residential zone, Medium density residential zone, Emerging communities zone or Rural residential zone 4,000m<sup>2</sup> precinct.</li> </ul> <p><b>AO1.1</b> Development is connected to:</p> <ul style="list-style-type: none"> <li>• Council's reticulated water supply system if:                             <ul style="list-style-type: none"> <li>~ located within a Priority infrastructure area; or</li> <li>~ located within a benefited area; or</li> <li>~ the parent lot is currently connected; or</li> <li>~ located within the Industry or commercial zone; or</li> <li>~ located within the Low density residential zone, Medium density residential zone, Emerging communities zone or Rural residential zone 4,000m<sup>2</sup> precinct; or</li> </ul> </li> <li>• If not identified in the point above and for a Dwelling house only:                             <ul style="list-style-type: none"> <li>~ on-site water storage tank/s with a minimum capacity of 90,000L with a reserve of at least 10,000L for fire fighting purposes and fitted with a 50mm ball valve with a camlock fitting and are installed and connected prior to the occupation or use of the development; or</li> <li>~ a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</li> </ul> </li> <li>• If not identified in the points above it can be demonstrated that a minimum supply equivalent to 500 litres/person/day can be achieved by way of:</li> </ul>

Performance outcomes	Acceptable outcomes
	<p>— on-site water storage tank/s with a reserve of at least 10,000L for fire-fighting purposes and fitted with a 50mm ball valve with a camlock fitting and are installed and connected prior to the occupation or use of the development; or</p> <p>— a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p> <p><b>AO1.2</b> Any connection to, or extension of the Council's reticulated water supply system is designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p> <p><b>AO1.3</b> <u>Dwelling house (including secondary dwellings) and Caretaker's accommodation uses that are not connected to Council's reticulated supply network, must be provided with a reliable non-reticulated water supply from one, or a combination of, the following sources that satisfies the standards for drinking water set by the Australian Drinking Water Guidelines (as amended):</u></p> <p>(a) <u>Rainwater tank(s) with a minimum storage capacity of 90,000 litres - if the sole source of supply, or 40,000 litres - if used in combination with one or both of the supply options identified by (b) or (c); and/or</u></p> <p>(b) <u>A watercourse if the site adjoins an identified (perennial) watercourse; and/or</u></p> <p>(c) <u>A bore installed in accordance with the requirements of D6.09 of the FNQROC Development Manual and sited in accordance with the setback distances specified by AS/NZ1547 (as amended).</u></p> <p><u>Supply options (b) and (c) require an auxiliary storage tank (minimum capacity of 10,000 litres) to be provided exclusive of fire-fighting reserve tank storage where supply would not be supplemented by option (a).</u></p> <p><b>AO1.4</b> <u>All other uses involving permanent/temporary accommodation and/or visitation by customers/staff and that are not connected to Council's reticulated supply network must be provided with a reliable non-reticulated water supply from one, or a combination of, the following sources that satisfies the standards for drinking water set by the Australian Drinking Water Guidelines (as amended) and that can achieve a minimum supply of 500 litres/person/day:</u></p> <p>(a) <u>Rainwater tank(s); and/or</u></p> <p>(b) <u>A watercourse if the site adjoins an identified (perennial) watercourse; and/or</u></p> <p>(c) <u>A bore installed in accordance with the requirements of D6.09 of the FNQROC Development Manual and sited in accordance with the setback distances specified by AS/NZ1547 (as amended).</u></p> <p><u>Supply options (b) and (c) require an auxiliary storage tank (minimum capacity of 10,000 litres) to be provided exclusive of fire-fighting reserve tank storage where supply would not be supplemented by option (a).</u></p>
<p><b>Treatment and disposal of wastewater</b></p> <p><b>PO2</b> Provision is made for the treatment and disposal of wastewater to ensure there are no adverse impacts on water quality and no adverse health, amenity or ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.</p>	<p><b>AO2.1</b> Where development generates wastewater, the development is connected to:</p> <ul style="list-style-type: none"> <li>• Council's reticulated sewerage system where: <ul style="list-style-type: none"> <li>- located within in a benefited area; or</li> <li>- the parent lot is currently connected; or</li> </ul> </li> <li>• where not located within a benefited area, an effluent disposal system is provided in accordance with AS/NZ 1547 On-Site Domestic Wastewater Management (as amended).</li> </ul> <p><b>AO2.2</b></p>



Performance outcomes	Acceptable outcomes
	Any connection to, or extension of, the Council's reticulated sewerage system is designed and constructed in accordance with the Design Guidelines and Specifications set out in the <i>Planning Scheme Policy 4 – FNQROC Regional Development Manual</i> .
<b>Stormwater</b>	
<b>PO3</b> Stormwater infrastructure is designed and constructed to collect and convey the design storm event in natural and engineered channels, a piped drainage network and system of overland flow paths to a lawful point of discharge in a safe manner that minimises inundation and protects life.	<p><b>AO3.1</b> Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the <i>Planning Scheme Policy 4 – FNQROC Regional Development Manual</i>.</p> <p><b>AO3.2</b> An on-site drainage system is constructed to convey stormwater from the premises to a lawful point of discharge and a non-worsening impact on adjoining properties or roads, and is in accordance with the Design Guidelines and Specifications set out in the <i>Planning Scheme Policy 4 – FNQROC Regional Development Manual</i>.</p> <p><b>AO3.3</b> Development other than Dwelling house incorporates on-site stormwater detention measures to ensure a non-worsening effect on adjoining properties and roads.</p>
<b>Transport network</b>	
<b>PO4</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	<b>AO4</b> The road geometry, pavement, footpaths, cycleways, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the <i>Planning Scheme Policy 4 – FNQROC Regional Development Manual</i> , <i>Planning Scheme Policy 10 - Footpath Paving and the Atherton Shire Council Cycle and Pedestrian Strategy (2005)</i> .
<b>PO5</b> Safe access is provided to the site from the transport network.	<b>AO5</b> Accessways are constructed to provide access to the site in accordance with the Design Guidelines and Specifications set out in the <i>Planning Scheme Policy 4 – FNQROC Regional Development Manual</i> .
<b>Excavation or filling</b>	
<b>PO6</b> Development must not have an adverse impact on the: <ul style="list-style-type: none"> <li>streetscape; and</li> <li>scenic amenity; and</li> <li>environmental values; and</li> <li>slope stability; and</li> <li>accessibility; and</li> <li>privacy of adjoining premises.</li> </ul>	<p><b>AO6.1</b> Excavation or filling at any point on a lot is to be no greater than 1.5m above or below natural ground level.</p> <p><b>AO6.2</b> Earthworks batters: <ul style="list-style-type: none"> <li>are no greater than 1.5 metres in height; and</li> <li>are stepped with a minimum width 2 metre berm; and</li> <li>do not exceed a maximum of two batters and two berms (i.e. not greater than 3.6m in total height) on any one lot; and</li> <li>have a slope no greater than 1 in 4; and are retained.</li> </ul> </p> <p><b>AO6.3</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the <i>Planning Scheme Policy 4 – FNQROC Regional Development Manual</i>.</p> <p><b>AO6.4</b> Retaining walls have a maximum height of 1.5m and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the <i>Planning Scheme Policy 4 – FNQROC Regional Development manual</i>.</p> <p><b>AO6.5</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the <i>Planning Scheme Policy 4 – FNQROC Regional Development manual</i>.</p>
<b>Telecommunication services</b>	
<b>PO7</b> Development, <u>other than a Dwelling house</u> , is provided with telecommunications services that <del>will</del> meet the standards of the relevant regulatory authority <u>and satisfy community expectations with regards to safety and that are appropriate to the character of the locality</u> .	<b>AO7</b> Development, <u>other than a Dwelling house</u> , is provided with a connection to <del>the</del> telecommunication services.
<b>Electricity</b>	

Performance outcomes	Acceptable outcomes
<p><b>PO8</b> Development is provided with a source of power that will meet the standards of the relevant regulatory authority and that are appropriate to the character of the locality.</p>	<p><b>AO8</b> <a href="#">With the exception of any unimproved lot in the Rural Zone (General Rural, Agricultural Land, Broadhectare and Agricultural Investigation Precincts) that is 60ha or greater</a> the premises:</p> <ul style="list-style-type: none"> <li>• is connected to the electricity supply network; or</li> <li>• has arranged a connection to the transmission grid; or</li> <li>• where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: <ul style="list-style-type: none"> <li>- it is approved by the relevant regulatory authority; and</li> <li>- it can be demonstrated that no air or noise emissions; and</li> <li>- it can be demonstrated that no adverse impact on visual amenity will occur.</li> </ul> </li> </ul>
<b>Existing public utility services</b>	
<p><b>PO9</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p><b>AO9</b> Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>
<b>Common private title</b>	
<p><b>PO10</b> Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p><b>AO10.1</b> Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground.</p>
	<p><b>AO10.2</b> Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.</p>
<p><b>PO11</b> Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.</p>	<p><b>AO11</b> Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.</p>
<p><b>PO12</b> Hydrants are suitably identified so that fire services can locate them at all hours.</p>	<p><b>AO12</b> Hydrants are identified as specified in <a href="#">the Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots (Queensland Fire and Emergency Services, 2019)</a>; <a href="#">Identification of street hydrants for fire fighting purposes; available under 'Publications' on the Department of Transport and Main Roads website</a> <a href="http://www.tmr.qld.gov.au/-/media/busind/techstdpubs/trum/125Amend18.pdf">www.tmr.qld.gov.au/-/media/busind/techstdpubs/trum/125Amend18.pdf</a>.</p>
<b>Public infrastructure</b>	
<p><b>PO13</b> The design, construction and provision of infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.</p>	<p><b>AO13</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>
<b>For assessable development only</b>	
<b>Stormwater</b>	
<p><b>PO14</b> Design and construction of the stormwater infrastructure:</p> <ul style="list-style-type: none"> <li>• ensures no adverse impacts as a result of increasing the cumulative effect of systems in the locality; and</li> <li>• does not pose a health risk to the community; and</li> <li>• ensures no adverse impacts on the environment; and</li> <li>• ensures no adverse impacts on water quality.</li> </ul>	<p><b>AO14</b> Stormwater infrastructure is designed and constructed in accordance with the following:</p> <ul style="list-style-type: none"> <li>• Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and</li> <li>• Queensland Urban Drainage Manual; and</li> <li>• Australian Rainfall and Runoff; and</li> <li>• Natural Channel design Guidelines; and</li> <li>• Queensland Waterway Guideline; and</li> <li>• National water quality guidelines.</li> </ul>
<p><b>PO15</b> <a href="#">Concentrated stormwater discharge/rainage paths through</a></p>	<p><b>AO15</b> No acceptable outcome provided.</p>

Performance outcomes	Acceptable outcomes
private property are dedicated as easements for drainage purposes.	
<b>Stormwater quality</b>	
<p><b>PO16</b> Development, <u>other than a Dwelling house</u>, has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> <li>• optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; and</li> <li>• protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; and</li> <li>• achieve specified water quality objectives; and</li> <li>• minimise flooding; and</li> <li>• maximise the use of natural channel design principles; and</li> <li>• maximise community benefit; and</li> <li>• minimise risk to public safety.</li> </ul>	<p><b>AO16.1</b> Applications for development, <u>other than a Dwelling house</u>, are accompanied by:</p> <ul style="list-style-type: none"> <li>• a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and</li> <li>• an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> <li>- drainage control; and</li> <li>- erosion control; and</li> <li>- sediment control; and</li> <li>- water quality outcomes.</li> </ul> </li> </ul> <p><b>AO16.2</b> Applications for development on land greater than 2,500m<sup>2</sup> or that result in 6 or more lots or 6 or more residential units, are accompanied by a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that demonstrates that the development:</p> <ul style="list-style-type: none"> <li>• meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; and</li> <li>• is consistent with any local area stormwater water management planning; and</li> <li>• accounts for development type, construction phase, local climatic conditions and design objectives; and</li> <li>• provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.</li> </ul>
<p><b>PO17</b> Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> <li>• protect or enhance the environmental values of receiving waters; and</li> <li>• achieve specified water quality objectives; and</li> <li>• where possible, provide for recreational use; and</li> <li>• maximise community benefit; and</li> <li>• minimise risk to public safety.</li> </ul>	<p><b>AO17</b> No acceptable outcome provided.</p>
<b>Flood immunity</b>	
<p><b>PO18</b> An acceptable level of flood immunity is provided for new development.</p>	<p><b>AO18.1</b> The floor level of habitable rooms in new buildings is 300mm above the 1% AEP Flood Level.</p> <p><b>AO18.2</b> Permanent residential car parking and access has immunity to a 1% AEP Flood Level.</p> <p><b>AO18.3</b> Temporary car parking has immunity to a 5% AEP Flood Level.</p>
<b>Transport network</b>	
<p><b>PO189</b> Development is connected to the transport network to a standard which is appropriate for:</p> <ul style="list-style-type: none"> <li>• the safe and efficient movement of vehicles, pedestrians and cyclists; and</li> <li>• the volume, frequency and type of usage; and</li> <li>• the function and configuration of the network.</li> <li>• the desired streetscape character.</li> </ul>	<p><b>AO189</b> Development is designed and constructed in accordance with the <u>Local Government Priority Infrastructure Plan</u>, including the:</p> <ul style="list-style-type: none"> <li>• Planning Scheme Policy 4- FNQROC Regional Development Manual; and</li> <li>• Road Planning and design Manual - Department of Transport and Main roads; and</li> <li>• Australian Standards; and</li> <li>• AUSTRROADS guidelines.</li> </ul>

Performance outcomes	Acceptable outcomes
<b>Excavation or filling</b>	
<b>PO1920</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	<b>AO1920.1</b> Haul routes used for transportation of fill to or from the site only use Major Roads and avoid residential areas.  <b>AO1920.2</b> Transportation of fill to or from the site does not occur: <ul style="list-style-type: none"> <li>• within peak traffic times; and</li> <li>• before 7am or after 6pm Monday to Friday; 7am or after 1pm Saturdays; and</li> <li>• on Sundays or Public Holidays.</li> </ul>
<b>PO204</b> Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	<b>AO204.1</b> Dust emissions do not extend beyond the boundary of the site. <b>AO204.2</b> No other air pollutants, including odours, are detectable at the boundary of the site. <b>AO204.3</b> A management plan for control of dust and air pollutants is prepared and implemented. <b>AO204.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: <ul style="list-style-type: none"> <li>• adjoining premises; or</li> <li>• a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</li> </ul>
<b>PO212</b> Access to the premises (including driveways and paths) does not have an adverse impact on: <ul style="list-style-type: none"> <li>• safety; and</li> <li>• drainage; and</li> <li>• visual amenity; and</li> <li>• privacy of adjoining premises.</li> </ul>	<b>AO212</b> Access to the premises (including all works associated with the access): <ul style="list-style-type: none"> <li>• must follow as close as possible to the existing contours; and</li> <li>• be contained within the premises and not the road reserve, and</li> <li>• are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</li> </ul>
<b>PO223</b> Access is of sufficient width to provide suitable access to the intended use.	<b>AO223</b> Access is designed and constructed in accordance with AS/NZS 2890.
<b>PO234</b> Where contaminated material is to be disturbed or removed, the contaminated material is managed so it no longer causes environmental harm or poses a risk to human health.	<b>AO234</b> No acceptable outcome provided.  Note: Contaminated land is managed under the <i>Environmental Protection Act 1994</i> . Common land uses which may cause contamination include, but are not limited to, service stations, cattle dips, tanneries, wood treatment sites, landfills, fuel storage, refuse tips and unexploded ordnances (UXO).
<b>Electricity supply</b>	
<b>PO245</b> Adequate and appropriate buffers are provided between substations and major electricity infrastructure and proposed sensitive land uses.	<b>AO245</b> No acceptable outcome provided.
<b>PO256</b> The design and provision of the electricity supply network is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	<b>AO256.1</b> Extension to the electricity supply network is provided underground in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. <b>AO256.2</b> Where in an existing area, development connects to the existing network, in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. <b>AO256.3</b> The electricity supply network is designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.
<b>Street lighting</b>	
<b>PO26</b> <u>Development that involves the construction of new roads, or the upgrading of existing roads, is provided with street lighting of an appropriate standard to protect the safety of the anticipated road users, including cyclists and pedestrians.</u>	<b>AO26</b> <u>Development that involves the construction of new roads, or the upgrading of existing roads, provides street lighting in accordance with section D8.07 of the FNQROC Development Manual.</u>

Performance outcomes	Acceptable outcomes
<b>Weed and pest management</b>	
<p><b>PO278</b> Development prevents the spread of weeds, seeds or other pests (e.g. ants, bees) into clean areas or away from infested areas.</p>	<p><b>AO278</b> Development includes provisions for machinery and vehicle clean down to prevent the spread of weeds, seeds or other pests (e.g. ants, bees) into clean areas or away from infested areas.</p>

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## Part 10 Planning Partnerships

### 10.1 Wet Tropics Management Plan 1998

The Wet Tropics Management Plan 1998 <https://www.legislation.qld.gov.au/view/html/asmade/sl-2020-0176> has been prepared to satisfy the requirements of the *Wet Tropics World Heritage Protection and Management Act 1993*.

The Wet Tropics Management Plan 1998 applies to all development within the Wet Tropics of Queensland World Heritage Area.

Note – The Wet Tropics of Queensland World Heritage Area is shown on the strategic framework maps.

To the extent of any inconsistency the Management Plan will prevail over Tablelands Regional Council Planning Scheme 2016. The Wet Tropics Management Plan 1998 is administered by the Wet Tropics Management Authority <https://www.wettropics.gov.au/>.

Any development within the Wet Tropics of Queensland World Heritage Area may be referred to the Wet Tropics Management Authority for assessment as a Third-Party Advice Agency. "There are no other plans for this Planning Scheme."