

WESTERN DOWNS PLANNING SCHEME



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Version table

Version	Details	Date
Version 1	For adoption by Western Downs Regional Council	March 2017
Version 2	Version in accordance with the Minister's Rules for the purpose of the Alignment Amendment to the Planning Act (2016).	June 2017

Citation and commencement

This planning scheme may be cited as the *Western Downs Planning Scheme*.

A notice was published in the Government Gazette No. 377 on 14 July, 2017 for the planning scheme for the Western Downs local government area. .

The commencement date for the planning scheme was 17 July, 2017.

Amendments to the planning scheme are included at Appendix 2.

Community statement

Western Downs has an unforgettable mix of physical attractions, diverse cultural assets and great people; making for a healthy and balanced lifestyle.

The world class attractions of the Western Downs are prime quality agricultural land and the dramatic landscape features; including wide open spaces and the magnificent Bunya Mountains National Park.

The Western Downs people are connected and caring, easy going and friendly. Residents cherish their amazingly rich community life and warmly embrace new residents drawn to the area. The towns and villages in the Western Downs are appealing places to live and visit. Visitors come again and again for a change in pace and scene, to soak themselves in the experience of the Western Downs and to spend time with the locals.

Western Downs is a showcase for good regional governance and management, with shared responsibilities and partnership across all sectors.

Western Downs in a place of innovation, progress and outstanding economic success. The economic activity of the region respects the environment, with opportunities and benefits shared by all. Its long standing role as a vital food bowl has been strengthened while the region has developed major new industries in the energy sector and through value adding.

Western Downs is 'A Destination'; and attractive yet affordable and welcoming place to live and visit.

Editor's Note - the community statement is extrinsic material to the planning scheme.

Strategic vision

Council and the community has a strategic vision that the Western Downs will be:

- A strong sustainable region that is economically and socially resilient;
- A region that enables, promotes and facilitates economic development opportunities by encouraging new industries and commerce initiatives whilst protecting our natural resources;
- Encourages technological innovation and value adding opportunities;
- Promotes and facilitates investment attraction opportunities;
- Ensures the provision of infrastructure (including social) to meet the needs and expectations of the community;
- Provides opportunities for people to age in place;
- Provides a range of housing options to suit the needs of residents; and
- A region that is recognised as finding an equilibrium between the built and natural environments.

Editor's note—the strategic vision is extrinsic material to the planning scheme. Note that as part of public notification of planning scheme, the community will be asked to provide feedback on what their vision for the region is.

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Part 1 About the planning scheme

1.1 Introduction

- (1) The Western Downs Planning Scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 17 May 2017.
- (3) In seeking to achieve this purpose, the planning scheme sets out Western Downs Regional Council's intention for the future development in the planning scheme area, over the next 15 years.
- (4) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with a 15 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 Western Downs Regional Council including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in Map 1.

Figure 1.1 - Local government planning scheme area and context



Local Government
Planning Scheme Area
and Context

1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
 - (a) about the planning scheme
 - (b) state planning provisions
 - (c) the strategic plan
 - (d) the local government infrastructure plan
 - (e) tables of assessment
 - (f) the following zones:
 - Centre zones**
 - (i) Major centre zone
 - (ii) District centre zone
 - (iii) Local centre zone
 - (iv) Township zone
 - Industry zones**
 - (v) Low impact industry zone
 - (vi) Medium impact industry zone
 - Residential zones**
 - (vii) Low density residential zone
 - (viii) Medium density residential zone
 - Rural zones**
 - (ix) Rural zone
 - (x) Rural residential zone
 - (A) Rural residential 4000 precinct
 - (B) Rural residential 8000 precinct
 - (C) Rural residential 20000 precinct
 - Other zones**
 - (xi) Community facilities zone
 - (xii) Recreation and open space zone
 - (g) Western Downs health precinct local plan
 - (h) the following overlays:
 - (i) OM-001 Airport environs overlay
 - (ii) OM-002 Biodiversity areas overlay
 - (iii) OM-003 Bushfire hazard overlay
 - (iv) OM-004 Flood hazard overlay
 - (v) OM-005 Heritage overlay
 - (vi) OM-006 Infrastructure overlay
 - (vii) OM-007 Extractive resources overlay
 - (viii) OM-008 Agricultural Land overlay
 - (ix) OM-009 Water resource catchment
 - (x) OM-010 Regional infrastructure corridor – stock route overlay
 - (xi) OM-011 Scenic amenity overlay
 - (xii) OM-012 Stormwater overland flow path overlay
 - (xiii) OM-013 Waterway corridors overlay
 - (xiv) OM-014 Wetlands overlay
 - (xv) OM-015 Road hierarchy overlay
 - (xvi) OM-016 Noise corridor overlay
 - (i) the following relevant prescribed codes as specified in the schedules of the Planning Regulation 2017 (the regulation):
 - (i) Community residence code
 - (ii) Cropping involving forestry for wood production code for accepted development
 - (iii) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

the following use codes:

- (iv) Accommodation activities code
- (v) Extractive industry code
- (i) Home based business code
- (ii) Rural activities code
- (iii) Telecommunications facility code

the following development codes:

- (iv) Advertising devices code
- (v) Infrastructure services code
- (vi) Operational works code
- (vii) Reconfiguring a lot code
- (viii) Transport, access and parking code.

(j) schedules and appendices.

(2) The following planning scheme policies support the planning scheme:

- (a) Planning Scheme Policy 1 – Design and Construction Standards.
- (b) Planning Scheme Policy 2 – Ecological Assessment Guidelines
- (c) Planning Scheme Policy 3 – Landscape Character Analysis
- (d) Planning Scheme Policy 4 – Heritage Place Cards
- (e) Planning Scheme Policy 5 - Additional Information that Council may request as part of the Development application process

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

Editor's note - The regulated requirements as identified in section 5(2)(a) of the Planning Regulation 2017, do not apply to this planning scheme.

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

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

Note—this is an example of a note.

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

Footnote¹—this is an example of a footnote.

1.3.3 Punctuation

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

1.3.4 Zones for roads, waterways and reclaimed land

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

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

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

1.4 Categories of development

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

(a) accepted development

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

(b) assessable development

- i. code assessment
- ii. impact assessment

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

(c) prohibited development.

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

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

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

1.5 Hierarchy of assessment benchmarks

(1) Where there is inconsistency between provisions in the planning scheme, the following rules apply:

- (a) the strategic plan prevails over all other components to the extent of the inconsistency for impact assessment.
- (b) relevant codes as specified in schedules 6 and 10 of the regulation
- (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

¹ Footnote - this is an example of a footnote.

the inconsistency.

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

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

- (4) The building assessment provisions are contained in the following parts of this planning scheme:

Table 1.6.1 Building Act provision variations

Building Assessment Provision	Planning Scheme Part
Alternative boundary clearances	Section 6 - Zones
Alternative site cover clearances	Section 6 - Zones
Alternative building and structure heights	Section 6 - Zones
Floor level heights of habitable rooms on land liable to flooding	Section 8.2.4 – Flood hazard overlay code

Editor's note—A decision in relation to building work that is assessable development under the planning scheme can 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 take this.

1.7 Local government administrative matters

1.7.1 Assessable development - Code assessable - Fast tracked

- (1) Assessable development - Code assessable - Fast tracked allows for a development application to be decided within 10 business days, if the development application is compliant with all relevant assessment benchmarks. Should the development application not comply with all relevant assessment benchmarks the application is considered to be Assessable development - Code assessable.

1.7.2 Special industry considerations

- (1) It is acknowledged that parts of the strategic plan suggest that Special Industry land uses (which include, but are not limited to the manufacturing and storage of explosives) are encouraged to occur within the identified Special Industrial Areas. These statements should not limit the use of other Rural land for Special Industry land uses as more appropriate locations with the LGA may exist to accommodate the manufacturing and storage of explosives. The Special Industrial Area (Kogan East) show on **Strategic Plan Settlement Pattern Map 1.3** would not be supported for uses involving manufacturing and storage of explosives due to the adjacent Urban Areas zoning.

1.7.3 Temporary use limitations

The following table describes the limitations on *Temporary uses* in accordance with **SC1.2 Administrative definitions**.

Table 1.7.1 – Temporary use limitations

Column 1 Defined use	Column 2 Limitations on the scope of the activity	Column 2 Maximum period of the activity
<i>Car wash</i>	If— (a) limited to a manual car wash; and (b) located in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and Open space and recreation zone, or Township zone.	1 day per week.
<i>Community use</i>	If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone or Township zone.	1 day per week.
<i>Educational establishment</i>	If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone or Township zone.	1 day per week.

<i>Food and drink outlet</i>	<p>If—</p> <p>(a) limited to a light refreshment booth; and located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone or Township zone; or</p> <p>(c) in conjunction Child care centre, Community use, Educational establishment, Place of worship; or</p> <p>(d) Indoor sport and recreation, Major sport, recreation and entertainment facility and Outdoor sport and recreation use; or</p> <p>(d) Hardware and trade supplies use that has a gross floor area in excess of 1,000m².</p>	1 day per week.
<i>Garden centre</i>	If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone or Township zone.	12 days per calendar year.
<i>Indoor sport and recreation</i>	If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone Township zone.	14 days per calendar year.
<i>Major sport, recreation and entertainment facility</i>	<p>If—</p> <p>(a) located on premises in the Community facilities zone, Recreation and open space zone or Township zone; and</p> <p>(b) on land owned by Council or land where Council is trustee and Council consent has been provided.</p>	14 days per calendar year.
<i>Market</i>	<p>If—</p> <p>(a) If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone, Specialist centre zone or Township zone; and</p> <p>(b) on land owned by Council or land where Council is trustee and Council consent has been provided.</p>	1 day per week.
<i>Nature-based tourism</i>	If located on premises in the Recreation and open space zone or Rural zone.	14 days per calendar year.
<i>Outdoor sales</i>	If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone or Township zone.	12 days per calendar year.
<i>Outdoor sport and recreation</i>	If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone or Township zone.	1 day per week.

<i>Parking station</i>	If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone or Township zone.	14 days per calendar year.
<i>Place of worship</i>	If located on premises in the Community facilities zone, District centre zone, Local centre zone Major centre zone, Recreation and open space zone or Township zone.	14 days per calendar year.
<i>Rural workers accommodation</i>	If located on premises in the Rural zone.	21 days per calendar year
<i>Tourist attraction</i>	If— (a) If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and Open space zone or Township zone; and (b) on land owned by Council or land where Council is trustee and Council consent has been provided.	14 days per calendar year.
<i>Wholesale nursery</i>	If located on premises in the Community facilities zone, District centre zone, Local centre zone, Major centre zone, Recreation and open space zone or Township zone.	14 days per calendar year.

Part 2 State planning provisions

2.1 State planning policies

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

State interests in the state planning policy appropriately integrated
All

State interests in the state planning policy not integrated
Nil

State interests in the state planning policy not relevant to Western Downs Regional Council

- Coastal environments
- Strategic airports and aviation facilities
- Strategic ports

Editor's Note - In accordance with section 8(4)(a) of the Act the State Planning Policy applies to the extent of any consistency.

2.2 Regional plan

The Minister has identified that the planning scheme, specifically the strategic plan, appropriately advances the Darling Downs Regional Plan, 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 Western Downs 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	Nil	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 Schedule10 of the Regulation because the local government will undertake this assessment role.

2.4 Regulated Requirements

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

Part 3 Strategic plan

3.1 Preliminary

- (1) The strategic plan sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the Strategic plan is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic plan is structured in the following way:
 - (a) the strategic intent;
 - (b) the following five themes that collectively represent the policy intent of the Scheme:
 - (i) Livable Communities and Housing;
 - (ii) Environment and Heritage;
 - (iii) Economic Growth;
 - (iv) Infrastructure; and
 - (v) Safety and Resilience to Hazards.
 - (c) the strategic outcome(s) proposed for development in the planning scheme area of 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;
 - (f) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic plan in its entirety represents the policy intent for the planning scheme.

3.2 Strategic Intent

3.2.1 Regional, local and historical context

- (1) The Western Downs is located in the south-west Queensland, its eastern boundary located approximately 75 kilometres north-west of Toowoomba and 200 kilometres west of Brisbane (refer to **Figure 1.1 – Local Government Planning Scheme Area and Context**).
- (2) The Western Downs stretches across a vast expanse of Queensland's rich agricultural heartland, covering a land area of 38,039 square kilometres.
- (3) The region comprises the towns of Chinchilla, Dalby, Jandowae, Miles, Tara and Wandoan as well as numerous rural settlements. The regions spatial plan and settlement pattern is reflective of the roles and function that each of these towns play in contributing to the Western Downs activity centre network.
- (4) The Western Downs contains a rich and varied cultural landscape that is of particular significance to local Indigenous communities. The cultural significance of the landscape includes traditional and spiritual associations with a number of places as well as association with living within the landscape.
- (5) The predominantly rural landscape of the Western Downs is bordered to the east by the Bunya Mountains National Park. Rainforest clad peaks shelter the largest remnant stand of ancient Bunya Pines in the world. The temperate mountain climate, waterfalls and grass topped plateaus have a special significance to the local Indigenous population, and contribute to the nature based tourism opportunities in the region.
- (6) A number of National Parks and State Forests, including Barakula, the largest State Forest in Australia protect an arc of vegetation that stretches across the northern parts of the Western Downs region. The Western Downs is also home to the largest stand of Brigalow in the southern hemisphere. A complex system of waterways dominates the predominantly flat landscape, including the Condamine and Moonie Rivers. The Great Artesian Basin and the Condamine Alluvium are critical natural resources that support the Western Downs ecology, economy and community.
- (7) The Western Downs was discovered in the mid 1800's by the explorer Ludwig Leichhardt. Early European settlers took advantage of the fertile soils and grassy plains to establish a number of large pastoral stations. To this day, the productive lands of the Western Downs provide the foundation for the region's character and economic prosperity by facilitating growth within the grazing, intensive animal industries, extractive industries, cereal crops and forestry activities.
- (8) The main transport corridor of the Warrego highway forms the east-west spine supporting economic development and social exchange across the region, linking to Toowoomba in the east and Roma in the west. The Leichardt Highway is the north-south conduit linking Rockhampton in the north and Melbourne in the south. Passenger rail linkages are currently limited, with the existing east west railway line transporting coal and grain from the region to the strategic port facilities of Brisbane.
- (9) The Western Downs represents a significant proportion of the Surat Basin, a rich energy province extending from central southern Queensland to central northern New South Wales including the Western Downs, Maranoa and Toowoomba Regional Council areas. With significant proven reserves of thermal coal and coal seam gas located in the Surat Basin, the Western Downs has and will continue to undergo change and growth. The changes will not only impact on the economy of the region, but will also have impacts on growth management, including infrastructure provision, environmental protection and the retention of the lifestyle so valued by the existing community. The resource and coal seam gas industries are finite resources and therefore a balance must be achieved in growth management between short and long term land use impacts.
- (10) The Western Downs is the energy capital of Queensland supplying a diversity of gas, solar and coal electricity to the national electricity grid via an array of power stations and high

voltage transmission lines that stretch across the landscape.

3.2.2 Opportunities and challenges

- (1) The following opportunities and challenges are the most significant issues expected to define future development within the region (but are not limited to), and set out the key matters the strategic plan and/or planning scheme as a whole seek to address.

3.2.2.1 Housing need

- (1) As has been the trend in most parts of Australia, the region is anticipated to experience an ageing of its population such that the median age is forecast to increase from 37 years in 2006 to 41 years in 2031 (Foresight Partners, 2010). Typically, this would result in a decline in average household size as older persons are statistically more likely to live in households of two persons or less (“empty nesters”). However, a decline in average household size is predicted to be offset by family migration to the region, such that couples with children are expected to remain the dominant household type (Foresight Partners, 2010). Therefore, for the purposes of the planning scheme, housing need is based on 2.6 persons per household.
- (2) With population growth, will come the need for growth in other land uses zonings such as industrial, retail and commercial land. The planning scheme has ensured that there is sufficient land to cater for future development across all zones. Where necessary, mechanisms have been put in place in order to protect land for future uses (i.e. the inclusion of investigation areas).
- (3) Fly-in/fly-out (FIFO), drive-in/drive-out (DIDO) non-resident temporary workers may relocate to the region on a temporary basis. Accommodation for these workers is and can be met by the current accommodation providers in the region. It is necessary to ensure that sufficient accommodation options are available for non-resident temporary workers given that housing affordability can become an issue for people in lower low socio-economic brackets should non-resident temporary workers reside in dwellings in residential areas.
- (4) Council encourages operational workforces to reside in the region to become residents and to contribute to the social fabric of our community.

3.2.2.2 Managing the growth of the resources and energy sector

- (1) The Western Downs has and is experiencing growth in the mineral and gas resource sectors, particularly in relation to the development of the coal and coal seam gas (CSG) industry within the Surat Basin.
- (2) Mineral, gas and extractive industry activities have the potential to positively and negatively impact the triple bottom line, including potential:
 - (a) negative environmental impacts, arising from vegetation clearing, salinity, loss of arable land, ground water and surface water disturbance and loss of air quality through particulate emissions;
 - (b) positive and negative economic impacts arising from, housing price fluctuation, growth in and emergence of complementary industries and services, social and physical infrastructure demands;
 - (c) positive and negative social impacts including, increased employment opportunities, shifts in sectorial employment, housing shortages, social instability, lifestyle, health and amenity impacts, and loss of generational farming communities.
- (3) The likely impacts of the rapidly expanding resources sector on the Western Downs are highly dependent on the location, magnitude and operation of individual mining and petroleum projects. Notwithstanding, the flow-on effects of this sector are likely to result in demand spikes in non-resident workforce accommodation and supporting services, including industry, retail and commercial activities.
- (4) Whilst the growth of the resources sector provides a significant opportunity to diversify the economic base of the Western Downs, it is necessary to ensure that rural industries which

underpin the cultural identity of the region are protected.

- (5) Population growth, including the influx of non-resident workers associated with the mining and resource sectors, is likely to impact on the physical and social fabric of Western Downs. It is important to ensure that individual settlements are maintained as strong and resilient communities that can adapt positively to future opportunities and challenges.

3.2.2.3 Protecting the natural environment

- (1) The Western Downs retains large areas of native vegetation that is habitat for fauna communities. Including regionally significant landscapes such as the Bunya Mountains National Park, Barakula State Forest, Southwood State Forest, the wildflower area north-west of Miles, Brigalow country and biodiversity corridors.
- (2) Growth pressures present a challenge to maintain the ecological integrity of the natural environment that underpins the health and prosperity of the region.
- (3) Careful management of both surface and groundwater health and supplies is needed to protect the quality and quantity of urban and environmental water resources, including maintenance of flows in the Condamine and Balonne river catchments, as well as significant groundwater reserves that form part of the Great Artesian Basin and Condamine Alluvium.
- (4) Support the protection of waterways, waterbodies and other aquatic features, and associated riparian areas and instream habitats, for fisheries productivity and sustainability.

3.2.2.4 Economic resilience

- (1) A stable supply of industrial land to 2026 (and beyond) is vital to ensure that the Western Downs is well placed to service local industrial needs and value add to the growing resources sector. Dalby and Chinchilla represent the majority of the established industrial capacity in the Western Downs, and opportunities to strengthen the capability of these industries should be sought in an effort to adapt and expand. Miles has an opportunity to value add to the resources sector and function as multi-modal hub (road, rail and air).
- (2) Agriculture, forestry and fishing represents approximately 25% of the Western Downs economy and therefore the protection of this sector from competing impacts and alienation and fragmentation is necessary to maintain a healthy long-term economy.
- (3) There is sufficient opportunity to meet commercial and retail demand within existing Activity centres to 2026, however future development should give consideration to a need for a second discount department centre anchored by a major supermarket in Dalby, by 2031 (beyond the life of the planning scheme).
- (4) The fostering of home based business and other small business enterprise is considered necessary to advance economic development in the Western Downs and to create emerging industries and entrepreneurship.
- (5) The proper protection and management of the landscape character elements of the region will contribute to economic development through enabling the promotion of tourism based enterprise.

3.2.2.5 Natural hazards and climate change

- (1) Flood is a natural hazard facing urban and non-Urban areas in the Western Downs and represents a constraint to the development of existing Urban areas including Dalby, Chinchilla, Miles, Tara and Jandowae. Flood hazard also limits the urban expansion options for many Urban areas.
- (2) In 2050, climate change projections for the Western Downs Region indicate:
 - (a) an increase in the mean temperature of between 1.3 and 2.2 degrees celcius;
 - (b) decreased rainfall in the order of minus 4 to minus 6 percent per annum;

- (c) increased evaporation in the order of 3 to 6 percent per annum;
- (d) increased rainfall intensity resulting in a worsening of flood events;
- (e) increased pressure on water supplies;
- (f) increased risk of heat related illness;
- (g) increased frequency and intensity of bushfires; and
- (h) reduction in grain quality due to increased temperature, evaporation and decreased rainfall.

Source- *Climate Change in Queensland – What the Science is Telling Us* (2010) Office of Climate Change, Queensland Government

3.3 Livable communities and housing

3.3.1 Strategic outcomes

- (1) The settlement pattern of the Western Downs supports, enhances and consolidates the existing network of communities and urban areas located on the Warrego highway as the primary locations for future urban growth and service delivery.
- (2) The settlement pattern manages projected population growth and distribution by ensuring sufficient urban land is available that avoids biophysical constraints and natural hazards, protects natural resources, maintains the character and integrity of individual communities and ensures the delivery of necessary infrastructure and services.
- (3) The settlement pattern contains urban development within identified boundaries to create compact, diverse and vibrant communities. Significant urban development for residential purposes takes advantage of the access to existing facilities and services. The settlement pattern maximizes the utilisation of existing infrastructure and maintains and enhances access to services, employment opportunities and recreational and social infrastructure for all residents.
- (4) The settlement pattern provides opportunities for industrial growth to cater for the increase in local businesses required to service the needs of the resource and agricultural sectors. Industrial development is directed to areas separated from land uses that are considered to be sensitive or at risk from the impacts of industrial activity. Industrial land is located in accessible locations supported by transport infrastructure and necessary urban services to efficiently service the needs of the community.
- (5) Rural residential development provides an alternative style of living that meets the diverse lifestyle needs of the regions residents. Rural residential development has good access to necessary infrastructure and services and contained to limit the further fragmentation of productive rural lands. Rural residential development is also located in nodes to avoid long-term constraints to the expansion of Urban areas.
- (6) The settlement pattern of the Western Downs contributes to the achievement of sustainable and resilient communities. Urban development is compact and walkable with pedestrian and cycle linkages connecting residential areas with service and employment nodes minimizing the reliance on private vehicle use.
- (7) The future pattern identifies and protects future Urban areas that may potentially accommodate future urban growth beyond the anticipated life of the planning scheme. Future urban, Rural residential and industrial investigation areas are identified in the event that this land is protected outside the life of the planning scheme.
- (8) Where development is not consistent with the purpose and intent of the zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.
- (9) The unique identity of the urban centres and rural townships in the Western Downs is recognised and strengthened through complementary development that positively contributes to the regional identity of the Western Downs.
- (10) The provision of diverse social and community infrastructure, open space and sport and recreation facilities network across the Western Downs promotes a happy, active, healthy, and connected community.
- (11) The health, wellbeing and safety of the community are fundamental elements of the identity and character of the communities of the Western Downs. All residents, both temporary and permanent, participate in the rich community life of the region and generate high levels of social capital that promotes community cohesion.

3.3.2 Element - Network of centres

- (1) The network of centres identifies a hierarchy of Activity centres and Townships across the Western Downs. The hierarchy ensures that population growth is appropriately managed and coordinated to provide urban services, employment opportunities and social services in accordance with the identified role and function of the Activity centre or Township.

3.3.2.1 Specific Outcomes

- (1) Chinchilla and Dalby accommodate the largest concentration of urban land uses and development in a compact, vibrant and active Major centre. Both centres accommodate regionally significant health care facilities, business services, manufacturing and retail markets, education facilities, government services, entertainment and sporting facilities and civic spaces and functions.
- (2) Miles functions as a District Centre and has a specialist function as a regional service hub and industrial centre driven by its proximity to resource sector activity in the surrounding district.
- (3) Chinchilla, Miles and Wandoan are the focus for permanent and temporary non-resident worker accommodation and take advantage to the proximity to current and future resource sector activities in the district and the established urban service networks. Larger forms of permanent and temporary non-resident worker accommodation are predominantly located in Dalby, Chinchilla and Miles to minimise the social and economic impacts on other centres.
- (4) Miles and Wandoan are transport and service hubs for the resource and agricultural sectors. Their accessibility to transport corridors, proximity to emerging resource sector activities and availability of well serviced industrial land is utilised to support the supply chain servicing resource sector operations in the Western Downs and throughout the eastern part of the Surat Basin. Development of an intermodal transport and logistics hub is supported in Miles given its location to transportation routes.
- (5) Townships provide for limited urban development and serve to meet the daily needs of the surrounding rural district, consistent with the scale and intensity of existing urban activities

3.3.2.2 Land use strategies

- (1) Urban development in Activity centres and Townships is consistent with the intent of the Western Downs Activity centre Network and Township zone hierarchy identified on **strategic plan Map 1 – Settlement Pattern**:

Major Centre	Dalby, Chinchilla
District Centre	Miles
Local Centre	Tara, Jandowae, Wandoan
Rural township	Bell, Brigalow, Condamine, Dulacca, Glenmorgan, Kaimkillenbun, Jimbour, Macalister, Meandarra, Drillham, Moonie, Mowbullen-Bunya Mountains, Warra, Kogan, Westmar and Flinton

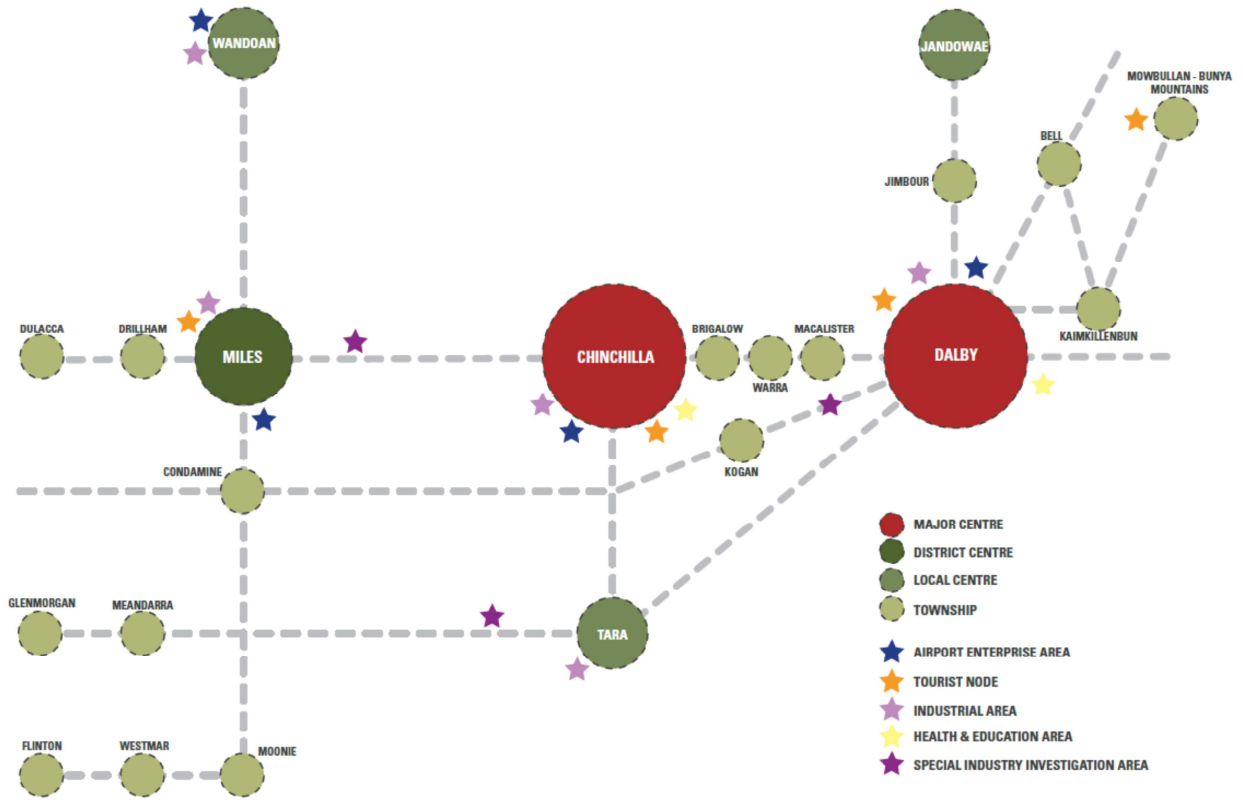


Figure 3.3.2 Western Downs activity centre network

3.3.3 Element - Compact urban form

- (1) Urban Centres and Townships in the Western Downs have a compact, functional and efficient urban form that supports the establishment of walkable communities and enhances access to employment, infrastructure and services.

3.3.3.1 Specific outcomes

- (1) The predominant Major centres of Chinchilla and Dalby are the most highly urbanised towns in the Western Downs. The settlement pattern in Chinchilla and Dalby facilitates:
 - (a) access to a safe and efficient transport network;
 - (b) increased use of active transport modes to access employment and services;
 - (c) a diversity of lot sizes and housing types and tenures; and
 - (d) appropriate sequencing and development of infrastructure.
- (2) The District centre of Miles is flexible to the growth demands of the resource sector but maintains a compact urban form with safe and convenient physical links to the Activity centre function.
- (3) The Local centres of Jandowae, Tara and Wandoan maintain a compact urban form and reinforce the existing Activity centre function.
- (4) Rural townships of the Western Downs retain their current and traditional form and character, with the main street remaining the focus of commercial development that provides localised services and employment opportunities, supported by low density residential living options.

3.3.3.2 Land use strategies

- (1) Urban land use and development is contained within the Urban Area identified on **strategic plan Map 1 – Settlement Pattern**.
- (2) Urban development is established in a logical and orderly sequence that is in accordance with the Local Government Infrastructure Plan and is contiguous to existing urban development.
- (3) Infill urban development is encouraged in the major centres of Chinchilla and Dalby and to a lesser degree Miles. Infill development is located adjacent to, or in proximity to, Activity centres ensuring access to employment, community facilities and public open space. Infill development is required to be consistent with and enhance the desired character and amenity of the surrounding urban area.
- (4) The Future Urban Area identified on **strategic plan Map 1 – Settlement Pattern** indicates the preferred future urban settlement pattern and is protected from premature development that may negatively impact on the ability to utilise the area for urban development purposes in the future.
- (5) Urban purposes within the Future Urban Area identified on the **strategic plan Map 1 – Settlement Pattern** must be supported by detailed land use investigations that must demonstrate:
 - (a) need for additional urban land;
 - (b) compatibility of the proposed use with the intent of the Future Urban Area;
 - (c) mitigation or avoidance of all applicable natural hazards;
 - (d) Where involving ALC Class A and B land:
 - i. there is no alternative land available that is not ALC Class A and B land; and
 - ii. overriding need for urban purposes represents a public benefit.
 - (e) suitable mitigation or offset arrangements in respect to impacts on areas of high ecological significance;
 - (f) infrastructure servicing arrangements and sequencing; and

(g) consistency with the strategic plan.

3.3.4 Element – Community character

- (1) The Western Downs comprises a diversity of settlements that have a unique character and identity that reflect their history, built form typology and location. The character and identity of the individual urban centres and townships collectively contributes to the vibrant character of the Western Downs.

3.3.4.1 Specific outcomes

- (1) Urban areas are predominated by a built form typology and landscaping that complements a climatically responsive traditional Queensland vernacular.
- (2) The traditional 'main street' character values of Activity centres and Rural townships are conserved, promoted and enhanced through:
 - (a) low-rise built form and setbacks that complement existing development;
 - (b) architectural detailing, structural elements and building materials that are complementary to the image of the Activity centre or Township;
 - (c) active frontages and a generally pedestrian friendly environment.
- (3) Non-resident workers accommodation is complementary to the character of surrounding residential development by way of scale and appearance.
- (4) Low rise development complements and does not detract from the existing character and amenity of the locality.
- (5) Development reinforces the gateway effect of Urban Entry areas identified on **strategic plan Map 3 – Community Identity and Landscape Character** through high quality built form and landscaping.
- (6) Development enhances views and vistas at Waterway crossings identified on **strategic plan Map 3 – Community Identity and Landscape Character**.
- (7) Where development is not consistent with the purpose and intent of the zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

3.3.4.2 Land use strategies

- (1) There are no land use strategies for this element.

3.3.5 Element – Social infrastructure

- (1) Social infrastructure provides the plan for the communities of the Western Downs to gather for educational, health, cultural or community purposes. The timely provision of appropriate social infrastructure underpins the creation and maintenance of healthy and livable communities.

3.3.5.1 Specific outcomes

- (1) The social infrastructure available in the urban areas of the Western Downs supports healthy, safe and livable communities that attract and retain high proportions of permanent residents.
- (2) The provision of social infrastructure is aligned with population growth to sustain a strong, resilient and socially self-sufficient community.
- (3) Social infrastructure, particularly health and community services, is responsive to the demands of the community to ensure that residents maintain equitable and efficient access to necessary services.
- (4) Social infrastructure is conducive to reducing the physical and social isolation of vulnerable groups such as seniors, the homeless and Indigenous Australians.
- (5) Community activities are ideally established within or in proximity to the Activity centres and Townships.
- (6) Social infrastructure is protected from the encroachment of incompatible development that creates land use conflicts in order to protect the health, wellbeing, amenity and safety of the community.
- (7) Social infrastructure is adaptable and multi-purpose to meet changing community needs and purposes over time.
- (8) Social infrastructure within Townships is co-located with other community services and facilities to create accessible service hubs and focal points for community activity.

3.3.5.2 Land use strategies

- (1) There is no land use strategy for this element

3.3.6 Element – Sport and recreation

- (1) The Western Downs is known as a region that supports an active and healthy lifestyle. Facilities and places for sport and recreation foster community health and cohesion, and reinforce the accessible outdoor lifestyle and environment that characterises the region.

3.3.6.1 Specific outcomes

- (1) Residents and visitors to the Western Downs enjoy equality of access to a range of high quality sport and recreation facilities.
- (2) The Major centres of Chinchilla and Dalby support regional scale sporting facilities and hosts regional and state sporting or recreational events.
- (3) Sport and recreation facilities in District centres and Local centres are multi-purpose to cater for the recreational needs at a district and local level.
- (4) Major sporting and recreational facilities are protected from encroachment by incompatible uses.

3.3.6.2 Land use strategies

- (1) There are no land use strategies for this element.

3.3.7 Element – Safe communities

- (1) Safety from natural hazards, nuisances or unsociable behaviour is important in creating safe, healthy and livable communities that encourage community interaction and sociability.

3.3.7.1 Specific outcomes

- (1) Development is designed and located to minimise the risk to human safety from natural hazards such as bushfire, flooding or landslide.
- (2) Environmental hazards including particulate and noise emissions from land use and development do not impact on the health and safety of communities.
- (3) Development incorporates Crime Prevention through Environmental Design (CPTED) principles.

3.3.7.2 Land use strategies

- (1) There are no land use strategies for this element.

3.3.8 Element - Housing supply and diversity

- (1) Housing across the Western Downs is made affordable through the provision of a range of housing options that suit the needs of residents both currently and in the future.

3.3.8.1 Specific outcomes

- (1) The urban centres and Townships of the Western Downs offer a wide range and mix of housing types and tenures, ranging from traditional detached housing through to duplex and multiple dwelling units.
- (2) Where located in close proximity to urban centres, non-resident workforce accommodation integrates with the traditional urban character of the locality.
- (3) New housing incorporates universal design principles to assist the ageing population of the Western Downs to 'age in place'.
- (4) Social housing (public housing and housing through community based, not-for-profit entities and housing co-operatives) is provided that meets the needs of residents and is located in areas that are in close proximity to Centre zones.

3.3.8.2 Land use strategies

- (1) A minimum residential density of 40 dwellings per hectare is achieved and development has a predominant low to medium rise built form of up to six (6) storeys in height in the Major centre zone.
- (2) A minimum residential density of 28 dwellings per hectare is achieved and development has a predominant low to medium rise built form of up to four (4) storeys in height in the District centre zone.
- (3) A minimum residential density of 20 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height in the Local centre zone.
- (4) A minimum residential density of 20 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height in the Township zone.
- (5) A maximum residential density of 25 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height in the Low density zone.
- (6) In the Medium density zone, a minimum residential density of 25 dwellings per hectare is achieved and development has a low to medium rise built form of up to two (3) storeys in height and six (6) storeys in height in areas identified as mixed use on the applicable zoning map in Schedule.

3.3.9 Element - Industrial land use and development

- (1) The Western Downs accommodates a broad range of industrial and manufacturing activities in locations where the harmful impacts of industrial activities on community health can be managed.

3.3.9.1 Specific outcomes

- (1) Western Downs is responsive to the industrial needs of the resource, energy and agricultural sectors where the long-term health of the environment and wellbeing of communities is protected.
- (2) The location of industrial activities avoids or is appropriately separated from sensitive land uses to protect waterway health and the health, wellbeing, amenity and safety of the community from the impacts of air, noise and odour emissions and hazardous materials.
- (3) Industrial development incorporates best practice environmental performance and design to reduce the potential for noise, particulate and odour emissions, stormwater runoff and wastewater generation.
- (4) High Impact Industry, renewable energy facilities and special industry uses that require separation distances from sensitive uses and that may have potential to generate off-site impacts are supported in Special Industrial Areas only as identified on **Strategic plan Map - Settlement Pattern**.
- (5) Industrial activities are not located in the Townships of Bell, Brigalow, Dulacca, Glenmorgan, Kaimkillenbun, Jimbour, Macalister, Drillham, Moonie, Mowbullen-Bunya Mountains and Warra as identified on **Strategic plan Map 1—Settlement Pattern**, except for where for low impact industry and service industries only that:
 - (a) solely meets the needs of the Township and its surrounding rural district; and
 - (b) is of a limited scale that is consistent with expectations for residential amenity and character in the Township.

3.3.9.2 Land use strategies

- (1) Industrial land use and development is accommodated on land designated for industrial purposes within the Urban Area identified on **Strategic plan Map 1 – Settlement Pattern**.
- (2) Industrial land uses do not encroach upon or interfere with the significant environmental features identified on **Strategic plan Map 2 – Natural Environment**.
- (3) Industrial activities that service the needs of the resource sector are located in Dalby, Miles and Chinchilla where they have access to regional transport and infrastructure networks.
- (4) Industrial development within the Future Industrial Area identified on **Strategic plan Map 1 – Settlement Pattern** must be supported by detailed land use investigations that must demonstrate:
 - (a) need for additional industrial land;
 - (b) compatibility of the proposed use with the intent of the Future Industrial Area;
 - (c) mitigation or avoidance of impacts on sensitive receiving environments;
 - (d) mitigation or avoidance of all applicable natural hazards;
 - (e) where involving ALC Class A and B land:
 - i. there is no alternative land available that is not ALC Class A and B land; and
 - ii. overriding need for urban purposes represents a public benefit.
 - (f) suitable mitigation or offset arrangements in respect to impacts on areas of high ecological significance;
 - (g) infrastructure servicing arrangements and sequencing;
 - (h) consistency with the strategic plan.

- (5) The Industrial Investigation Area identified on **Strategic plan Map 1 – Settlement Pattern** indicates areas where the potential for future industrial areas beyond the life of the planning scheme is to be investigated. Industrial Investigation areas are not developed for industrial purposes unless the industrial land capacity of the relevant Urban Area and/or Future Industrial Area has a supply of less than 10 years and the land use test for urban development in the Future Industrial Area are otherwise met.

Note – The Industrial Investigation Area indicates potential future expansion areas, subject to further detailed land use investigation and is not intended to convey any real or implied land use rights or confirm intent for industrial development.

- (6) The Special Industrial Areas identified on **Strategic plan Map 1 – Settlement Pattern** indicates where future special industrial development is to be located. Development that is considered to be special industrial includes high impact industry uses, renewable energy facility and special industry as defined in **Schedule 1 - Definitions**.
- (7) It is acknowledged that parts of the strategic plan suggest that Special Industry land uses (which include manufacturing and storage of explosives) are encouraged to occur within the identified Special Industrial Areas. These statements should not be limit the use of other Rural land for Special Industry land uses as more appropriate locations with the LGA may exist to accommodate the manufacturing and storage of explosives. The Special Industrial Area (Kogan East) show on **Strategic plan Settlement Pattern Map 1.3** would not be supported for uses involving manufacturing and storage of explosives due to the adjacent Urban Areas zoning.
- (8) It is acknowledged that the this planning scheme has not given regard to land that will cater for High Impact Industry Industrial growth, however, a land use strategy will be undertaken to identified how this issue will be overcome. Any findings of this work will be included within the planning scheme as a consequential planning scheme amendment. This study will also aim to identify mechanisms to attract new industries as well as add value to existing industrial development.
- (9) Industrial uses will not be supported where to be established on Rural Land that is considered to be non-productive agricultural land or of an allotment size that is economically unviable for agricultural production. Should development be proposed on allotments as describe above, overriding community need will need to be provided to justify and demonstrate that there is no suitably zoned land available for the use to operate.
- (10) Where development is not consistent with the purpose and intent of the zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

3.3.10 Element – Rural land use and development

- (1) The productive soils that sustain life supporting ecosystem services, and rural production are identified as a valuable resource that is to be protected against the deleterious impacts of urban growth and incompatible land uses.

3.3.10.1 Specific outcomes

- (1) ALC Class A and B land is protected from alienation, isolation, diminished productivity, fragmentation and encroachment by incompatible land use.
- (2) The soils of the Western Downs are a productive and high quality resource. Rural activities and production take advantage of access to the high quality soils to expand the rural economy. Land managers utilise best management practices to sustainably manage the resource for future generations.
- (3) The productive soils of the Western Downs are a valuable asset that underpins rural production and provides the foundation for the rural identity, character and economy of the region. The good management of soils ensures rural and urban activities maintain soil condition and productivity.

3.3.10.2 Land use strategy

- (1) Where development is not consistent with the purpose and intent of the zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

3.3.11 Element - Rural residential land use and development

- (1) Rural residential land use and development provides an alternative lifestyle option in the Western Downs and is a safe and affordable means for residents to have access to and enjoy the rural and semi-rural attributes and amenity of the region.

3.3.11.1 Specific outcomes

- (1) Rural residential land use and development provides an alternative housing choice to meet broader community needs, however it is not the predominant form of housing in the Western Downs. Characterised by low density residential uses that take advantage of the rural lifestyle and character of the surrounding landscape, Rural residential development does not have the same convenience and levels of access to urban services and infrastructure, employment opportunities or community facilities that are expected in the towns and villages of the Western Downs.
- (2) Rural residential development respects the rural character and landscape of the region and protects ecologically significant features such as waterways or protected flora and fauna communities.
- (3) Rural residential development is concentrated in locations that have reasonable access to urban conveniences and minimises the need to extend and upgrade trunk infrastructure. Residents that choose to live in Rural residential areas understand and acknowledge that the levels of service and access to facilities are not comparable to levels of service in the Urban area.
- (4) The interface between Rural residential development and surrounding land uses incorporates buffers and provides adequate separation distances to maintain and protect the health and wellbeing of residents and their enjoyment of the prevailing rural amenity while protecting the rights of existing uses.
- (5) ALC Class A and B land is an important resource that underpins the economic and cultural character of the Western Downs and is protected from fragmentation, diminished productivity, encroachment or alienation by Rural residential land use and development.

3.3.11.2 Land use strategies

- (1) Rural residential land use and development is contained within the Rural residential area identified on **Strategic plan Map 1 – Settlement Pattern**.
- (2) The Rural residential Investigation area identified on the **Strategic plan Map 1 – Settlement Pattern** indicates areas where the potential for future Rural residential development beyond the life of the planning scheme is to be investigated. Rural residential Investigation areas are not to be developed for Rural residential purposes unless the Rural residential land capacity of the relevant Rural residential Area has a supply of less than 10 years and is to be supported by detailed land use investigations that must demonstrate:
 - (a) need for Rural residential land;
 - (b) mitigation or avoidance of impacts on sensitive receiving environments;
 - (c) where involving ALC Class A and B land:
 - i. there is no alternative land available that is not ALC Class A and B land; and
 - ii. overriding need for urban purposes represents a public benefit.
 - (d) suitable mitigation or offset arrangements in respect to impacts on areas of high ecological significance; and
 - (e) consistency with the strategic plan.

Note – The Rural residential Investigation Area indicates potential future growth areas, subject to further detailed land use investigation and is not intended to convey any real or implied land use rights or confirm intent for rural residential development.

- (3) Where development is not consistent with the purpose and intent of the zone, overriding community need will need to be demonstrated as well as valid planning justification provided

as to why the proposed use cannot be reasonably established in a more appropriate zone.

3.3.12 Element – Parks and public spaces

- (1) Public open space is a vital component of any urban environment. It contributes to the identity and well-being of communities and provides a platform for a broad range of recreational opportunities and for the conservation of both natural systems and cultural heritage. Public open space allows opportunities for people to gather and socialize, contributing to a healthy, safe and livable environment in which to live, work and play.

3.3.12.1 Specific outcomes

- (1) The Urban areas of the Western Downs enjoy good access to open space, sport and recreation facilities and networks. Public open space is located so as to be easily accessible for residential, accommodation, education and employment based land uses.
- (2) The public parks and land for community facilities network identified in **Part 4—Local Government Infrastructure Plan** is implemented by development through land or monetary contributions and Council's capital works program;
- (3) The open space, sport and recreation facilities network:-
 - (a) is only minimally located on land subject to flood, bushfire and landslide hazard risk; and,
 - (b) where located in an area subject to natural hazard risks, incorporates appropriate measures to mitigate the impacts on development from these risks; and
 - (c) is protected from the encroachment of incompatible development that creates land use conflicts.
- (4) Passive environmental parks are promoted on waterways identified on **Strategic plan Map 3 – Community Identity and Landscape Character**.
- (5) Where appropriate, open space in the urban areas protects habitat and significant native vegetation.
- (6) Parks and public open spaces are designed and constructed to reflect the broader needs of the community by providing appropriate facilities and amenities, suitable shaded and protected areas and safe environments for people to recreate.
- (7) Parks and public open space maintain and enhance open space corridors, contain appropriate infrastructure and promote active modes of transport.
- (8) Development promotes strong visual and physical links to open space.

3.3.12.2 Land use strategies

- (1) The intent for parks and open space will be aligned with the Open Space Strategy and will be incorporated into the Western Downs Planning Scheme as a consequential planning scheme amendment.
- (2) As new development occurs, existing parks will be consolidated, upgraded and embellished to meet the needs of an increasing population. Where appropriate, additional parkland may be provided in association with new development, where the need is evident and there is an opportunity to provide open space corridors and linkages, protect areas of natural habitat or wetland or contribute to active transport links.

3.3.13 Climate change and sustainable urban design

- (1) The predicted impacts of climate change will have a significant impact on the growth and development of the Western Downs. The long term sustainability and viability of the Western Downs is dependent upon establishing a region that is water wise, energy efficient and resilient against climate change.

3.3.13.1 Specific outcomes

- (1) Development seeks to:
 - (a) minimise the carbon footprint of the Western Downs;
 - (b) incorporate principles of water sensitive urban design to maximise the utilisation of urban stormwater as a resource;
 - (c) protect against the anticipated impacts of climate change on quality of life and property through design and location of development;
 - (d) improve energy efficiency through the siting, orientation, density and design of buildings and their surroundings;
 - (e) maintain the food security of the region; and
 - (f) minimise dependence on fossil fuels and promote, where practicable, the generation of energy through renewable sources.
- (2) The Western Downs has a sustainable and efficient built form that responds to local climatic conditions and reinforces the identity and character of the urban centres and Townships in the region.

3.3.13.2 Land use strategies

- (1) Urban land use and development is contained within the Urban area identified on **Strategic plan Map 1 – Settlement Pattern**.

3.4 Environment and heritage

3.4.1 Strategic outcomes

- (1) The natural environment including its unique natural features, ecological processes and biodiversity values are conserved, enhanced and restored to maintain their biological capacity for the benefit of present and future generations.
- (2) The productive soils that sustain life supporting ecosystem services and rural production are identified as a valuable resource that is to be protected against the deleterious impacts of urban and incompatible land uses.
- (3) The hydrological network of the Western Downs contributes to the scenic amenity and biodiversity of the region and downstream catchments including the Murray Darling. The health of the waterways, wetland and the water table of the region is protected from the negative impacts of development to maintain high standards of ecological health and water quality.
- (4) The western downs enjoys clean air and quiet ambience that contributes to the health and wellbeing of the community and this high level amenity is protected from the impacts of noise, particulate or odor emitting land use and development.
- (5) The Western Downs celebrates its indigenous and non-indigenous heritage through the preservation and active use of heritage items and places to create a tangible link with the regions history and past.
- (6) The distinctive and attractive landscape qualities of the Western Downs including its waterways, mountain peaks, upland and lowland landscape character areas are retained as part of the fabric and identity of the Western Downs and provides a unique sense of place and identity.

3.4.2 Element – Habitat and biodiversity

- (1) The Western Downs contains a rich diversity of environmental values and natural assets. Taking in the southern Brigalow bioregion, as well as a range of other landscapes, vegetation and fauna communities, the Western Downs supports a healthy, resilient ecosystem that is rich in biodiversity and contributes to sustainable economic production and cultural identity.

3.4.2.1 Specific outcomes

- (1) The natural environment provides ecosystem services that underpin the health and resilience of the Western Downs. The natural environment is protected, managed and enhanced to support biodiversity and the integrity of natural ecosystems.
- (2) The National Parks and State Forests identified on **Strategic plan Map 2 - Natural Environment** enhance the landscape character that contributes to the regional identity of the Western Downs. The Barakula and Dunmore State Forests and the Bunya Mountains National Park are valuable habitat and landscape features that are sustainably managed and protected for current and future generations to enjoy.
- (3) Broad corridor bands of interconnected habitat provide a regional network of movement corridors to provide connectivity between pockets of semi-isolated habitat islands. The regional corridor network identified on **Strategic plan Map 2 - Natural Environment** is protected, managed and enhanced to ensure animals and plants can migrate safely throughout the region and assist in sustaining viable and genetically diverse populations through changing seasons and weather patterns.
- (4) Habitat that supports endangered, vulnerable, rare species or species of national, state, regional or local significance is protected and enhanced by land use and development.

3.4.2.2 Land use strategies

- (1) Development is located in areas that avoid significant adverse impacts on matters of state environmental significance (MSES) as well as consider matters of national environmental significance (MNES) identified on **Strategic plan Map 2 – Natural Environment**.
- (2) Development protects and enhances the values of connectivity within a fragmented landscape, in particular Biodiversity Corridors identified on **Strategic plan Map 2 – Natural Environment**.

3.4.3 Element – Vegetation

- (1) Vegetation and vegetation communities in the Western Downs provide habitat for wildlife, shelter and shade for the community, protect land from land degradation, and beautify the environment in both urban and rural landscapes. Protecting and enhancing vegetation has significant benefits in maintaining biodiversity and ecosystem function, as well as contributing to the image and character of the Western Downs.

3.4.3.1 Specific outcomes

- (1) Significant vegetation identified on **Strategic plan Map 2 - Natural Environment** is protected and enhanced in recognition of its ecosystem services and the maintenance of local and regional biodiversity.
- (2) In Rural areas, vegetation is recognised and valued as a resource that contributes to landscape character, rural production, and maintenance of regional biodiversity. In particular, remnant vegetation contributes to regional landscape values and provides habitat that supports biodiversity.
- (3) Non-remnant vegetation provides habitat for a wide diversity of flora and fauna and supports movement between patches of remnant vegetation.
- (4) Endangered and of concern regional ecosystems and high value regrowth vegetation is conserved and enhanced and viable network corridors of native vegetation are retained.
- (5) Native vegetation is not cleared in remnant endangered regional ecosystems, remnant of concern regional ecosystems in non-Urban areas, essential habitat, or in proximity to watercourses.
- (6) In Urban areas, vegetation is valued as an important element in maintaining the amenity and character of urban centres and Townships. Urban vegetation is maintained as a buffer to screen sensitive receiving environments from adjoining rural and industrial activities.

3.4.3.2 Land use strategies

- (1) There are no land use strategies for this element.

3.4.4 Element – Waterways, wetlands and aquifers

- (1) The Western Downs supports parts of five major inland catchments including the Condamine and Balonne catchment, Border Rivers catchment, Burnett Basin Catchment, Fitzroy Basin catchment (comprising only part of the Upper Dawson sub- catchment) and Moonie River catchment. The Western Downs also sits atop the vast aquifers of the Great Artesian. The water resources of the region provide clean and safe water for community consumption, recreation, rural and industrial activities, and provide habitat for aquatic flora and fauna.

3.4.4.1 Specific outcomes

- (1) Waterways, including the Balonne, Condamine, Moonie and Weir Rivers are healthy aquatic ecosystems and are sustainably managed on a total water cycle basis to provide reliable and safe water supplies for the urban development within the region as well as for agricultural and industrial uses, whilst protecting biological diversity and the ongoing health and functioning of aquatic life, including the life cycle of fish including fish movement.
- (2) Urban development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that help protect the environmental values of waters, including biodiversity and the functioning of the aquatic ecosystem.
- (3) The riparian areas of the major waterways and their tributaries are protected and enhanced to provide bank stability and act as a filter for overland flows entering the waterways.
- (4) Wetlands, such as The Gums Lagoon and Lake Broadwater and their values are enhanced; development in or adjacent to wetlands of high ecological significance is planned, designed, constructed and managed to minimise or prevent the loss or degradation of these values.
- (5) The waterways of the Western Downs identified on **Strategic plan Map 2 - Natural Environment** form the headwaters of the Darling River which is part of the iconic Murray Darling Basin. Although the floodplains are occupied by rural and urban activities, environmentally sustainable flows of a high quality are maintained to contribute to healthy environmental flows within the Murray Darling catchment.
- (6) The wetlands of the Western Downs identified on **Strategic plan Map 2 - Natural Environment** support a diversity of flora and fauna including habitats and refuges for migratory species. Significant wetlands such as The Gums Lagoon and Lake Broadwater provide valuable breeding grounds for water birds, and contribute to the diversity of landscape forms that attract visitors to the region.
- (7) Development in or adjacent to wetlands of high ecological significance in the Upper Dawson sub-catchment of the Fitzroy Basin catchment is planned, designed, constructed and operated to prevent the loss or degradation of the wetlands or their environmental values and to enhance their values in protecting their values within the Wider Great Barrier Reef catchment.
- (8) Groundwater resources are protected from the adverse impacts of land use and development to ensure a sustainable, safe and equitable supply of water that balances ecological protection with the needs of the community.
- (9) Activates in non-sewered localities manage on-site waste disposal in a response and sustainable manner so as to ensure that this infrastructure does not negatively impact upon waterways, wetlands or aquifers.

3.4.4.2 Land use strategies

- (1) There are no land use strategies for this element.

3.4.5 Element – State forests

- (1) State Forests are a valuable and sustainable resource. As well as contributing to the character and identity of the Western Downs, State Forests provide a means to capture and store carbon and contribute to a reduction in atmospheric greenhouse concentrations.

3.4.5.1 Specific outcomes

- (1) State Forests in the Western Downs are protected and enhanced. As well as providing valuable habitat, contributing to the regional network of movement corridors and maintaining the rural landscape of the region, State Forests continue to produce timber and provide employment, recreation and scientific exploration opportunities for residents.

3.4.5.2 Land use strategies

- (1) Urban development is not located in or adjacent to State Forests identified on **Strategic plan Map 4 – Economic Development and Natural Resources**.

3.4.6 Element – Scenic amenity

- (1) The diverse scenery and landscapes of the Western Downs tell the physical and geographic story of the region. From the broad lowland plains of the west to the forested uplands of the east, the physical landscapes of the Western Downs are valuable scenic elements that contribute to the character and identity of the region for the community and visitors alike.

3.4.6.1 Specific outcomes

- (1) The location and scale of development complements the scenic amenity values represented by the upland and lowland character types identified on **Strategic plan Map 3 – Community Identity and Landscape Character**:
 - (a) Forest communities in ‘Forest Uplands’ landscapes are protected and enhanced;
 - (b) Visual buffers between development and Scenic routes are maintained in ‘Grazed Uplands’ landscapes;
 - (c) Forest and woodland communities in ‘Forested and Woodland Downs’ landscapes are protected and enhanced;
 - (d) Visual buffers between development and Scenic Routes are maintained in ‘Open Downs’ landscapes.
- (2) Development avoids, where practicable, or otherwise lessens, negative impacts on the visual significance of High Natural Landscape Value Areas identified on **Strategic plan Map 3 – Community Identity and Landscape Character**.

3.4.6.2 Land use strategies

- (1) There are no land use strategies for this element.

3.4.7 Element – Cultural heritage

- (1) Places and items of cultural and heritage significance maintain a continuous historical link that connects the communities of the present with the rich heritage and history of the Western Downs to ensure that a tangible link is created with the regions past.

Editor's Note - In relation to Indigenous Cultural Heritage, due to the function of the *Aboriginal Cultural Heritage Act 2003*, the planning scheme does not include Specific Outcomes or Land Use Strategies for areas or sites of Aboriginal Cultural Significance as the planning scheme has no legislative jurisdiction in this regard.

3.4.7.1 Specific outcomes

- (1) Development on, or adjoining, places or items of historic cultural heritage significance, are complimentary to the identified cultural or historic values of the site.
- (2) Places and objects of cultural heritage value that contribute to the cultural identity of the Western Downs are protected and respected.
- (3) Places and objects of heritage significance are identified, managed, conserved and adaptively re-used.
- (4) Development on or adjoining places or objects of historic cultural heritage, has regard to prevailing community sentiment and does not proceed where impacts cannot be adequately managed.
- (5) Development of heritage places is appropriate to the historic context and values of the heritage place.

3.4.7.2 Land use strategies

- (1) There are no land use strategies for this element.

3.4.8 Element – Soil management and erosion

- (1) The productive soils of the Western Downs are a valuable asset that underpins rural production and provides the foundation for the rural identity, character and economy of the region. The management of soils ensures rural and urban activities maintain soil condition and productivity.

3.4.8.1 Specific outcomes

- (1) The soils of the Western Downs are a productive and high quality resource. Rural activities and production take advantage of access to the high quality soils to expand the rural economy. Land managers utilise best management practices to sustainably manage the resource for future generations.

3.4.8.2 Land use strategies

- (1) There are no land use strategies for this element.

3.4.9 Element – Air and noise quality

- (1) The air and noise environment of the Western Downs is protected from the negative impacts upon the wellbeing and lifestyle of the Western Downs for both residents and visitors to the region.

3.4.9.1 Specific outcomes

- (1) Urban areas enjoy a high level of amenity and are unaffected by unacceptable noise, particulate, odour or other air-borne emissions arising from land use and development.
- (2) Land use and development in Rural areas is managed to avoid, if practicable, or otherwise lessen, noise, particulate, odour or other air-borne emissions on Urban areas and sensitive receiving environments.

3.4.9.2 Land use strategies

- (1) There are no land use strategies for this element.

3.5 Economic growth

3.5.1 Strategic outcomes

- (1) The Western Downs supports a diversified and prosperous economy that builds on the existing economic strengths of the region including agriculture and forestry, energy and resource development, manufacturing, tourism and transport.
- (2) The Western Downs has an abundance of natural resources, including agricultural, extractive, minerals, coal seam gas, biological, energy and water resources. Natural resources including mineral and energy and extractive resources (MEER) are valued, protected and sustainably managed to ensure the benefits of the resources are equitably distributed across all parts of the region and future generations.
- (3) Traditional industries centered on natural resources development and rural production are adaptable and resilient in response to changing market demands and capitalize on the strategic location of the Western Downs to South East Queensland metropolitan markets and assist in responding to strategies to maintain local and national food security.
- (4) Rural production and supporting industries remain the predominant economic sector in the Western Downs through the protection and enhancement of ALC Class A and B land that is critical to the sustainability of the sector.
- (5) The growth of the resource sector is balanced with environmental protection, social responsibility and advancement in other sectors of the regional economy, fostering a skilled and locally based workforce to improve the economic resilience and employment capital in the region.
- (6) The industrial and manufacturing capacity of the Western Downs supports opportunities for growth in the primary production and resource sectors of the regional economy. Industrial development is consolidated in the easily urbanized and accessible locations to maximise the utilisation of transport and other infrastructure.
- (7) Business and commercial activities respect and reinforces the hierarchy of the Western Downs Activity centre Network. Employment generating activities and business services support the needs of the urban centres and Townships of the region, with clusters of business and industry sectors co-locating and achieving synergies and economies of scale that support economic expansion.
- (8) Tourism and recreation activity development capitalizes on the intrinsic natural assets of the Western Downs. Strategic tourism and recreation focus areas offer attractive urban and natural/rural settings that are protected to facilitate the provisions of attractions, services, facilities and accommodation needs for visitors; and
- (9) Home based business economic activity provides complementary employment opportunities and entrepreneurship.

3.5.2 Element – Activity centres and employment

- (1) The network of centres identifies a hierarchy of Activity centres and Townships across the Western Downs. The hierarchy ensures that commercial and retail activities, employment opportunities and social services are accommodated in accordance with the identified role and function of the Activity centre or Township to ensure that economic growth opportunities are cultivated in robust, active centres.

3.5.2.1 Specific outcomes

- (1) The hierarchy of Activity centres encourages compatible business and commercial enterprises to co-locate to create business clusters and achieve synergies that contribute to economic growth and development.
- (2) Chinchilla and Dalby accommodate the largest concentration of urban land uses and development in a compact, vibrant and active Major Centre. Both Chinchilla and Dalby are the key regional focus of employment, government administration, retail, commercial and specialised professional and business services.
- (3) Miles functions as a District Centre and has a specialist function as a regional service hub and industrial centre driven by its proximity to resource sector activity in the surrounding district.
- (4) Chinchilla, Miles and Wandoan are the focus for permanent and temporary non-resident worker accommodation and take advantage to the proximity to current and future resource sector activities in the district and the established urban service networks. Larger forms of permanent and temporary non-resident worker accommodation are predominantly located in Dalby, Chinchilla and Miles to minimise the social and economic impacts on other centres.
- (5) Miles and Wandoan are transport and service hubs for the resource and agricultural sectors. Their accessibility to transport corridors, proximity to emerging resource sector activities and availability of well serviced industrial land is utilised to support the supply chain servicing resource sector operations in the Western Downs and throughout the eastern part of the Surat Basin. Development of an intermodal transport and logistics hub is supported in Miles given its location to transportation routes.
- (6) Townships provide for limited urban development and serve to meet the daily needs of the surrounding rural district, consistent with the scale and intensity of existing urban activities. Business and commercial activities in these townships primarily serves the needs of local residents, tourism and primary production activities, with a limited range of retail and government services.
- (7) Home based economic activity provides complementary employment opportunities

3.5.2.2 Land use strategies

- (1) Urban development in Activity centres is consistent with the intent of the Western Downs Activity centre Network and Township zone hierarchy identified on **Strategic plan Map 4 – Economic Development and Natural Resources:**

Major Centre	Chinchilla and Dalby
District Centre	Miles
Local Centre	Tara, Jandowae, Wandoan
Rural township	Bell, Brigalow, Condamine, Dulacca, Glenmorgan, Kaimkillenbun, Jimbour, Macalister, Meandarra, Drillham, Moonie, Mowbulland-Bunya Mountains, Warra, Kogan, Westmar and Flinton

3.5.3 Element – Agriculture

- (1) The long-term sustainability of the rural economy is based on the protection of productive rural lands from fragmentation, encroachment and alienation by incompatible development or diminished productivity.

3.5.3.1 Specific outcomes

- (1) ALC Class A and B land identified on **Strategic plan Map 4—Economic Development and Natural Resources** is protected and its integrity, viability and productivity is protected and maintained for cropping and intensive horticulture, animal husbandry and other appropriate rural uses.

Sensitive land uses that have the potential to generate land use conflict with the current or future economically productive use of ALC Class A and B land are appropriately separated from that land through the use of a buffer.

- (2) Rural industry and innovative enterprise is located in Rural areas where:
 - (a) the use is not more appropriately located in an industry area in a town;
 - (b) off-site impacts on amenity, including the impacts of air, noise and odour emissions, and hazardous materials on nearby sensitive land uses and infrastructure networks are appropriately managed;
 - (c) not located on other ALC Class A and B land, unless there is an overriding need for the proposal and it cannot be located on alternative sites of poorer agricultural quality.
- (3) The location of intensive animal industries are supported where off-site impacts on land, water resources, air and noise quality are managed to provide a reasonable level of amenity protection for Urban areas
- (4) Sensitive land uses are appropriately separated from existing intensive animal industries.
- (5) Rural industries and primary production are located and operated so as not to impact on water quality and maintain sustainable environmental quantities of surface and groundwater.
- (6) Innovative and emerging land uses such as sustainable energy production that are not sensitive to noise, particulate, or odour emitting land uses are promoted in industrial and rural buffer areas.

3.5.3.2 Land use strategies

- (1) There are no land use strategies for this element.

3.5.4 Element – Industrial development

- (1) Industrial land use and development is an important contributor to the economic development of the region. The identification of key industry areas ensures an adequate supply of land suitable to meet current and future needs is protected from incompatible development and provides access to appropriate infrastructure, transport networks and services.

3.5.4.1 Specific outcomes

- (1) An adequate supply of fully serviced industrial land is available in highly accessible Urban areas to provide localised employment opportunities and support economic growth.
- (2) Regionally significant and high impact industrial development consolidates in Dalby, Chinchilla and Miles. Serviced by the Warrego Highway, industrial development in these centres supports the heavy manufacturing and industrial needs required to service the resource and energy sectors in the region.
- (3) Sensitive urban land uses such as residential development or community facilities do not encroach upon or establish within land identified for industrial development.
- (4) Non-industrial land uses in Industrial areas are limited to those that directly support and service industrial uses or have similar land use requirements and characteristics.
- (5) Industrial activities are not located in the Townships of Bell, Brigalow, Dulacca, Glenmorgan, Kaimkillenbun, Jimbour, Macalister, Drillham, Moonie, Mowbullen-Bunya Mountains and Warra identified on **Strategic plan Map 1—Settlement Pattern**, except where for low impact industry and service industries that:
 - (a) solely meets the needs of the Township and its surrounding rural district; and
 - (b) is of a limited scale that is consistent with expectations for residential amenity and character in the Township.
- (6) Compatible industrial activities take advantage of opportunities for establishing closed loop systems that exchange and re-use industrial waste and by-products as the input of downstream activities.

3.5.4.2 Land use strategies

- (1) Industrial land use and development is contained within the Industrial Area identified on **Strategic plan Map 4 – Economic Development and Natural Resources**.
- (2) The Industrial Investigation Area identified on **Strategic plan Map 1 – Settlement Pattern** indicates areas where the potential for future industrial areas beyond the life of the planning scheme is to be investigated. Industrial Investigation areas are not developed for industrial purposes unless the industrial land capacity of the relevant Urban Area and/or Future Industrial Area has a supply of less than 10 years and the land use tests for urban development in the Future Industrial Area are otherwise met.
- (3) The Special Industrial Area identified on **Strategic plan Map 1 – Settlement Pattern** indicates where the potential for a special industrial uses are to be located. Land uses that are considered to be special industrial include high impact industry, renewable energy facility and special industry.

3.5.5 Element – Mining and extractive resources

- (1) Extractive resources are an important economic resource that supports construction activity in and beyond the region. Extractive industries play a role in contributing to the economic growth of the region.

3.5.5.1 Specific outcomes

- (1) Key Resource Areas (KRA) including buffer area and transport routes are protected and maintained.
- (2) Development adjacent to KRA is compatible with the ongoing winning of the resource.
- (3) Extractive Industry resources identified on **Strategic plan Map 4 – Economic Development and Natural Resources** and applicable overlay map are protected and maintained.

3.5.5.2 Land use strategies

- (1) No land use strategies for this element.

3.5.6 Element - Mineral resources

- (1) The Western Downs is part of the Surat Basin mineral province that has a known abundance of mineral and energy resources including coal and coal seam gas. It is important to ensure that the region benefits from the potential wealth and prosperity generated by development of the resource whilst maintaining the environmental and social values of the region.

3.5.6.1 Specific outcomes

- (1) Mineral and petroleum resources identified on **Strategic plan Map 4 – Economic development and Natural Resources** contribute significantly to the economic growth and development of the Western Downs. Residential and other urban development is separated from known mineral resources to maintain ongoing access to the resource and ensure the protection of people, property and the environment from adverse impacts from dust, noise, light, odour, traffic and other impacts.

3.5.6.2 Land use strategies

- (1) There are no land use strategies for this element.

3.5.7 Element – Tourism

- (1) The Western Downs is recognised as a tourism destination that offers a range of cultural and nature based tourism opportunities and facilities, including the support of 'grey nomad' travel. Tourists enjoy access to the natural features of the region including the wildflower areas, the Bunya Mountains National Park, the Broadwater Wetlands and the Southwood and Eringibba National Parks.

3.5.7.1 Specific outcomes

- (1) Existing tourism nodes identified on **Strategic plan Map 4 – Economic Development and Natural Resources** and events are protected from the impacts of incompatible land use and development.
- (2) 'Grey nomad' tourists and other tourists that provide their own mobile accommodation by way of caravan or motor homes are supported by tourism related development.
- (3) Ecotourism activities are encouraged where natural values are protected and enhanced.
- (4) Rural based tourism is facilitated where it does not impact on the continuing productive use of agricultural land and maintains the predominant rural amenity and landscape character of the region.

3.5.7.2 Land use strategies

- (1) There are no land use strategies for this element.

3.5.8 Element – Home based business

- (1) Home based businesses provide a cost effective opportunity for local service providers and professional service industries to operate at a small scale that is responsive to the need of the community. Home based businesses also provide an alternative employment opportunity for residents that better match their personal circumstances and diversifies the range and scale of business and opportunities in the region.

3.5.8.1 Specific outcomes

- (1) Home based business is encouraged in Urban areas, Rural residential areas and Rural areas at a scale and intensity that is consistent with the surrounding character and amenity of the locality and where not in conflict with the ongoing viability of Activity centres.

3.5.8.2 Land use strategies

- (1) There are no land use strategies for this element.

3.6 Infrastructure

3.6.1 Strategic outcomes

- (1) The efficient and timely provision of infrastructure and services across the region is aligned with development to ensure that infrastructure is provided in an orderly and sequential manner.
- (2) The provision of infrastructure is consistent with reasonable expectations for the servicing of Urban, Rural residential, and Rural areas.
- (3) The Urban areas of Chinchilla, Dalby, Jandowae, Miles, Tara and Wandoan and located in the Priority Infrastructure Area of **Part 4 - Local Government Infrastructure Plan (LGIP) identifies the Urban areas of Dalby, Jandowae, Miles, Tara, W** are provided with a higher standard of service across the greatest number of infrastructure and service networks, including access to reticulated water supply, sewerage and stormwater networks, due to the favorable costs of infrastructure provision in compact urban form.
- (4) Outside the LGIP areas, a limited range of infrastructure networks may be provided and infrastructure shortfalls are met by development on a site-by site bases.
- (5) Rail networks are protected from encroachment and incompatible development to ensure the safe and efficient transport of resources.
- (6) Air transportation provides a fast and convenient regional links and supports the fly-in/fly-out workforce as well as increasing business and tourism travel numbers.
- (7) Road transport networks connect communities, business and industry to local and inter-regional destinations and promotes active transport with Urban areas.
- (8) The following major infrastructure corridors and sites that provide an essential service to the residents of the Western Downs are protected from development that would compromise their function and designed for co-location where possible:
 - (a) Water and wastewater pipelines;
 - (b) Major electricity infrastructure and substations;
 - (c) Transmission substations
 - (d) Power stations'
 - (e) Gas pipelines; and
 - (f) Utility installations of local significance to the Western Downs, including water and sewerage treatment and waste management facilities.
- (9) Renewable energy generation consistent with a low carbon economy and the natural, rural and amenity values of the Western Downs represents a growing proportion of energy production.
- (10) Telecommunication infrastructure is provided that supports the local economy.
- (11) The provision of infrastructure across the Western Downs Region avoids adverse environmental and amenity impacts.
- (12) Development in and adjacent to stock routes is managed to prevent or minimise impacts on the continued and future use of the stock route.

3.6.2 Element - Road network

- (1) The road network of the Western Downs provides a safe and efficient State and local road transport network that is designed to meet the local transport needs of the community and provides safe inter- regional transportation opportunities to facilitate positive economic growth.

3.6.2.1 Specific outcomes

- (1) The operational safety and efficiency of the road corridors identified conceptually on **Strategic plan Map 5—Access, Mobility and Infrastructure** are protected from the encroachment of incompatible land use and development, including, but not limited to the following:
 - (a) Warrego Highway;
 - (b) Leichardt Highway;
 - (c) Dalby-Kogan Road;
 - (d) Chinchilla-Tara Road;
 - (e) Jackson-Wandoan Road;
 - (f) Warra-Kogan Road;
 - (g) Tara-Kogan Road; and
 - (h) Kogan-Condamine Road
- (2) Public access to the state-controlled network and development is provided without compromising the planned function, future planning, road safety and transport efficiency of the whole road network.
- (3) The road network is designed to support and maintain the Western Downs Activity centre Network identified on **Strategic plan Map 5 – Access, Mobility and Infrastructure**.
- (4) The Warrego Highway is maintained as the major east-west transport route for the region and provides safe and efficient connections between Toowoomba, Dalby, Chinchilla, Miles and Roma. The Warrego Highway safely supports heavy vehicle traffic associated with rural activities and the resource sector including drive in/drive out workers.
- (5) The Leichardt Highway is maintained as a safe and efficient north-west arterial link. Primarily servicing the expansion of the resource sector and supporting industries around Wandoan and Miles. The capacity of the Leichardt highway safely accommodates heavy vehicles.
- (6) In Rural areas the road network provides rural communities with safe and convenient all-weather access to nearby Activity centres and Townships. Rural roads are a mix of gravel and sealed pavement types and accommodate larger freight and haulage vehicles as well as passenger vehicles in a safe and efficient manner.
- (7) Road freight transportation remains an important transport mode for moving the region's agricultural production to market. The road network provides a network of roads from the farm gate to the major transport routes that is safe and efficient for all road users.
- (8) Sensitive land uses are appropriately separated from freight routes identified on **Strategic plan Map 5 – Access, Mobility and Infrastructure**.
- (9) In Urban areas, the road network supports an integrated network of walking and cycling paths that provide residents and visitors with convenient and safe access to employment and services.

3.6.2.2 Land use strategies

- (1) Industrial development is accessed within 500 metres of a freight route identified on **Strategic plan Map 5—Access, Mobility and Infrastructure**.
- (2) Future Warrego Highway bypasses of Dalby and Chinchilla are to be investigated in conjunction with an Urban Area growth options analysis of Dalby and Chinchilla.

3.6.3 Element – Water supply network

- (1) The water supply network services development located in the Local Government Infrastructure Plan area and Townships where within a water supply network service catchment.
- (2) Development external to water supply service catchments relies on site based water collection and treatment or where appropriate, transportation of an available potable water source.

3.6.3.1 Specific outcomes

- (1) The long term security of the water supply network in terms of its efficient operation and holding capacity is not compromised.
- (2) Urban water supplies in the Western Downs are safe and reliable. Urban areas have a modern and efficient reticulated water supply network that supports the health, safety and wellbeing of the community.
- (3) Development in Urban areas located within a Priority Infrastructure Area for water infrastructure is connected to the reticulated water supply network.
- (4) Development outside the Priority Infrastructure Area for water infrastructure is provided with sustainable and reliable potable water supply.
- (5) Development maintains an appropriate separation distances to water treatment plants identified on **Strategic plan Map 5 – Access, Mobility and Infrastructure** and applicable overlay maps.

3.6.3.2 Land use strategies

- (1) There are no land use strategies for this element.

3.6.4 Element – Sewerage network

- (1) The reticulated sewerage network services development located in the Local Government Infrastructure plan area and Townships where within a sewerage network service catchment.
- (2) Development external to sewerage network service catchments relies on site based sewerage treatment and disposal.

3.6.4.1 Specific outcomes

- (1) Development in Urban areas located within the Priority Infrastructure Area for sewerage infrastructure identified in **Part 4—Priority infrastructure plan** is connected to the reticulated sewerage network.
- (2) Development in Rural areas and Rural residential areas and un-serviced Townships is provided with a sustainable effluent disposal system that does not impact on sensitive receiving environments.
- (3) Development maintains appropriate separation distances to sewerage treatment plants identified on **Strategic plan Map 5 – Access, Mobility and Infrastructure**.

3.6.4.2 Land use strategies

- (1) There are no land use strategies for this element.

3.6.5 Element – Stormwater management

- (1) Stormwater management adopts an integrated water cycle management approach and contributes to the mitigation of adverse impacts of rainfall events on life, property and the environment.

3.6.5.1 Specific outcomes

- (1) Stormwater infrastructure provides for the conveyance of stormwater in Urban areas such that hazards to personal safety or property are avoided.
- (2) Integrated water cycle management and water sensitive urban design principles are embodied in development in Urban areas to:
 - (a) avoid adverse impacts on the environmental flows that protect the biological diversity and health of the natural environment; and
 - (b) maximise opportunities to harvest and re-use stormwater.

3.6.5.2 Land use strategies

- (1) There are no land use strategies for this element

3.6.6 Element – Energy infrastructure

- (1) The Western Downs region is serviced by energy infrastructure that meets the needs of the community and minimises environmental impacts.

3.6.6.1 Specific outcomes

- (1) Demand for centralised energy generation and infrastructure is minimised through development incorporating best practice energy efficiency design principles and maximising the use of renewable and sustainable energy supplies and sources.
- (2) Development in urban expansion areas provides adequate suitable land for electricity infrastructure, including land for sub-stations and transmission lines, required to service or traverse the area.
- (3) Development for renewable energy projects are facilitated and encouraged where appropriately located and sensitively designed to respect rural and regional landscape values.
- (4) The operational efficiency of electricity infrastructure identified on **Strategic plan Map 5 – Access Mobility and Infrastructure** is protected from incompatible development through the provision of appropriate buffers and corridors.

3.6.6.2 Land use strategies

- (1) There are no land use strategies for this element.

3.6.7 Element - Alternative energy production

- (1) As consensus on actions to combat climate change grows internationally, alternative energy production provides an opportunity to diversify the economic base of the region, and reduce reliance on non-renewable sources of energy.

3.6.7.1 Specific outcomes

- (1) Renewable energy infrastructure associated with wind, geothermal and solar is supported where natural environment values, landscape character values and natural resource management interests are protected.
- (2) Domestic scale renewable energy is supported to provide for localised energy consumption.

3.6.7.2 Land use strategies

- (1) There are no land use strategies for this element.

3.6.8 Element – Telecommunications

- (1) Telecommunications infrastructure meets the needs of the community, contributes to economic development, promotes access to virtual health, education and government services and minimises negative environmental impacts.

3.6.8.1 Specific outcomes

- (1) Development is connected to telecommunications infrastructure, including high-speed broadband (where available) in accordance with the requirements of the relevant telecommunications service entity.
- (2) Telecommunications facilities are designed and located to maintain existing amenity and community safety, and are co-located wherever possible.

3.6.8.2 Land use strategies

- (1) There are no land use strategies for this element.

3.6.9 Element – Infrastructure corridors

- (1) The Western Downs contains a number of infrastructure corridors that contain the existing and planned overland oil and gas pipelines, major electricity infrastructure and transport corridors that service the resource sector of the region.

3.6.9.1 Specific outcomes

- (1) Infrastructure corridors, including gas and oil pipelines, facilitate the safe and efficient transport of raw materials for distribution to local and international export markets.
- (2) Infrastructure corridors traverse Urban areas and Rural areas and are protected from encroachment by incompatible land uses.
- (3) Compatible infrastructure is co-located within existing infrastructure corridors where possible to minimise environmental impact.
- (4) Residential development and other sensitive land uses are appropriately separated from major public infrastructure corridors, including gas and oil pipelines identified on **Strategic plan Map 5 – Access, Mobility and Infrastructure**.

3.6.9.2 Land use strategies

- (1) There are no land use strategies for this element.

3.6.10 Element – Rail networks

- (1) The railway network of the Western Downs supports the bulk transport of the region's resource wealth to export markets.

3.6.10.1 Specific outcomes

- (1) Development maintains the safety and operational integrity of the existing and future railway network.
- (2) The rail corridor between Wandoan and Banana is protected and safely and efficiently provides a rail connection with the bulk coal export terminal of Gladstone.
- (3) The main western rail line between Miles and Dalby is protected and maintained to support the development and transportation of coal reserves in this part of the region.
- (4) Rail networks in the region support inter-regional passenger transport, minimising congestion on road transport networks and lowering greenhouse gas emissions.
- (5) Development sensitive to rail transport noise emissions, and located in close proximity to an operational rail corridor, mitigates amenity impacts.

3.6.10.2 Land use strategies

- (1) Development on or adjacent to the existing or future railway network identified on **Strategic plan Map 5 – Access, Mobility and Infrastructure** will be required to preserve the operational efficiency of the railway by incorporating appropriate separation distances or mitigation of railway generated emissions to within acceptable levels.

3.6.11 Element - Stock route network

- (1) The function, connectivity and pasture productivity of the Stock Route Network is maintained for sustainable use by travelling stock on hoof.

3.6.11.1 Specific outcomes

- (1) The Stock Route Network is protected from developments (on or near the stock routes) that have the potential for conflict between use of the network and adjoining areas
- (2) The stock route network's use or capacity for the primary purpose of travelling stock on hoof is maintained.
- (3) Potential for conflict between use of the network and use of adjoining areas is avoided.

3.6.11.2 Land use strategies

- (1) There are no land use strategies for this element.

3.6.12 Element— Active transport network

- (1) The active transport network provides a quality transport option in the urban areas of the Western Downs that efficiently connects residential neighbourhoods to activity centres, Township main streets and other employment areas and contributes to active and healthy local communities.

3.6.12.1 Specific outcomes

- (1) Greenfield development in Urban areas:
 - (a) contributes to the establishment of on and off-road corridors that promote safe active transport; and
 - (b) incorporates neighbourhood design principles that promotes a high level of connectivity, particularly for pedestrians and cyclists.
- (2) End-of-trip cycle facilities are provided by major trip generators in major and district activity centres.

3.6.12.2 Land use strategies

- (1) There are no land use strategies for the planning scheme.

3.6.13 Element – Airport enterprise and aviation facilities

- (1) Air transport infrastructure facilitates the fast and convenient transportation of people, goods and services as an alternative to road and rail transportation modes.
- (2) **Strategic plan Map 5 - Access, Mobility and Infrastructure** identifies existing airport facilities in Chinchilla, Dalby, Dulacca, Meandarra, Miles, Tara and Wandoan. Airport facilities within Chinchilla, Dalby and Miles facilitate the movement of passengers both within and outside of the region. The Miles and Chinchilla airports are heavily relied upon to facilitate the movement of passengers associated with resource sector activity.
- (3) **Strategic plan Map 4 - Economic Development and Natural Resources** identifies airport enterprise areas surrounding the existing Chinchilla, Dalby, Miles and Wandoan airports. The purpose of these areas is to facilitate opportunities for complementary value adding enterprises that have a direct juxtaposition to airport operations and where both uses are able to operate and co-locate and not create land use conflict. Development that creates incompatible intrusion, land use conflict or compromises airport safety will not be supported within airport enterprise areas.

3.6.13.1 Specific outcomes

- (1) Air space and obstacle limitation surface areas are protected to maintain the safety and efficiency of aircraft movements.
- (2) Appropriate separation distances are maintained to buffer airports and registered landing areas identified on **Strategic plan Map 5 – Access, Mobility and Infrastructure** from the encroachment of incompatible development.
- (3) Air transport is responsive to economic growth opportunities presented through the transportation of non-resident workforce from metropolitan centres and in particular opportunities to expand and accommodate value add activities to aircraft operations in Dalby, Chinchilla, Miles and Wandoan.
- (4) Airport enterprise areas identified on **Strategic plan Map 4 – Economic Development and Natural Resources** encourage compatible business, industry and commercial enterprises to co-locate to create aviation dependent activity clusters that achieve synergies that contribute to economic growth and development, where:
 - (a) the hierarchy of the Western Downs Activity centre Network is maintained;
and
 - (b) where aircraft operations are not constrained or limited by land use and development.
- (5) Private airstrips are supported where the strip is utilised for private purposes only.

3.6.13.2 Land use strategies

- (1) Development of aeronautical masterplans for the Chinchilla, Dalby, Miles and Wandoan airports that incorporate airport enterprise areas and provide strategic direction and further detail as to the nature of development that is to occur in the locality.

3.7 Safety and resilience to hazards

3.7.1 Strategic outcomes

- (1) The Western Downs is a vast region that is vulnerable to a range of natural hazards including flood and bushfire. It is expected that the extreme weather events that drive these natural hazards will be more prevalent in the future due to the predicted impacts of climate change. To ensure the safety of residents and infrastructure, development avoids establishing in these areas.
- (2) The potential impacts of climate change and natural hazards can have detrimental impacts to our regions communities. The location, scale and intensity of development is considered in all land use decisions to minimise the exposure of people and property to natural hazards.
- (3) Development within the Western Downs does not expose land to contamination and sensitive land uses are not located near existing contaminated land sites.
- (4) Waste management is undertaken utilising best practice and landfill sites are protected from encroachment incompatible land use and development.
- (5) Development involving storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances, is to be located and managed to avoid and mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals.
- (6) Protecting explosive facilities or explosives reserves from encroachment by development that would compromise the ability of these land uses to function safely and effectively.

3.7.2 Element – Natural hazards

- (1) The Western Downs is a vast region that is vulnerable to a range of natural hazards including flood and bushfire. It is expected that the extreme weather events that drive these natural hazards will be more prevalent in the future due to the predicted impacts of climate change. To ensure the safety of residents and infrastructure, it is important that development avoids establishing in areas known to be subject to natural hazards that pose a potential to threat to people and property.

3.7.2.1 Specific outcomes

- (1) The risk of loss of life and property due to bushfires is minimised through:
 - (a) the appropriate use of land having regard to its level of bushfire hazard; and
 - (b) the incorporation of appropriate siting and design measures that mitigate bushfire risks.
- (2) The risk of loss of life and property due to landslides is minimised through:
 - (a) the appropriate use of land having regard to its level of landslide hazard; and
 - (b) the incorporation of appropriate siting and design measures that mitigate landslide risks.
- (3) The risk of loss of life and property due to flood hazards, including that associated with a greater frequency of extreme weather events and increased rainfall intensities as a result of climate change is minimised.
- (4) The flood storage and conveyance capacity of floodplains are protected from earthworks and development that:
 - (a) significantly alter natural drainage patterns to the detriment of environmental or infrastructure performance;
 - (b) worsen existing flooding conditions; and
 - (c) contribute to negative impacts on environmental quality during flood events.

3.7.2.2 Land use strategies

- (1) There are no land use strategies for this element

3.7.3 Element – Climate change impacts and natural environment vulnerability

- (1) Climate change poses potential negative impacts on the natural environment, including changes in ecosystem dynamics beyond the limits of species thresholds and an increase in the frequency and severity of bushfire which has the potential to permanently change flora communities and their dependent fauna.

3.7.3.1 Specific outcomes

- (1) The natural environment is protected against the adverse impacts of climate change through:
 - (a) the protection and enhancement of carbon sinks to offset the advancement of climate change; and
 - (b) reducing the carbon footprint of land use and development through sustainable, compact urban form.
- (2) Urban land use and development is contained within the Urban Area identified on **Strategic plan Map 1 – Settlement Pattern**.
- (3) ALC Class A and B land is protected from alienation, diminished productivity, fragmentation and encroachment by incompatible development.

3.7.3.2 Land use strategies

- (1) There are no land use strategies for this element.

3.7.4 Element – Contaminated land

- (1) To ensure the health and safety of the community and maintain the economic viability of the region, land in the Western Downs is protected from contamination by land use activities.

3.7.4.1 Specific outcomes

- (1) The potential impacts of hazardous and harmful materials used in industrial, rural or other activities are appropriately mitigated to ensure the health and safety of the community.
- (2) Sensitive development including residential development and community facilities are not located on land that is identified as being contaminated by previous uses unless remediated to a degree that is acceptable to the health and wellbeing of populations.
- (3) Development that uses materials or processes that may potentially introduce contaminants into the landscape is undertaken with appropriate mitigation and any contaminated land is remediated to an acceptable degree.

3.7.4.2 Land use strategies

- (1) There are no land use strategies for this element.

3.7.5 Element – Waste management and recycling

- (1) Population growth and industrial activity will generate an increased amount of waste in the region. Waste is managed in the region holistically to minimize adverse impacts on the environment using the waste hierarchy and to ensure the protection of environmental values
- (2) Waste is managed to contribute to the protection of environmental values and promote waste minimisation and recycling.

3.7.5.1 Specific outcomes

- (1) Waste disposal is undertaken at landfill sites identified on **Strategic plan Map 5 – Access, Mobility and Infrastructure** and maintains public health and the health of the environment.
- (2) Waste facilities are designed to capture and utilise waste materials as a resource where possible through recycling or further processing.
- (3) Waste disposal activities and facilities are not located in areas with highly permeable soils or a high groundwater table and take account of topography and existing facilities.
- (4) Waste management services are provided suitable to the needs of development to minimise amenity impacts on the surrounding community.
- (5) Development maintains appropriate separation distances to public waste management facilities identified on **Strategic plan Map 5 – Access, Mobility and Infrastructure** to ensure maintenance of public health and to minimise reverse amenity impacts on infrastructure.

3.7.5.2 Land use strategies

- (1) There are no land use strategies for this element.

Part 4 Local government infrastructure plan

4.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the Planning Act 2016 2009.
- (2) The purpose of the local government infrastructure plan is to:
 - (a) integrate infrastructure planning with the land use planning identified in the planning scheme;
 - (b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure;
 - (c) enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning;
 - (d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner;
 - (e) 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 2031;
 - (c) states in Section 4.4 (Definition of trunk infrastructure) the items of infrastructure defined as trunk infrastructure;
 - (d) Section 4.5 (desired standards of service) for each trunk infrastructure network the desired standard of performance;
 - (e) identifies in Section 4.6 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
 - water supply;
 - wastewater;
 - stormwater drainage;
 - transport;
 - public parks and land for community facilities.

- (f) provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the extrinsic material documents listed in Section 4.6.8.

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 most recent census data (2011) is included for information only;
 - (b) the base date 2016 and the following projection years to accord with future Australian Bureau of Statistics census years:
 - mid 2021;
 - mid 2026; and
 - ultimate development.
 - (c) the LGIP development types in column 2 that include the uses in column 3 of Table 4.1.
 - (d) the projection areas identified on Local Government Infrastructure Plan Map LGIP-PIA (Index Map) 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	Attached dwelling	<p><u>Attached residential:</u> Dual occupancy Multiple dwelling</p> <p><u>Short term:</u> Hotel Short term accommodation Tourist park</p> <p><u>Long term:</u> Community Residence Hostel Relocatable home park Retirement facility</p>
	Detached dwelling	Dwelling house Caretaker's accommodation
Non-residential development	Community	<p><u>Places of assembly:</u> Club Community use Function facility Funeral parlour Place of worship</p> <p><u>Essential Services:</u> Cemetery Correctional facility Emergency services Health care services Hospital Residential care facility Veterinary services</p> <p><u>Entertainment:</u> Hotel (non-residential component) Nightclub Theatre Tourist attraction</p> <p><u>Sport and recreation:</u> Indoor sport and recreation Outdoor sport and recreation Major sport, recreation and entertainment facility</p>

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
	Education	Child Care Centre Community Care Centre Educational Establishment
	Office	Office Sales Office
	Retail	<u>Bulk goods:</u> Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies Outdoor sales Showroom <u>General retail:</u> Adult Store Food and drink outlet Service industry Service station Shop Shopping centre
	Industry and construction	<u>Industry:</u> Low impact industry Medium impact industry Research and technology industry Warehouse Telecommunications facility Utility installation <u>High impact industry:</u> High impact industry Noxious and hazardous industries Air services Car wash Crematorium Renewable energy facility Substation Special industry Transport Depot
	Rural, Mining and Other	<u>Low impact rural:</u> Animal husbandry Animal keeping Cropping Permanent plantation Rural industry

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		<u>High impact rural:</u> Aquaculture Extractive industry Intensive animal husbandry Intensive horticulture Wholesale nursery Winery

- (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

Column 1 Description	Column 2 Assumptions				Ultimate development
	2011	2016	2021	2026	
Population	32,365	34,021	35,510	36,996	38,480
Employment	21,868	22,964	23,947	24,932	25,905

- (2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the tables in Schedule 3 Local government infrastructure plan mapping and tables.

4.2.2 Development

- (1) The developable area is land within the PIA represented in zones relating to urban uses not affected by the extreme flood hazard area identified on the Flood Hazard Overlay Map (OM-004) and is identified in Table SC3.3 in Schedule 3 Local government infrastructure plan mapping and tables.
- (2) The planned density for future development is stated in Table SC3.3 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

Column 1 Description	Column 2 Assumptions				
	2011	2016	2021	2026	Ultimate development
Residential dwellings	13,058	13,881	14,454	15,072	15,695
Non-residential floor space (m2 GFA)	1,649,726	1,750,098	1,810,030	1,870,204	1,932,429

- (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 SC3.1 and Table SC3.4;
 - (b) for non-residential development, Table SC3.2 and Table SC3.5.

4.2.3 Infrastructure Demand

- (1) The demand generation rate for a trunk infrastructure network is stated in Column 5 of Table SC3.3 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 Schedule 3 Local government infrastructure plan mapping and tables in:
- (a) for the water supply network, Table SC3.6;
 - (b) for the wastewater network, Table SC3.7;
 - (c) for the stormwater drainage network, Table SC3.8;
 - (d) for the transport network, Table SC3.9;
 - (e) for the parks and land for community facilities network, Table SC3.10.

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 2026.
- (2) The priority infrastructure area is identified on Local Government Infrastructure Plan Map LGIP-PIA.

4.4 Desired standards of service

- (1) This section states the key standards of performance for a trunk infrastructure network. Further information is contained in the extrinsic material (refer to Section 4.6.8).

4.4.1 Water supply network

Table 4.4 Desired standard of service for the water supply network

Measure	Planning criteria	Design criteria
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> Local government standards in planning scheme and planning scheme policies Customer service standards Customer service obligations
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> Water Service Association of Australia codes IPWEA standards Customer service standards Local government standards in planning scheme and planning scheme policies
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> The <i>Australian Drinking Water Guidelines 2011</i> developed by the National Health and Medical Research Council
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> System Leakage Management Plan (Chapter 3, Part 3, Division 1A <i>Water Act 2000</i>)
Infrastructure design/planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> Water Supply Code of Australia—Water Services Association of Australia—WSA 03–2002 The Australian Drinking Water Guidelines 2011 developed by the

Measure	Planning criteria	Design criteria
		National Health and Medical Research Council <ul style="list-style-type: none"> • Planning Guidelines for Water Supply and Sewerage—Department of Natural Resources and Mines (NRM) • Local government standards in planning scheme policies • As detailed in Table 4.6

Table 4.5 Planning and Design Criteria for the water supply network

Criteria	Performance Measure
Minimum Network Pressure	16m
Maximum Network Pressure	60m (> 60m requires QFRS consultation)
Maximum Velocity	2 m/s
Network Reservoir Capacity at 3 consecutive days of MDMM demand	All reservoirs to have a positive net inflow at the end of each day
Ground level reservoir	3 x (MD – MDMM) + Emergency Storage
Elevated reservoir	6 x (PH – 1/12 MDMM)+150kL fire storage. In supply zones where 8xPH is less than or equal to MDMM the following equation is used (2xPH)+150kL fire storage
Fire Flow Performance	
Application of Fire Analysis	Background Demand highest of 2/3 PH or AD
Maximum (fire flow) Velocity	4 m/s
Minimum Residual Pressure at Hydrant	12m
Residential Property <= 3 storeys	15L/s for 2 hrs 30L/s for 4 hrs
Residential Property > 3 storeys	30L/s for 4 hrs
Commercial/Industrial Property	

4.4.2 Wastewater network

Table 4.6 Desired standard of service for the wastewater network

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> • Local government standards in planning scheme and planning scheme policies • Customer service standards • Customer service obligations

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quality of treatment	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"> • Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy • Queensland Water Quality Guidelines 2009 – Department of Environment and Heritage Protection • National Water Quality Guidelines—National Water Quality Management Strategy
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> • Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection policies
Effluent re-use	Reuse effluent wherever possible.	<ul style="list-style-type: none"> • Guidelines for Sewerage Systems: Reclaimed Water - February 2000 • Queensland Water Recycling Guidelines— December 2005
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> • Planning Guidelines for Water Supply and Sewerage—NRM • Sewerage Code of Australia—Water Services Association of Australia— WSA 02—2002 • Sewerage Pumping Station Code of Australia—Water Services Association of Australia—WSA 04—2005 • Local government standards in planning scheme and planning scheme policies

Table 4.7 Planning and Design Criteria for the wastewater network

Criteria	Performance Measure										
Peaking Factors – Peak dry Weather Flow (PDWF) and Peak Wet Weather Flow (PWWF)	In accordance with “Planning Guidelines for Water Supply and Sewerage” (Department of Energy & Water Supply, 2013)										
Pumping Station and Rising Mains											
Detention Time	Maximum 6 hours										
Minimum Velocity	Preferred - 1.5m/s, absolute min. – 0.9 m/s										
Maximum Velocity	3.5 m/s										
Maximum allowable pump starts	8 or 90% of manufacturer’s recommendation (whichever lower)										
Emergency relief storage (ERS)	The pumping station shall be designed to ensure no dry weather overflows. ERS to contain 4 hours ADWF										
Gravity Mains											
Minimum velocity (PDWF)	Self-cleansing velocities (0.7 – 0.8 m/s)										
Maximum velocity (PWWF)	3 m/s										
Depth of flow @ PWWF	70% pipe depth										
Absolute minimum grade	<table border="1"> <thead> <tr> <th>Diameter</th> <th>Grade 1 in ‘x’</th> </tr> </thead> <tbody> <tr> <td>150</td> <td>200</td> </tr> <tr> <td>225</td> <td>300</td> </tr> <tr> <td>300</td> <td>400</td> </tr> <tr> <td>375</td> <td>600</td> </tr> </tbody> </table>	Diameter	Grade 1 in ‘x’	150	200	225	300	300	400	375	600
Diameter	Grade 1 in ‘x’										
150	200										
225	300										
300	400										
375	600										

4.4.3 Stormwater drainage network

Table 4.8 Desired standard of service for the stormwater network

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater 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 the inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> • Queensland Urban Drainage Manual—NRM • Local government standards in planning scheme and planning scheme policies
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> • Section 21 Environmental Protection [Water] Policy 2009 • Queensland Urban Stormwater Quality Planning Guidelines 2010 • Local Government standards in planning scheme and planning scheme policies

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Infrastructure design/planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> • Queensland Urban Drainage Manual—NRM • Local government standards in planning scheme and planning scheme policies • Natural Channel Design Guidelines

4.4.4 Transport network

Table 4.9 Desired standard of service for the transport and footpath network

Column 1 Measure	Column 2 Planning criteria (qualitative standards)	Column 3 Design criteria (quantitative standards)
Road network design/planning standards	<p>The road network provides a reliable and functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement.</p> <p>Design of the road system will comply with established codes and standards.</p>	<ul style="list-style-type: none"> • Local government road design and development manual/standards/codes in planning scheme and planning scheme policy • Road Planning and Design Manual developed by the Department of Transport and Main Roads • Australian Standards • AUSTROADS guides
Footpaths and cycleways	Plan cycle ways and footpaths to provide a safe, attractive and convenient network that links residential areas to major activity nodes thereby encouraging walking and cycling as acceptable travel alternatives	<ul style="list-style-type: none"> • Local government road design and development manual/standards/ codes in planning scheme and planning scheme policies.

4.4.5 Public parks and land for community facilities network

Table 4.10 Rate of provision

Open Space Type	Dalby, Chinchilla and Miles DSS (ha/1,000 people)	All other areas DSS (ha/1,000 people)
District Recreation Parks	0.8	1.5
Regional Recreation Parks	1.5	
District and Regional Sports Parks	2.5	3.1
Land for community facilities	0.1	
TOTAL	4.9	6.2

Table 4.11: Accessibility provisions

Infrastructure Type	District	Regional
Recreation Parks	2.5km in urban areas	Local government area
Sports parks	Located in, or on the edge, of urban areas.	

Table 4.12 Minimum characteristics of each park

Characteristic	Recreation Parks			Sports Parks	
	District	District (Town/Civic)	Regional	District	Regional
Minimum size of open space (Ha)	2 ha of usable space	0.4Ha to 3.0Ha	6 ha usable space	A minimum of 3ha.	Minimum of 6ha.
Shape of Land	Regular in shape to ensure the area is functional.			Square or rectangular shape, oriented north-south	
Minimum desired flood immunity for parks	At least 25% of total area above Q50 with main activity area/s above Q100	At least 50% of total area above Q50 with main activity area/s above Q100 and free of hazards	At least 50% of total area above Q50 with main activity area/s above Q100 and free of hazards	Free of hazards. 90% of land above Q20. Fields/ courts above Q50. Facilities above Q100	Free of hazards. 90% of land above Q20. Fields/ courts above Q50. Built Facilities above Q100.
Maximum desired grade	Average grade of 1:10 for 80% of the area of the park, with wheelchair access (1:14), where possible. Variable topography is satisfactory for the remaining area		Average grade of 1:20 for main use areas, 1:50 for kick about area, and variable topography for remainder	1:50 for all playing Surfaces, self-draining	Laser levelling to a maximum gradient of playing surface 1:100
Road frontage and visibility	50% of the park perimeter to have direct road frontage, preferably on a collector road			Approximately 50% of the park perimeter to have direct road frontage	
Linkage	Links to existing open space (preferable)			Sports parks are clustered (preferable)	
Vegetation	Fertile soil of at least 75-100mm, fully grassed				

Table 4.13 Typical embellishments (recreation parks)

Park element	District Recreation Parks	District recreation (Town/Civic) parks	Regional Recreation Park
Recreation activity areas	✓	✓	✓
Services	✓	✓	✓
Playground	✓	✓	✓
Fencing /bollards, lock rail	Where appropriate	Where appropriate	Where appropriate
Landscaping	✓	✓	✓
Significant revegetation required for more natural settings	As identified by relevant master plan	As identified by relevant master plan	As identified by relevant masterplan
Irrigation	✓	✓	✓
Feature paving/concrete stencilling	✓	x	✓
Lighting	✓	✓	✓
Pedestrian pathway access network	✓	✓	✓
Bike racks	✓	x	✓
Signage	✓	✓	✓
Shade structures (over playgrounds)	✓	✓	✓
Tap/bubbler	✓	✓	✓
Bench seating	✓	✓	✓
Barbecue	✓	✓	✓
Shelters/gazebo with tables and seating	✓	✓	✓
Rubbish bins	✓	✓	✓
Toilet	✓	✓	✓
Internal roads	x	x	✓
Car parking	x	x	✓
Bus pull-through	✓	x	✓
Bus parking	x	x	✓

Table 4.14 Typical embellishments (sports parks)

Park element	Embellishments
Courts/fields	✓
Goal posts/line marking	✓
Irrigation	✓
Field/court lighting	✓
Spectator seating	✓
Tap/bubbler	✓
Landscaping	✓
Feature paving/concrete stencilling	✓
Internal roads	✓
Bus pull through	✓
Bus parking	✓
Car parking	✓
Bike racks	✓
Fencing/bollards lock rail	✓
Lighting	✓
Pedestrian pathway access network	✓
Signage	✓
Services	✓
Recreation activity areas	✓

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 2026.

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:
 - (a) Local Government Infrastructure Plan Map LGIP-W Plans for trunk water supply infrastructure;
 - (b) Local Government Infrastructure Plan Map LGIP- S Plans for trunk sewerage infrastructure;
 - (c) Local Government Infrastructure Plan Map LGIP-D Plans for trunk drainage infrastructure;

- (d) Local Government Infrastructure Plan Map LGIP-R Plans for trunk transport infrastructure;
 - (e) Local Government Infrastructure Plan Map LGIP-F Plans for trunk footpaths infrastructure;
 - (f) Local Government Infrastructure Plan Map LGIP-P 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 here:
<http://www.wdrc.qld.gov.au/doing-business/town-planning>.
- (2) The future trunk infrastructure is identified in the following tables.

4.5.3 Water supply network

Table 4.15 Schedule of works for the water supply network

Map reference	Trunk infrastructure	Estimated timing	Gross Value (incl. on-costs & contingency)
W1501	Trunk main for new reservoir, Miles	2015	\$1,303,141
W1602	Main between existing 150 mm main in Dawson Street to hydrant in McNulty Street, Miles	2016	\$28,640
W1801	Miles Water Treatment Plant Stage 1 Augmentation	2018	\$3,500,000
W2101	New Miles reservoirs for pressure zone	2021	\$1,000,000
W2304	Miles - New GAB Bore	2023	\$1,400,000
W2601	Miles - Extend main	2026	\$26,262
W1605	Chinchilla - New main from new WTP to Colamba St Tower	2016	\$2,535,666
W1606	Chinchilla - Water Treatment Plant Stage 1 Augmentation	2016	\$12,400,000
W1607	Chinchilla - Raw Water Pumping Station & Main	2016	\$3,900,000
W1608	Chinchilla - New reservoir at WTP	2016	\$2,400,000
W1802	Chinchilla - Extend main	2018	\$22,503
W1803	Chinchilla - Extend main	2018	\$118,653
W1804	Chinchilla - Extend main	2018	\$22,503
W1805	Chinchilla - Extend main	2018	\$135,019
W1901	Chinchilla - Warrego Highway Cross Connection near Short Street	2019	\$14,320
W2004	Chinchilla - Water Treatment Plant	2020	\$5,000,000

Map reference	Trunk infrastructure	Estimated timing	Gross Value (incl. on-costs & contingency)
	Stage 2 Augmentation		
W2301	Chinchilla - Warrego Highway near Carmichael Street	2023	\$15,319
W2302	Chinchilla - Slessar Street Main Upgrade. 500m from Wambo Street along Slessar Street.	2023	\$109,424
W1609	Tara - Milne Street FC2	2016	\$43,984
W1610	Tara - Wilson Street FC1-1 - from Sara Street along Surat Developmental Road	2016	\$94,104
W2005	Tara - New main along Fry Street	2020	\$20,457
TOTAL			\$34,089,995

4.5.4 Wastewater network

Table 4.16 Schedule of works for the wastewater network

Map reference	Trunk infrastructure	Estimated timing	Gross Value (incl. on-costs & contingency)
S1601	Dalby - Upgrade of SPS 1 pump and wet well capacity	2016	\$679,720
S1602	Dalby - Upgrade of SPS 2 pump and wet well capacity	2016	\$424,820
S1603	Dalby - Upgrade of SPS 5 pump and wet well capacity	2016	\$128,850
S1604	Wandoan - Upgrade of SPS 1 pump and wet well capacity	2016	\$128,850
S1605	Chinchilla - North / Park Streets	2016	\$31,235
S1606	Chinchilla -Malduf / Price Streets	2016	\$23,426
S1801	Chinchilla -SPS F	2018	\$492,900
S1802	Chinchilla -Gormleys Rd to STP	2018	\$796,580
S2101	Chinchilla -Railway / Canaga Streets	2021	\$47,654
S2401	Chinchilla -Colamba / Chinchilla Streets	2024	\$28,321
S2402	Wandoan Effluent Disposal	2024	\$3,400,000
S1607	Tara - Benn Street	2016	\$82,070
S1608	Chinchilla Sewerage Treatment Plant Augmentation	2016	\$11,400,000
S2001	Miles Sewerage Treatment Plant Augmentation	2020	\$8,050,000
S2301	Miles Evaporation Pond Augmentation	2023	\$200,000
TOTAL			\$25,914,426

4.5.5 Stormwater drainage network

Table 4.17 Schedule of works for the stormwater drainage network

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
D0002	Area bounded by Curtis, Bligh, Wilkes & Nicholson Street	2016	\$2,418,750
D0052	Area bounded by Patrick, Owen, Sydney, Myall Creek	2018	\$3,762,500
D0053	Area Bounded by Condamine, Irvingdale, Louisa and Myall Creek	2021	\$6,450,000
D0031/0055	Gakse Ln Drainage Projects - Stage 1 & 2 - Chinchilla	2016	\$7,310,000
D0072	Northern Trunk Drain - Chinchilla	2020	\$7,326,853
D0007	Malduff Street Drainage - Chinchilla	2017	\$913,750
D0035/D0037	Reid-Hypatia Street Drainage - Chinchilla	2017	\$1,881,250
D0073	Price Street Drainage - Chinchilla	2020	\$2,696,100
D0074	Foster Street Drainage - Chinchilla	2020	\$1,568,060
D0075	Pilkington Street Drainage - Chinchilla	2020	\$1,720,731
D0076	Windmill Street Drainage - Chinchilla	2018	\$161,250
D0065	East Street Drainage - Wandoan	2021	\$389,492
D0066	Royd St Drainage - Wandoan	2017	\$249,905
D0067	North St Drainage - Wandoan	2019	\$266,232
D0068	Hamlyn St Drainage - Wandoan	2023	\$291,884
D0069	Zupp Rd Drainage - Wandoan	2025	\$204,929
D0070	Future Channel 1 - Acacia Dr to Dawson Street - Miles	2025	\$992,087
D0071	Future Channel 2 - Condamine Street to Colamba Street - Miles	2019	\$273,178
TOTAL			\$ 38,876,950

4.5.6 Transport network

Table 4.18 Schedule of works for the road transport network

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
R0245	Zeller St - Chinchilla, Rehabilitation, widen, kerb & channel Windmill Rd to Macki St	2017	\$645,000
R0260	Zeller St - Chinchilla, Rehabilitation, widen, kerb & channel Macki St to Price St	2019	\$860,000
R0298	Hypatia St - Chinchilla, Reconstruct, widen, seal Colamba St - Canaga St	2020	\$376,250
R0333	Hypathia St - Chinchilla, Reconstruct, widen, seal Heeney St to Colamba St	2022	\$575,000
R0353	Hypathia St - Chinchilla, Reconstruction Heeney St - Helena St (550m)	2023	\$575,000
R0376	Park St - Chinchilla, Reconstruct, widen, k&c, seal Chinchilla St-Russell St	2025	\$862,500
R0420/R0421	Fry St - Tara, Reconstruct, widen, seal, Bilton-Showground	2016	\$1,290,000
R0424	Benn St - Tara, Reconstruct, widen & seal, Day St-Hallinan Transport	2016	\$397,750
R0425	Coutts St - Tara, Reconstruct, Widen & Seal, Smallcombe - Binnie	2021	\$301,000
R0426	Binnie St - Tara, Reconstruct, Widen & Seal, Coutts - Fry St	2020	\$322,500
R0480	Warrego Hwy-Wambo St - Chinchilla, Railway crossing TMR OLC Project - Inverai Rd Extension	2017	\$537,500
R0551	Old Rosevale Ch 0 - 0.02 - Jandowae, Reconstruction to a Rural Collector Standard, formation width 9.0m & Seal 8.0m	2020	\$31,304
R0559	Dixon Street Ch 0.00 - 0.02 - Dalby, Reconstruction to a Urban Collector Standard, formation width 9.0m & Seal 8.0m.	2017	\$35,260
R0729	Oak Street - Chinchilla, Extend Kerb and Channel and footpath to facilitate access to School with increased demand	2016	\$32,250
TOTAL			\$6,841,314

Table 4.19 Schedule of works for the footpath network

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
F0044	McNulty Street - Dawson St to Bourne - Miles, Construct Footpath - 360m x 2m	2017	\$103,200
F0047	Myall Creek Linear Park - Dalby, Footpath construction - Missing link down the Myall Creek	2016	\$25,800
F0049	Windmill Rd - Chinchilla, Install footpath, from Fraser St - Zeller St	2016	\$80,625
F0050	Wambo St - Chinchilla, Install footpath, from Russell St - Nowland St	2017	\$91,375
F0052	Zellar St - Chinchilla, Install footpath Macki St - Atkins St northern side	2018	\$21,500
F0053	Zellar St - Chinchilla, Install footpath Atkins St - Evans St, northern side	2018	\$21,500
F0054	Zellar St - Chinchilla, Install footpath Evans St - Windmill Rd, northern side	2018	\$26,875
F0056	Glasson St - Chinchilla, Replace & upgrade footpath Claydon St - Wood St	2018	\$32,250
F0058	Chinchilla St - Chinchilla, Replace & upgrade footpath King St - Park St	2019	\$26,875
F0059	Heeney St - Chinchilla, Replace & upgrade footpath Condamine St - Hypathia St east side	2019	\$37,625
F0060	Zellar St - Chinchilla, Install footpath Old Tara Rd - Dorney St, northern side	2019	\$59,125
F0061	Middle St - Chinchilla, Replace & upgrade Footpath Wambo St - Canaga St	2020	\$59,125
F0062	Middle St - Chinchilla, Replace & upgrade footpath Zanoni St - Canaga St	2020	\$38,700
F0063	Park St - Chinchilla, Replace & Upgrade footpath Chinchilla St - Boyd St	2020	\$25,800
F0067	Colamba St - Chinchilla, Replace & upgrade footpath Hypathia St - Middle St west side	2021	\$37,625
F0069	Heeney St - Chinchilla, Replace & upgrade foothapth Hypathia St - motel	2021	\$26,875
F0071	Price St - Chinchilla, Install footpath, from Fraser St - Zellar St	2023	\$69,000
F0072	Hypathia St - Chinchilla, Replace & upgrade footpath Colamba St - Heeney St	2022	\$46,000
F0073	Hypathia St - Chinchilla, Replace & upgrade footpath Canaga St - Colamba St	2022	\$40,250
F0074	Middle St - Chinchilla, Replace & upgrade footpath Canaga St - Colamba St	2022	\$23,000
F0076	Chinchilla St - Chinchilla, Replace & upgrade footpath Park St - Colamba St	2024	\$25,300
F0077	Chinchilla St - Chinchilla, Replace & upgrade footpath Wambo St - King St	2024	\$36,800
F0081	Fry St - Tara, Replace & upgrade footpath Smallcombe St - Binnie St	2016	\$21,500
F0082	Sara St - Tara, Replace & upgrade footpath Day St - Bilton	2016	\$40,850

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
	St		
F0085	Fry St - Tara, Replace & upgrade footpath Milne St - Bilton St	2020	\$21,500
F0089	Day St - Tara, Replace & upgrade footpath BP - ambulance	2017	\$30,100
F0092	Fry St - Tara, Replace & upgrade footpath Laundromat - Milne St	2018	\$43,000
F0093	Fry St - Tara, Replace & upgrade footpath western side. Binnie St to Adams St.	2018	\$37,625
F0094	Day St - Tara, Replace & upgrade footpath northern side	2019	\$86,000
F0096	Day St - Tara, Replace & Upgrade footpath Fry St - Roberts St	2021	\$32,250
F0097	Day St - Tara, Replace & upgrade footpath Fry St east on southern side	2021	\$37,625
F0111	Edith Street - Centenary Av to Colamba St - Miles, Construct Footpath -310m x 1.5m	2016	\$66,650
F0112	Edith Street - Wallen St to Dawson St - Miles, Construct Footpath -220m x 1.5m	2016	\$47,300
F0114	Bourne Street - McNulty St to Hawkins St - Miles, Construct Footpath - 120m x 2m	2016	\$34,400
F0119	Edith Street - Centenary Av to Lee St North Side - Miles, Construct Footpath - 130m x 1.5m	2023	\$29,900
F0122	Henderson Rd - Hospital to West St - South side - Wandoan, Construct - Concrete Footpath 180m x 2m	2016	\$51,600
F0123	North St - Waterloo St to Lawton St - South side - Wandoan, Construct - Concrete Footpath 210m x 1.5m	2017	\$45,150
F0124	Moore St - Waterloo St to West St - South side - Wandoan, Construct - Concrete Footpath 80m x 1.5m	2016	\$17,200
F0125	Waterloo St - Mundell St to North St - School side - Wandoan, Construct - Concrete Footpath 200m x 1.5m	2016	\$43,000
F0126	Lawton St - North St to Moore St - West side - Wandoan, Construct - Concrete Footpath 80m x 1.5m	2017	\$17,200
F0128	Henderson Rd - O'Sullivan Park to Royds St - West side - Wandoan, Construct - Concrete Footpath 200m x 1.5m	2024	\$46,000
F0133	Royds Street (Stage 1) - Wandoan, Footpath Upgrade	2021	\$612,750
F0134	Lawton Street - Wandoan, Footpath Upgrade	2023	\$366,850
F0148	Pine Street - Constance St to Marian St - east side - Miles, Footpath Upgrade - 120m x 1.5m (widen from 0.9m to 1.5m)	2019	\$25,800
F0149	Royds Street (Stage 2) - Wandoan, Footpath Upgrade	2022	\$655,500
F0155	Dalby Jandowae Road & Warrego Highway - Dalby, Footpath construction linking to existing footpath networks and access to the High School	2016	\$167,700
F0156	Mary Street - Dalby, Footpath construction linking to existing footpath networks and access to the Christian School and sporting fields	2016	\$116,100
F0157	Edward Street - Dalby, Footpath construction linking to existing footpath networks and access to the State School and sporting fields	2016	\$52,245

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
TOTAL			\$3,701,020

4.5.7 Public parks and land for community facilities network

Table 4.20 Schedule of works for the public parks and land for community facilities network

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost (Land)	Column 5 Establishment cost (Works)
P0097	Thomas Jack Park - Dalby - upgrade irrigation system for zones 1-3	2015	\$0	\$85,006
P0038	Myall Creek Linear Park - Dalby - Footpath LED Lighting upgrade	2015	\$0	\$98,481
P0095	Lake Broadwater Reserve - Dalby - Upgrade combination playground unit	2016	\$0	\$33,325
P0092	Thomas Jack Park - Dalby - Replace 2 junior combination playground units and installing new shade sails and sofffall	2016	\$0	\$84,065
P0140	Thomas Jack Park - Dalby - upgrade to irrigation system for zones 4-7	2017	\$0	\$58,039
P0066	Lake Broadwater Reserve - Dalby - Park Upgrade Stage 4 of 4	2019	\$0	\$56,855
P0141	Thomas Jack Park - Dalby - Purchase the remaining parcels of land 1206m2 - Stage 1 of 3	2016	\$59,094	\$0
P0142	Thomas Jack Park - Dalby - Purchase the remaining parcels of land 1133m2 - Stage 2 of 3	2021	\$55,517	\$0
P0143	Thomas Jack Park - Dalby - Purchase the remaining parcels of land 2143m2 - Stage 3 of 3	2026	\$105,007	\$0
P0122	Queens Park - Chinchilla - Remove old equipment and upgrade to a fitness park	2016	\$70,000	\$0
P0055	Railway Park - Chinchilla - Replace and upgrade playground	2017	\$0	\$80,625

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost (Land)	Column 5 Establishment cost (Works)
P0052	Jubilee Park - Chinchilla - Replace & upgrade sand softfall with rubber	2018	\$0	\$59,125
P0072	Railway Park - Chinchilla - Replace & upgrade Softfall with Rubber	2020	\$0	\$69,875
P0091	Lions Park - Tara - Install new BBQs	2019	\$0	\$26,875
P0132	Waterloo Plains Park - Wandoan - Supply & Install 3 picnic tables & shelters	2021	\$0	\$32,250
P0131	Chinaman's Lagoon - Leichhardt Hwy, Miles - Upgrade interpretative signage hut with concrete floor and seating, car park	2020	\$0	\$43,000
TOTAL			\$289,618	\$727,520

4.5.8 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*.

Table 4.21 List of extrinsic material

Column 1 Title of document	Column 2 Date	Column 3 Author
Background Information for the Water Supply & Wastewater Networks for the Western Downs Regional Council Local Government Infrastructure Plan	April 2016	WDRC
Background Information for the Planning Assumptions for the Western Downs Regional Council Local Government Infrastructure Plan	April 2016	WDRC
Background Information for the Transport Network for the Western Downs Regional Council Local Government Infrastructure Plan	April 2016	WDRC
Background Information for the Stormwater Drainage Network for the Western Downs Regional Council Local Government Infrastructure Plan	April 2016	WDRC
Background information for the Open Space and Land for Community Facilities Network for the Western Downs Regional Council Local Government Infrastructure Plan	April 2016	WDRC

Schedule 3 – Local government infrastructure plan mapping and tables

Table SC3.1 Existing and projected population

Population	Dwelling type	2011	2016	2021	2026	Ultimate development
Chinchilla	Detached	4,330	4,946	5,552	6,079	8,056
	Attached	541	618	693	759	1,007
Dalby	Detached	10,264	10,732	11,100	11,534	13,748
	Attached	893	933	965	1,003	1,197
Miles	Detached	1,118	1,467	1,746	1,998	2,805
	Attached	76	100	119	137	191
Wandoan	Detached	292	338	396	489	853
	Attached	46	53	62	76	134
Tara	Detached	752	777	813	851	1,035
	Attached	116	120	126	132	160
Jandowae	Detached	724	749	783	820	1,575
	Attached	47	49	51	53	102
Inside PIA		19,199	20,882	22,407	23,932	30,862
Outside PIA	Detached	13,166	13,140	13,103	13,064	12,993
Total dwellings		32,365	34,021	35,510	36,996	38,480

Table SC3.2 Existing and projected employees

Projection area	LGIP Industry category	Persons employed (number)				
		2011	2016	2021	2026	Ultimate development
Chinchilla	Community	315	359	403	442	585
	Education	236	270	303	331	439
	Office	1425	1628	1827	2001	2652
	Retail	606	692	777	851	1128
	Industry / construction	754	862	967	1059	1403
	Total jobs	3337	3811	4278	4684	6208
Dalby	Community	863	903	934	970	1157
	Education	721	754	780	810	966
	Office	2519	2634	2724	2831	3374
	Retail	1453	1519	1571	1632	1946
	Industry / construction	2042	2135	2208	2294	2735
	Total jobs	7598	7944	8216	8538	10177
Miles	Community	91	119	142	162	228
	Education	79	104	124	142	199
	Office	219	287	342	391	549
	Retail	148	195	232	265	373
	Industry / construction	192	252	300	343	482
	Total jobs	730	958	1140	1304	1831
Wandoan	Community	30	35	41	51	89
	Education	27	31	36	44	78
	Office	73	85	99	123	214
	Retail	50	57	67	83	145
	Industry / construction	64	74	87	108	188
	Total jobs	244	282	331	409	713
Tara	Community	62	64	67	70	85
	Education	75	77	81	84	103
	Office	153	158	165	173	210
	Retail	69	71	74	78	95
	Industry / construction	105	108	113	119	144
	Total jobs	463	479	501	524	637
Jandowae	Community	39	41	43	45	86
	Education	33	34	36	37	72
	Office	115	119	124	130	250
	Retail	66	69	72	75	144
	Industry / construction	93	96	101	106	203
	Total jobs	347	359	375	393	755
Inside PIA	Total jobs	12,718	13,832	14,841	15,852	20,321
Outside PIA	Rural /mining/other	9,150	9,132	9,106	9,080	9,150

Total jobs	21,868	22,964	23,947	24,932	29,471
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Table SC3.3 Planned density and demand generation rate for a trunk infrastructure network

Column 1 PIA by Township	Column 2 Zones	Column 3	Column 4		Column 5				
		Developable area Dev ha	Planned Density	Non-residential plot ratio	Residential density (dwellings/ha)	Demand Generation Rate for trunk infrastructure network			
					Water supply (EP/ dev ha)	Sewer (EP/ dev ha)	Open space (ha/ 1000 persons)	Transport network (vpd/ dev ha)	Stormwater network (imp ha/ dev ha)
Wandoan	Local Centre	11.6	75%		128	128	n/a	3900	0.9
	Low Density Residential	31.2		10	25	25	6.2	84.9	0.575
	Low Impact industry	20.4	75%		50	50	n/a	337.5	0.9
Miles	District Centre	16.9	100%		128	128	n/a	5200	0.9
	Low Density Residential	94.0		10	25	25	4.9	87.6	0.575
	Low Impact industry	1.9	75%		50	50	n/a	337.5	0.9
	Medium Impact Industry	5.5	75%		50	50	n/a	337.5	0.9
Chinchilla	Major Centre	30.6	150%		128	128	n/a	7800	0.9
	Low Density Residential	238.8		10	25	25	4.9	85.8	0.575
	Low Impact industry	32.7	75%		50	50	n/a	337.5	0.9
Jandowae	Local Centre	4.1	75%		128	128	n/a	3900	0.9
	Low Density Residential	55.6		10	25	25	6.2	87.8	0.575
Tara	Local Centre	4.3	75%		128	128	n/a	3900	0.9
	Low Density Residential	40.2		10	25	25	6.2	84.9	0.575
	Low Impact industry	4.0	75%		50	50	n/a	337.5	0.9
Dalby	Major Centre	41.2	150%		128	128	n/a	7800	0.9
	Low Density Residential	296.5		10	25	25	4.9	87.0	0.575
	Medium Density Res	48.7		30	75	75	4.9	157.5	0.8
	Low Impact industry	46.0	75%		50	50	n/a	337.5	0.9
	Medium Impact Industry	73.9	75%		50	50	n/a	337.5	0.9
	Rural Residential	1.2		2.5	6.25	6.25	n/a	22.5	0.15

Table SC3.4 Existing and projected residential dwellings

Projection area	Dwelling type	2011	2016	2021	2026	Ultimate development
Chinchilla	Detached	1,766	2,011	2,194	2,384	3,184
	Attached	221	251	274	298	398
Dalby	Detached	3,754	4,160	4,336	4,523	5,434
	Attached	326	362	377	393	473
Miles	Detached	429	641	743	833	1,145
	Attached	29	44	51	57	78
Wandoan	Detached	176	176	176	207	351
	Attached	28	28	28	32	55
Tara	Detached	294	337	354	370	452
	Attached	46	52	55	57	70
Jandowae	Detached	376	376	376	376	679
	Attached	26	26	26	26	46
Inside PIA		7,470	8,461	8,989	9,556	12,365
Outside PIA	Detached	5,025	5,054	5,079	5,123	5,197
Total dwellings		12,495	13,515	14,067	14,679	15,394

Table SC3.5 Existing and projected non-residential floor space

Projection area	Industry category	2011	2016	2021	2026	Ultimate development
Chinchilla	Community	15,734	17,972	20,173	22,090	29,274
	Education	11,801	13,479	15,130	16,567	21,955
	Office	35,634	40,701	45,686	50,027	66,297
	Retail	21,218	24,236	27,204	29,789	39,477
	Industry / construction	75,433	86,160	96,711	105,900	140,342
	Total GFA	159,821	182,548	204,903	224,373	297,345
Dalby	Community	43,170	45,135	46,683	48,512	57,826
	Education	36,060	37,701	38,994	40,521	48,302
	Office	62,977	65,844	68,102	70,770	84,358
	Retail	50,839	53,153	54,976	57,129	68,098
	Industry / construction	204,169	213,463	220,783	229,431	273,482
	Total GFA	397,215	415,296	429,537	446,363	532,066
Miles	Community	4,544	5,964	7,100	8,124	11,402
	Education	3,968	5,208	6,200	7,094	9,957
	Office	5,472	7,182	8,550	9,783	13,731
	Retail	5,196	6,821	8,120	9,291	13,040
	Industry / construction	19,198	25,201	30,001	34,326	48,178
	Total GFA	38,377	50,376	59,973	68,617	96,308
Wandoan	Community	1,522	1,759	2,061	2,548	4,442
	Education	1,329	1,536	1,800	2,225	3,879
	Office	1,833	2,119	2,482	3,068	5,350
	Retail	1,741	2,012	2,357	2,914	5,081
	Industry / construction	6,431	7,434	8,708	10,766	18,771
	Total GFA	12,855	14,860	17,408	21,521	37,523
Tara	Community	3,101	3,207	3,356	3,511	4,271
	Education	3,730	3,858	4,036	4,223	5,136
	Office	3,813	3,944	4,126	4,318	5,252
	Retail	2,405	2,488	2,603	2,723	3,313
	Industry / construction	10,477	10,836	11,336	11,862	14,428
	Total GFA	23,526	24,333	25,457	26,637	32,399
Jandowae	Community	1,971	2,039	2,133	2,232	4,288
	Education	1,647	1,703	1,782	1,864	3,582
	Office	2,876	2,974	3,112	3,256	6,255
	Retail	2,322	2,401	2,512	2,628	5,049
	Industry / construction	9,323	9,643	10,088	10,556	20,279
	Total GFA	18,138	18,760	19,627	20,537	39,453
Inside PIA	Total GFA	649,932	706,173	756,905	808,048	1,035,094
Outside PIA	Rural/mining /other	915,037	915,037	915,037	915,037	915,037
Total GFA		1,564,969	1,652,014	1,704,170	1,756,806	2,014,912

Table SC3.6 Existing and projected demand for the water supply network

Column 1 Service catchment	Column 2 Existing and projected demand (EP)			
	2016	2021	2026	Ultimate development
Tara	1,650	1,686	1,703	1,795
Dalby	13,505	13,610	14,123	15,000
Miles	1,798	2,075	2,387	2,609
Wandoan	809	815	821	893
Jandowae	1,255	1,255	1,255	1,255
Chinchilla	8,088	8,396	8,704	9,358

Table SC3.7 Existing and projected demand for the sewer network

Column 1 Service catchment	Column 2 Existing and projected demand (EP)			
	2016	2021	2026	Ultimate development
Tara	1,577	1,635	1,697	1,790
Dalby	12,540	12,961	13,454	14,120
Miles	1,693	1,998	2,272	2,460
Wandoan	622	693	804	876
Jandowae	1,146	1,146	1,146	1,146
Chinchilla	6,074	6,869	7,561	8,161

Table SC3.8 Existing and projected demand for the stormwater drainage network

Column 1 Service catchment	Column 2 Existing and projected demand (impervious hectares)			
	2016	2021	2026	Ultimate development
Chinchilla	194.4	208.6	222.8	251.67
Dalby	375.1	402.5	429.9	485.64
Miles	77.1	82.7	88.4	99.84
Wandoan	46.4	49.8	53.2	60.11
Tara	28.5	30.6	32.6	36.87
Jandowae	43.0	46.1	49.2	55.62

Table SC3.9 Existing and projected demand for the transport network

Column 1 Service catchment	Column 2 Existing and projected demand (vpd)			
	2016	2021	2026	Ultimate development
Chinchilla	54,704	60,802	66,398	130,361
Dalby	120,068	124,502	129,548	228,745
Miles	16,310	19,234	21,841	42,789
Wandoan	4,776	5,297	6,443	16,036
Tara	8,257	8,654	9,056	11,321
Jandowae	7,161	7,329	7,507	19,544

Table SC3.10 Existing and projected demand for the public parks and land for community facilities network

Column 1 Service catchment	Column 2 Existing and projected demand (persons)			
	2016	2021	2026	Ultimate development
District facilities:				
Chinchilla	5,564	6,245	6,838	9,062
Dalby	11,665	12,065	12,537	14,945
Miles	1,567	1,866	2,135	2,996
Balance of region	15,225	15,334	15,486	15,629
Regional facilities:				
WDRC region	34,021	35,510	36,996	38,480

SC3.2 Local government infrastructure plan maps

- (a) Local Government Infrastructure Plan Map LGIP-PIA;
 - i. Planning Scheme with PIA - Index Map, PIP - 001, dated 22/10/2015
 - ii. Planning Scheme with PIA - Wandoan, PIP - 001.1, dated 22/10/2015
 - iii. Planning Scheme with PIA - Miles, PIP - 001.2, dated 22/10/2015
 - iv. Planning Scheme with PIA - Chinchilla, PIP - 001.3, dated 22/10/2015
 - v. Planning Scheme with PIA - Jandowae, PIP - 001.4, dated 22/10/2015
 - vi. Planning Scheme with PIA - Tara, PIP - 001.5, dated 22/10/2015
 - vii. Planning Scheme with PIA - Dalby, PIP - 001.6, dated 22/10/2015

- (b) Local Government Infrastructure Plan Map LGIP-W Plans for trunk water supply infrastructure;
 - i. Water - Index Map, LGIP-W, dated 20/10/2015
 - ii. Water - Wandoan, LGIP-W-01, dated 20/10/2015
 - iii. Water - Miles, LGIP-W-02, dated 20/10/2015
 - iv. Water - Chinchilla, LGIP-W-03, dated 20/10/2015
 - v. Water - Tara, LGIP-W-05, dated 20/10/2015
 - vi. Water - Jandowae, LGIP-W-04, dated 20/10/2015
 - vii. Water - Dalby, LGIP-W-06, dated 20/10/2015

- (c) Local Government Infrastructure Plan Map LGIP- S Plans for trunk sewerage infrastructure;
 - i. Sewerage - Index Map, LGIP-S, dated 20/10/2015
 - ii. Sewerage - Wandoan, LGIP-S-01, dated 20/10/2015
 - iii. Sewerage - Miles, LGIP-S-02, dated 20/10/2015
 - iv. Sewerage - Chinchilla, LGIP-S-03, dated 20/10/15
 - v. Sewerage - Jandowae, LGIP-S-04, dated 20/10/2015
 - vi. Sewerage - Tara, LGIP-S-05, dated 20/10/2015
 - vii. Sewerage - Dalby, LGIP-S-06, dated 20/10/2015

- (d) Local Government Infrastructure Plan Map LGIP-D Plans for trunk drainage infrastructure;
 - i. Drainage - Index Map, LGIP-D, dated 22/10/2015
 - ii. Drainage - Wandoan, LGIP-D-01, dated 22/10/2015
 - iii. Drainage - Miles, LGIP-D-02, dated 22/10/2015
 - iv. Drainage - Chinchilla, LGIP-D-03, dated 22/10/2015

- v. Drainage - Jandowae, LGIP-D-04, dated 22/10/2015
- vi. Drainage - Tara, LGIP-D-05, dated 22/10/2015
- vii. Drainage - Dalby, LGIP-D-06, dated 22/10/2015

(e) Local Government Infrastructure Plan Map LGIP-R Plans for trunk transport infrastructure;

- i. Transport - Index Map, LGIP-R, dated 22/10/2015
- ii. Transport - Urban Roads - Wandoan, LGIP-R-01, dated 22/10/2015
- iii. Transport - Urban Roads - Miles, LGIP-R-02, dated 22/10/2015
- iv. Transport - Urban Roads - Chinchilla, LGIP-R-03, dated 22/10/2015
- v. Transport - Urban Roads - Jandowae, LGIP-R-04, dated 22/10/2015
- vi. Transport - Urban Roads - Tara, LGIP-R-05, dated 22/10/2015
- vii. Transport - Urban Roads - Dalby, LGIP-R-06, dated 22/10/2015

(f) Local Government Infrastructure Plan Map LGIP-P Plan for trunk parks and land for community facilities infrastructure;

- i. Parks & Community - Index Map, LGIP-P, dated 19/04/2016
- ii. Parks & Community - Wandoan, LGIP-P-01, dated 19/04/2016
- iii. Parks & Community - Miles, LGIP-P-02, dated 19/04/2016
- iv. Parks & Community - Chinchilla, LGIP-P-03, dated 19/04/2016
- v. Parks & Community - Tara, LGIP-P-04, dated 19/04/2016
- vi. Parks & Community - Jandowae, LGIP-P-05, dated 19/04/2016
- vii. Parks & Community - Dalby, LGIP-P-06, dated 19/04/2016
- viii. Parks & Community - Lake Broadwater, LGIP-P-07, dated 19/04/2016
- ix. Parks & Community – Regional catchment, LGIP-P-08, dated 19/04/2016

(g) Local Government Infrastructure Plan Map LGIP-F Plan for trunk footpath infrastructure.

- i. Footpaths - Index Map, LGIP-F, dated 20/10/2015
- ii. Footpaths - Wandoan, LGIP-F-01, dated 20/10//2015
- iii. Footpaths - Miles, LGIP-F-02, dated 20/10//2015
- iv. Footpaths - Chinchilla, LGIP-F-03, dated 20/10/2015
- v. Footpaths - Jandowae, LGIP-F-04, dated 20/10/2015
- vi. Footpaths - Tara, LGIP-F-05, dated 20/10/2015
- vii. Footpaths - Dalby, LGIP-F-06, dated 20/10/2015

Part 5 Tables of assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

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

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

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

5.3 Categories of development and assessment

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

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

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1.
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2.
 - (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 accepted development under schedules 6 of the Regulation.

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

- (4) determine if the development is assessable development under schedule 10 of the Regulation Section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation.
- (5) if the development is not listed in the tables in section 5.5 Development Prescribed under schedule 6 Regulated Development, determines 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 categories of development or assessment and this will be shown in the 'category of assessment' column of the tables in section 5.5.
- (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 category of development or assessment for the zone.
- (8) if a precinct of a local plan changes the Category of development or assessment this is to be shown in the 'Category of development and assessment' column of the table(s) in section 5.9.
- (9) if an overlay applies, refer to section 5.10 Category of development and assessment - Overlays, to determine if the overlay further changes the category of development or assessment.

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;
 - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the table of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone, local plan or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones, local plans or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6, Part 2 Material change of use section 2 (2)(d)(i) or (ii) of the Regulation, 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 category of assessment under a zone than under a local plan or an overlay, the highest category of development or 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 acceptable development.

- (8) Despite sub-sections 5.3.2(4) and (7) above, a category of assessment in a local plan overrides a category of assessment in a zone and a category of assessment in an overlay overrides a category of assessment in a zone or local plan.
- (9) Provisions of Part 10 may override any of the above.
- (10) The category of development prescribed under schedule 6 of the Regulation, overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

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

- (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 relevant column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment.
- (4) Code assessable development:
 - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 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 3.3(2) -
 - (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(2) (a), other than those mentioned in sub-section 5.3.3(2) (c).
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
 - (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

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

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

(c) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

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

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

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

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

Editor's note - The following schedules of the Regulation are relevant to the Western Downs 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

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 make a material change of use.

Table 5.5.1 - Major centre zone

Major centre zone		
Use	Categories of development and assessment	Assessment benchmarks
Adult store	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable Development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Agricultural supplies store	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes; and Where on Nicholson street between Drayton street and Curtis street, Dalby; or On Drayton street between Myall street and Winton street west, Dalby; or Warrego highway between Wambo street and Carmichael street, Chinchilla; or Chinchilla Street, between Colamba street and Heeney street, Chinchilla. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable Development - Code Assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and Where on Nicholson street between Drayton street and Curtis street, Dalby; or On Drayton street between Myall street and Winton street west, Dalby; or Warrego highway between Wambo street and Carmichael street, Chinchilla; or Chinchilla Street, between Colamba street and Heeney street, Chinchilla. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> Where on Nicholson street between Drayton street and Curtis street, Dalby; or 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code 	

	<ul style="list-style-type: none"> • On Drayton street between Myall street and Winton street west, Dalby; or • Warrego highway between Wambo street and Carmichael street, Chinchilla; or • Chinchilla Street, between Colamba street and Heeney street, Chinchilla. 	<ul style="list-style-type: none"> • Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> • In all other circumstances 	<ul style="list-style-type: none"> • The planning scheme
Bar	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes; and • Within the area bounded by the following streets: <ul style="list-style-type: none"> • Drayton street; • Condamine street; • Roche street; and • Marble street, Dalby; or • Heeney street, between Railway street and Hypatia street, Chinchilla; or • Chinchilla street, between Heeney street and Helena street, Chinchilla. 	<ul style="list-style-type: none"> • Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes; and • Within the area bounded by the following streets: <ul style="list-style-type: none"> • Drayton street; • Condamine street; • Roche street; and • Marble street, Dalby; or • Heeney street, between Railway street and Hypatia street, Chinchilla; or • Chinchilla street, between Heeney street and Helena street, Chinchilla. 	<ul style="list-style-type: none"> • Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • Within the area bounded by the following streets: <ul style="list-style-type: none"> • Drayton street; • Condamine street; • Roche street; and • Marble street, Dalby; or • Heeney street, between Railway street and Hypatia street, Chinchilla; or • Chinchilla street, between Heeney street and Helena street, Chinchilla. 	<ul style="list-style-type: none"> • Major centre zone code • Transport, access and parking code • Infrastructure services code
Assessable development - Impact assessment		
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • The planning scheme

Caretaker's accommodation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Car wash	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Childcare centre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Club	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code

	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Community care centre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Community residence	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Community use	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Dwelling house	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for building work associated with an existing dwelling; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Accommodation activities code Transport, access and parking code

		<ul style="list-style-type: none"> Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
Dwelling unit	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Emergency services	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Food and drink outlet	Accepted development	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and 	
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and Where not incorporating a drive through facility. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Function facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Garden centre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes; and Where on Nicholson street between Drayton street and Curtis street, Dalby; or On Drayton street between Myall Street and Winton street west, Dalby; or 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code

	<ul style="list-style-type: none"> On the Warrego highway between Wambo street and Carmichael street, Chinchilla; or On Chinchilla street, between Colamba street and Heeney street, Chinchilla. 	
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and Where on Nicholson street between Drayton street and Curtis street, Dalby; or On Drayton street between Myall Street and Winton Street West, Dalby; or On the Warrego Highway between Wambo street and Carmichael street, Chinchilla; or On Chinchilla street, between Colamba street and Heeney street, Chinchilla. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where on Nicholson street between Drayton street and Curtis street, Dalby; or On Drayton street between Myall Street and Winton Street West, Dalby; or On the Warrego Highway between Wambo street and Carmichael street, Chinchilla; or On Chinchilla street, between Colamba street and Heeney street, Chinchilla. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Health care services	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code

	benchmarks of the applicable codes.	<ul style="list-style-type: none"> Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Home based business	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for the purpose of a home office or childcare; and If complying with assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Home based business code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Home based business code Transport, access and parking code Infrastructure services code
Hotel	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes; and In the area bounded by the following streets: <ul style="list-style-type: none"> Drayton street, Condamine street Roche street; and Marble street, Dalby; or Heeney street, between Railway street and Hypatia street, Chinchilla; or Chinchilla street, between Heeney street and Helena street, Chinchilla. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and In the area bounded by the following streets: <ul style="list-style-type: none"> Drayton street, Condamine street Roche street; and Marble street, Dalby; or Heeney street, between Railway street and Hypatia street, Chinchilla; or Chinchilla street, between Heeney street and Helena street, Chinchilla. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Assessable development - Code assessment		
	<ul style="list-style-type: none"> In the area bounded by the following 	<ul style="list-style-type: none"> Major centre zone code

	<p>streets:</p> <ul style="list-style-type: none"> • Drayton street, • Condamine street • Roche street; and • Marble street, Dalby; or • Heeney street, between Railway street and Hypatia street, Chinchilla; or • Chinchilla street, between Heeney street and Helena Street, Chinchilla. 	<ul style="list-style-type: none"> • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> • In all other circumstances 	
Indoor sport and recreation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Major centre zone code • Transport, access and parking code • Infrastructure services code
Multiple dwelling	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • Where for 3 units or less; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Major Centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development- Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Major centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Nightclub entertainment facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In the area bounded by the following streets: <ul style="list-style-type: none"> • Drayton street, • Condamine street • Roche street; and • Marble street, Dalby; or • Heeney street, between Railway street and Hypatia street, Chinchilla; or • Chinchilla street, between Heeney street and Helena street, Chinchilla. 	<ul style="list-style-type: none"> • Major centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> • In all other circumstances 	<ul style="list-style-type: none"> • The planning scheme

Office	Accepted development	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work. 	
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Assessable development - Code assessment		
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code 	
Outdoor sales	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes; and Where on Nicholson street between Drayton street and Curtis street, Dalby; or On Drayton street between Myall Street and Winton street West, Dalby; or Warrego Highway between Wambo street and Carmichael street, Chinchilla; or Chinchilla street, between Colamba street and Heeney street, Chinchilla. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and Where on Nicholson street between Drayton street and Curtis street, Dalby; or On Drayton street between Myall Street and Winton street West, Dalby; or Warrego Highway between Wambo street and Carmichael street, Chinchilla; or Chinchilla street, between Colamba street and Heeney street, Chinchilla. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where on Nicholson street between Drayton street and Curtis street, Dalby; or On Drayton street between Myall street and Winton street west, Dalby; or Warrego Highway between Wambo street and Carmichael street, Chinchilla; or Chinchilla street, between Colamba street and Heeney street, Chinchilla. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code

	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
Outdoor sport and recreation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for the intensification of an existing use. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Park	Accepted development	
	<ul style="list-style-type: none"> Development approval is not required. 	
Parking station	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Place of worship	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Residential care facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Major centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Resort complex	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Retirement facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Major centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Service industry	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code

	benchmarks of the applicable codes.	<ul style="list-style-type: none"> Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Shop	Accepted development	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work. 	
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Shopping centre	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where below 2,000m² of GFA. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Short-term accommodation	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Showroom	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where below 500m² of GFA; and Where on Nicholson street between Drayton street and Curtis street, Dalby; or On Drayton street between Myall street and Winton street West, Dalby; or Warrego Highway between Wambo street and Carmichael street, Chinchilla; or Chinchilla street, between Colamba street and Heeney Street, Chinchilla. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme

Telecommunications facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Major centre zone code Telecommunications facility code Transport, access and parking code Infrastructure services code
Theatre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Veterinary services	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
Warehouse	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and Where on Nicholson street between Drayton street and Curtis street, Dalby; or On Drayton street between Myall street and Winton street west, Dalby; or Warrego highway between Wambo street and Carmichael street, Chinchilla; or Chinchilla street, between Colamba street and Heeny street, Chinchilla. 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where on Nicholson street between Drayton street and Curtis street, Dalby; or 	<ul style="list-style-type: none"> Major centre zone code Transport, access and parking code

	<ul style="list-style-type: none"> • On Drayton street between Myall Street and Winton street west, Dalby; or • Warrego highway between Wambo street and Carmichael street, Chinchilla; or • Chinchilla street, between Colamba street and Heeney street, Chinchilla. 	<ul style="list-style-type: none"> • Infrastructure services code
Assessable development - Impact assessment		
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • The planning scheme
Assessable development - Impact assessment		
<ol style="list-style-type: none"> 1. Any other uses not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other defined use. 		<ul style="list-style-type: none"> • The planning scheme

Table 5.5.2 - District centre zone

District centre zone		
Use	Categories of development and assessment	Assessment benchmarks
Adult store	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
Agricultural supplies store	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes; and Where on the southern side of the Warrego highway/Murilla street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and Where on the southern side of the Warrego highway/Murilla street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where on the southern side of the Warrego highway/Murilla street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
Bar	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes; and On the northern side of the Warrego Highway/Murilla Street, between Dawson Street and Dogwood Crossing, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. On the northern side of the Warrego Highway/Murilla Street, between Dawson Street and Dogwood Crossing, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code 	

	Assessable development - Code assessment	
	<ul style="list-style-type: none"> On the northern side of the Warrego Highway/Murilla Street, between Dawson Street and Dogwood Crossing, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
Bulk landscaping supplies	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes; and On the southern side of the Warrego Highway/Murilla Street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and On the southern side of the Warrego Highway/Murilla Street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> On the southern side of the Warrego Highway/Murilla Street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
Caretaker's accommodation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> District centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code 	
Car wash	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> District centre zone code

		<ul style="list-style-type: none"> • Transport, access and parking code • Infrastructure services code
Childcare centre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code 	
Club	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code 	
Community care centre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code 	
Community residence	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
<ul style="list-style-type: none"> • If complying with the assessment 	<ul style="list-style-type: none"> • District centre zone code 	

	benchmarks of the applicable codes.	<ul style="list-style-type: none"> • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code
Community use	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code
Dwelling house	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • District centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • The planning scheme
Dwelling unit	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code
Emergency services	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • District centre zone code • Transport, access and parking code • Infrastructure services code
Food and drink outlet	Accepted development	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work. 	

	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and Does not incorporate a drive through facility. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
Function facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
Garden centre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes; and On the southern side of the Warrego highway/Murilla street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and On the southern side of the Warrego highway/Murilla street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> On the southern side of the Warrego highway/Murilla street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes; and On the southern side of the Warrego highway/Murilla street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and On the southern side of the Warrego highway/Murilla street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	

	<ul style="list-style-type: none"> On the southern side of the Warrego highway/Murilla street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
Health care services	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
Home based business	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for the purpose of a home office or childcare; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Home based business code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> District centre zone code Home based business code Transport, access and parking code Infrastructure services code
Hotel	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where on the northern side of the Warrego highway/Murilla street, between Dawson Street and Dogwood Crossing, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
Indoor sport and recreation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code

		<ul style="list-style-type: none"> Infrastructure services code
Multiple dwelling	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Where for 3 units or less; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> District centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Nightclub entertainment facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> On the northern side of the Warrego highway/Murilla street, between Dawson Street and Dogwood Crossing, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
Office	Accepted development	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work. 	
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code 	
Outdoor sales	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes; and On the southern side of the Warrego highway/Murilla street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and On the southern side of the Warrego highway/Murilla street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> On the southern side of the Warrego highway/Murilla street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code 	

	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
Outdoor sport and recreation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for the intensification of an existing use; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Park	Accepted development	
	<ul style="list-style-type: none"> Development approval is not required. 	
Parking station	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
Place of worship	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
Residential care facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> District centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Resort complex	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
Retirement facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> District centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Service industry	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code

	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
Shop	Accepted development	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work. 	
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
Shopping centre	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where below 1500m² of GFA. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Short-term accommodation	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
Showroom	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where below 500m² of GFA; and On the southern side of the Warrego highway/Murilla street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Telecommunications facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> District centre zone code Telecommunications facility code Transport, access and parking code Infrastructure services code
Theatre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or 	<ul style="list-style-type: none"> District centre zone code

	<ul style="list-style-type: none"> involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
Veterinary services	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
Warehouse	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes; and On the southern side of the Warrego highway/Murilla street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and On the southern side of the Warrego highway/Murilla street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> On the southern side of the Warrego highway/Murilla street, Miles; or On the Leichhardt highway, Miles. 	<ul style="list-style-type: none"> District centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme 	
Assessable development - Impact assessment		
<ol style="list-style-type: none"> Any other uses not listed in this table, or Any use listed in this table and not meeting the description listed in the Categories of development and assessment column., or Any other defined use. 	<ul style="list-style-type: none"> The planning scheme 	

Table 5.5.3 - Local centre zone

Local centre zone		
Use	Categories of development and assessment	Assessment benchmarks
Adult store	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Agricultural supplies store	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code 	
Bar	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code. 	
Caretaker's accommodation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code 	

	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Car wash	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Childcare centre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Club	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Community care centre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code

		<ul style="list-style-type: none"> Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Community residence	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Community use	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Dual occupancy	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Dwelling house	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Accommodation activities code Transport, access and parking

		code
		<ul style="list-style-type: none"> Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Dwelling unit	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Educational establishment	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Emergency services	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Food and drink outlet	Accepted development	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work. 	
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and Does not incorporate a drive through facility. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Function facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Funeral parlour	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Garden centre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code

	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Hardware and trade supplies	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Health care services	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Home based business	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for the purpose of a home office or childcare; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Home based business code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Home based business code Transport, access and parking code Infrastructure services code
Hotel	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking

	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Indoor sport and recreation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Low impact industry	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Multiple dwelling	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Where for 3 units or less; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Accommodation activities code Transport, access and parking code Infrastructure services code

Nightclub entertainment facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Office	Accepted development	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work. 	
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Outdoor sales	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Outdoor sport and recreation	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Outdoor sport and recreation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for intensification of an existing use. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Park	Accepted development	
	<ul style="list-style-type: none"> Development approval is not required. 	
Parking station	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Place of worship	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code

		<ul style="list-style-type: none"> • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Local centre zone code • Transport, access and parking code • Infrastructure services code
Residential care facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Local centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Resort complex	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Local centre zone code • Transport, access and parking code • Infrastructure services code
Retirement facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Local centre zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Rooming accommodation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Local centre zone code • Transport, access and parking code • Infrastructure services code
Service industry	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Local centre zone code • Transport, access and parking code • Infrastructure services code
Service station	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Local centre zone code • Transport, access and parking

		code
		<ul style="list-style-type: none"> Infrastructure services code
Shop	Accepted development	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work. 	
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Shopping centre	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where below 1,000m² of GFA. 	<ul style="list-style-type: none"> Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Short-term accommodation	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Showroom	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where below 500m² of GFA. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Telecommunications facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
Theatre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Local centre zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Local centre zone code

		<ul style="list-style-type: none"> • Transport, access and parking code • Infrastructure services code
Veterinary services	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Local centre zone code • Transport, access and parking code • Infrastructure services code
Warehouse	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Local centre zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Local centre zone code • Transport, access and parking code • Infrastructure services code 	
Assessable development - Impact assessment		
<ol style="list-style-type: none"> 1. Any other uses not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other defined use. 	<ul style="list-style-type: none"> • The planning scheme 	

Table 5.5.4 - Township zone

Township zone		
Use	Categories of development and assessment	Assessment benchmarks
Adult store	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Agricultural supplies store	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Bar	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Bulk landscaping supplies	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and 	

		<ul style="list-style-type: none"> parking code Infrastructure services code
Caretaker's accommodation	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Township zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Car wash	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Childcare centre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Club	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code 	

		<ul style="list-style-type: none"> Infrastructure services code
Community care centre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code 	
Community residence	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code 	
Community use	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code 	
Dual occupancy	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Accommodation activities 	

		<ul style="list-style-type: none"> code • Transport, access and parking code • Infrastructure services code
Dwelling house	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Township zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Township zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Dwelling unit	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
Educational establishment	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
Emergency services	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
Food and drink outlet	Accepted development	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work. 	
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes; and • Where not incorporating a drive through facility. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
Assessable development - Code assessment		
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Township zone code

		<ul style="list-style-type: none"> • Transport, access and parking code • Infrastructure services code
Function facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
Funeral parlour	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
Garden centre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code 	
Hardware and trade supplies	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code 	
Health care services	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code 	

		<ul style="list-style-type: none"> Infrastructure services code 	
Home based business	Accepted development subject to requirements		
	<ul style="list-style-type: none"> Where for the purpose of a home office or childcare; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Home based business code Transport, access and parking code Infrastructure services code 	
	Assessable development - Code assessment		
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Home based business code Transport, access and parking code Infrastructure services code 	
Hotel	Accepted development subject to requirements		
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code 	
	Assessable development - Code assessment - Fast tracked		
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code 	
	Assessable development - Code assessment		
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code 	
	Indoor sport and recreation	Accepted development subject to requirements	
		<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Assessable development - Code assessment - Fast tracked			
<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 		<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code 	
	Assessable development - Code assessment		
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code 	
	Low impact industry	Accepted development subject to requirements	
		<ul style="list-style-type: none"> Where there is no building work. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Assessable development - Code assessment - Fast tracked			
<ul style="list-style-type: none"> Where less than 1,000m² of GFA; and If complying with the assessment benchmarks of the applicable codes. 		<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code 	
	Assessable development - Code assessment		
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code 	

		<ul style="list-style-type: none"> Infrastructure services code
Multiple dwelling	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Where for 3 units or less; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Nature based tourism	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Office	Accepted development	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work. 	
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Outdoor sales	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Outdoor sport and recreation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment 	<ul style="list-style-type: none"> Township zone code

	benchmarks of the applicable codes.	<ul style="list-style-type: none"> • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
Park	Accepted development	
	<ul style="list-style-type: none"> • Development approval is not required. 	
Parking station	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
Place of worship	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
Residential care facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Township zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Resort complex	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
Retirement facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Township zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Rooming accommodation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment 	<ul style="list-style-type: none"> • Township zone code

	benchmarks of the applicable codes.	<ul style="list-style-type: none"> • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
Sales office	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
Service industry	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code 	
Service station	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
Shop	Accepted development	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and parking code • Infrastructure services code 	
Shopping centre	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • Where below 500m² of GFA. 	<ul style="list-style-type: none"> • Township zone code • Transport, access and

		<ul style="list-style-type: none"> parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Short-term accommodation	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Showroom	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where below 500m² of GFA. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Substation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Telecommunications facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Township zone code Telecommunications facility code Transport, access and parking code Infrastructure services code
Theatre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Tourist attraction	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and

		<ul style="list-style-type: none"> parking code Infrastructure services code
Tourist park	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Transport depot	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where below 1000m² of GFA. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Utility installation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> If involving a material increase in the intensity and scale of an existing utility installation; and Where for the treatment of water, sewerage or waste; and If complying with the assessment benchmarks of the applicable codes 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and Where for the treatment of water, sewerage or waste. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
Veterinary services	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code 	
Warehouse	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and 	<ul style="list-style-type: none"> Township zone code Transport, access and

	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> parking code Infrastructure services code
Assessable development - Code assessment - Fast tracked		
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Assessable development - Code assessment		
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Township zone code Transport, access and parking code Infrastructure services code
Assessable development - Impact assessment		
<ol style="list-style-type: none"> Any other uses not listed in this table, or Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or Any other defined use. 		<ul style="list-style-type: none"> The planning scheme

Table 5.5.5 - Low impact industry zone

Low impact industry zone		
Use	Categories of development and assessment	Assessment benchmarks
Agricultural supplies store	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • If involving a material increase in the intensity and scale of an existing agricultural supplies store; and • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Aquaculture	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where using above ground tanks (but not ponds);and • Where total use area is below 1000m²; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Bulk landscaping supplies	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Caretaker's accommodation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances 	<ul style="list-style-type: none"> • Low impact industry zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code

Car wash	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Educational establishment	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for training associated with industrial or agricultural purposes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Emergency services	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Food and drink outlet	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and Where ancillary to a low impact industry use; and The GFA of the food and drink outlet is no greater than 50m²; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Funeral parlour	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and

		<ul style="list-style-type: none"> parking code Infrastructure services code
Garden centre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Hardware and trade supplies	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Indoor sport and recreation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
Low impact industry	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where there is no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Where less than 1,000m² of GFA; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Assessable development - Code assessment		

	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Major electricity infrastructure	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for the extension to a lawful and existing major electricity infrastructure land use. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Outdoor sales	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the s assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Park	Accepted development	
	<ul style="list-style-type: none"> Development approval is not required. 	
Research and technology industry	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code

		•
Rural industry	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for the packaging of a product from a rural use. 	<ul style="list-style-type: none"> Low impact industry zone code Rural activities code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Service industry	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and Where less than 1,000m² of GFA. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Service station	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Substation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Telecommunications facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Telecommunications facility code Transport, access and parking code Infrastructure services code
Transport depot	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and Where less than 1,000m² of GFA. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low impact industry zone code Transport, access and parking code Infrastructure services code
Utility installation	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If involving a material increase in the 	<ul style="list-style-type: none"> Low impact industry zone

	<p>intensity and scale of an existing utility installation; and</p> <ul style="list-style-type: none"> • Where for the treatment of water, sewerage or waste; and • If complying with the assessment benchmarks of the applicable codes. 	<p>code</p> <ul style="list-style-type: none"> • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • The planning scheme
Veterinary services	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Warehouse	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes; and • Where less than 1,000m² of GFA. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code
Wholesale nursery	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Low impact industry zone code • Transport, access and parking code • Infrastructure services code

Assessable development - Impact assessment	
<ol style="list-style-type: none">1. Any other uses not listed in this table, or2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or3. Any other defined use.	<ul style="list-style-type: none">• The planning scheme

Table 5.5.6 - Medium impact industry zone

Medium impact industry zone		
Use	Categories of development and assessment	Assessment benchmarks
Agricultural supplies store	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • If involving a material increase in the intensity and scale of an existing agricultural supplies store; and • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Bulk landscaping supplies	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Caretaker's accommodation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
Car wash	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code

		<ul style="list-style-type: none"> Infrastructure services code
Educational establishment	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for training associated with industrial or agricultural purposes. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Emergency services	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
Food and drink outlet	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and Where ancillary to a low impact industry use; and The food and drink outlet has a GFA no greater than 50m²; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstance 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
Funeral parlour	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code 	
Garden centre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
<ul style="list-style-type: none"> If complying with the assessment 	<ul style="list-style-type: none"> Medium impact industry 	

	benchmarks of the applicable codes.	zone code <ul style="list-style-type: none"> • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Hardware and trade supplies	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Low impact industry	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Major electricity infrastructure	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • Where for the extension to a lawful and existing major electricity infrastructure land use. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Medium impact industry	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • Where less than 1,000m² of GFA; and • If complying with the assessment benchmarks of the applicable 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code

	codes.	<ul style="list-style-type: none"> Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
Outdoor sales	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
Park	Accepted development	
	<ul style="list-style-type: none"> Development approval is not required. 	
Research and technology industry	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
Rural industry	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for packaging of a product from a rural use. 	<ul style="list-style-type: none"> Medium impact industry zone code Rural activities code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
Service industry	Accepted development subject to requirements	

	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; Where less than 1,000m² of GFA. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
Service station	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
Substation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
Telecommunications facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Medium impact industry zone code Telecommunications facility code Transport, access and parking code Infrastructure services code
Transport depot	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and Where less than 1,000m² of GFA. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Medium impact industry zone code Transport, access and parking code Infrastructure services code

Utility installation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • If involving a material increase in the intensity and scale of an existing utility installation; and • Where for the treatment of water, sewerage or waste; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes; and • Where for the treatment of water, sewerage or waste. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
Warehouse	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes; and • Where less than 1,000m² of GFA. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Medium impact industry zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
<ol style="list-style-type: none"> 1. Any other uses not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other defined use. 	<ul style="list-style-type: none"> • The planning scheme 	

Table 5.5.7 - Low density residential zone

Low density residential zone		
Use	Categories of development and assessment	Assessment benchmarks
Childcare centre	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Low density residential zone code Transport, access and parking code Infrastructure services code
Community care centre	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Low density residential zone code Transport, access and parking code Infrastructure services code
Community residence	Accepted development subject to requirements	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Community residence code
Community use	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Low density residential zone code Transport, access and parking code Infrastructure services code
Dual occupancy	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low density residential zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low density residential zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Dwelling house	Accepted development subject to requirements	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Low density residential zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Low density residential zone code Accommodation activities code Transport, access and parking code Infrastructure services code

Dwelling unit	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Low density residential zone code • Transport, access and parking code • Infrastructure services code
Emergency services	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • Where for an extension to lawful and existing emergency services land use. 	<ul style="list-style-type: none"> • Low density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Low density residential zone code • Transport, access and parking code • Infrastructure services code
Health care services	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Low density residential zone code • Transport, access and parking code • Infrastructure services code
Home based business	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for the purpose of a home office or childcare; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low density residential zone code. • Home based business code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low density residential zone code. • Home based business code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Low density residential zone code. • Home based business code • Transport, access and parking code • Infrastructure services code
Multiple dwelling	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • Where for 3 units or less; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low density residential zone code • Accommodation activities code

		<ul style="list-style-type: none"> • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • Where below 3 units; and • Not complying with the assessment benchmarks codes. 	<ul style="list-style-type: none"> • Low density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • The planning scheme
Park	Accepted development	
	<ul style="list-style-type: none"> • Development approval is not required. 	
Residential care facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Low density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Retirement facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Low density residential zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Sales office	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Low density residential zone code • Transport, access and parking code • Infrastructure services code
Utility installation	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If involving a material increase in the intensity and scale of an existing utility installation; and • Where for the treatment of water, sewerage or waste; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Low density residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> • In all other circumstances 	<ul style="list-style-type: none"> • The planning scheme

Assessable development - Impact assessment		
<ol style="list-style-type: none"> 1. Any other uses not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other defined use. 	<ul style="list-style-type: none"> • The planning scheme 	

Table 5.5.8 - Medium density residential zone

Medium density residential zone		
Use	Categories of development and assessment	Assessment benchmarks
Childcare centre	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Medium density residential zone code Transport, access and parking code Infrastructure services code
Community care centre	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium density residential zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Medium density residential zone code Transport, access and parking code Infrastructure services code
Community residence	Accepted development subject to requirements	
	<ul style="list-style-type: none"> In all circumstances 	<ul style="list-style-type: none"> Community residence code
Community use	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium density residential zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Medium density residential zone code Transport, access and parking code Infrastructure services code
Dual occupancy	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium density residential zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Medium density residential zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Dwelling house	Accepted development subject to requirements	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium density residential zone code

		<ul style="list-style-type: none"> Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Medium density residential zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Dwelling unit	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium density residential zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Medium density residential zone code Transport, access and parking code Infrastructure services code
Food and drink outlet	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where associated with a mixed use development as identified on Zoning Map-ZM-043. 	<ul style="list-style-type: none"> Medium density residential zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Health care services	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium density residential zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium density residential zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Medium density residential zone code Transport, access and parking code Infrastructure services code 	
Home based business	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for the purpose of a home office or childcare; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium density residential zone code Home based business code Transport, access and parking code

		<ul style="list-style-type: none"> Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium density residential zone code Home based business code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Medium density residential zone code Home based business code Transport, access and parking code Infrastructure services code
Multiple dwelling	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Where for 3 units or more; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium density residential zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Medium density residential zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Office	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where associated with a mixed use development as identified on Zoning Map-ZM-043. 	<ul style="list-style-type: none"> Medium density residential zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Park	Accepted development	
	<ul style="list-style-type: none"> Development approval is not required. 	
Residential care facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Medium density residential zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Retirement facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Medium density residential zone code Accommodation activities code Transport, access and

		<ul style="list-style-type: none"> parking code Infrastructure services code
Sales office	Accepted development subject to requirements	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium density residential zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Medium density residential zone code Transport, access and parking code Infrastructure services code
Shop	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where associated with a mixed use development as identified on Zoning Map-ZM-043. 	<ul style="list-style-type: none"> Medium density residential zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Utility installation	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If involving a material increase in the intensity and scale of an existing utility installation; and Where for the treatment of water, sewerage or waste; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Medium density residential zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Assessable development - Impact assessment		
<ol style="list-style-type: none"> Any other uses not listed in this table, or Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or Any other defined use. 		<ul style="list-style-type: none"> The planning scheme

Table 5.5.9 - Rural zone code

Rural zone code		
Use	Categories of development and assessment	Assessment benchmarks
Animal husbandry	Accepted development	
Animal keeping	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Rural zone code Rural activities code Transport, access and parking code Infrastructure services code
Aquaculture	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where using above ground tanks (but not ponds);and Where total use area is below 1000m²; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
Cemetery	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
Cropping	Accepted development	
	<ul style="list-style-type: none"> In all circumstances, except for where forestry for wood production. 	
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for forestry for wood production. 	<ul style="list-style-type: none"> Forestry for wood production code
Dwelling house	Accepted development subject to requirements	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Rural zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Emergency services	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Where for the purposes of Auxiliary Fire and Rescue, State Emergency services or Rural Fire Brigade; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for the purposes of auxiliary 	<ul style="list-style-type: none"> Rural zone code

	<ul style="list-style-type: none"> fire and rescue, State Emergency services or Rural Fire Brigade. The use does not comply with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Environment facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
Extractive industry	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Up to 20,000 tonnes of material per annum; and For the purpose of local government infrastructure; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural zone code Extractive industry code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Up to 20,000 tonnes of material per annum; and For the purpose of local government infrastructure. 	<ul style="list-style-type: none"> Rural zone code Extractive industry code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
High impact industry	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Where located within identified special industrial areas; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where located within identified special industrial areas. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Home based business	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for the purposes of a home office or child care; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural zone code Home based business code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural zone code Home based business code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Rural zone code Home based business code Transport, access and parking code

		<ul style="list-style-type: none"> Infrastructure services code
Intensive animal industry	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Rural zone code Rural activities code Transport, access and parking code Infrastructure services code
Intensive horticulture	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Rural zone code Rural activities code Transport, access and parking code Infrastructure services code
Major electricity infrastructure	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for the extension to a lawful and existing major electricity infrastructure land use. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Rural industry zone code Transport, access and parking code Infrastructure services code
Nature based tourism	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
Outstation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
Park	Accepted development	
	<ul style="list-style-type: none"> Development approval is not required. 	
Permanent plantation	Accepted development	
	<ul style="list-style-type: none"> Development approval is not required. 	
Renewable energy facility	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Where located within identified special industrial areas; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
Roadside stall	Accepted development subject to requirements	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural zone code Rural activities code Transport, access and parking code

		<ul style="list-style-type: none"> Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Rural zone code Rural activities code Transport, access and parking code Infrastructure services code
Rural industry	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural zone code Rural activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Rural zone code Rural activities code Transport, access and parking code Infrastructure services code
Rural workers' accommodation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; and Is ancillary to a use that has a demonstrated need for rural workers accommodation to be on the site on a permanent basis. 	<ul style="list-style-type: none"> Rural zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Rural zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Special Industry	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Where located within identified special industrial areas; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where located within identified special industrial areas. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Substation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
Telecommunications facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances 	<ul style="list-style-type: none"> Rural zone code Telecommunications facility code Transport, access and

		<ul style="list-style-type: none"> parking code Infrastructure services code
Tourist attraction	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
Tourist park	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where involving a material increase in the intensity or scale of an existing relocatable home park. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Utility installation	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If involving a material increase in the intensity and scale of an existing utility installation; and Where for the treatment of water, sewerage or waste; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
Veterinary services	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
Wholesale nursery	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Rural zone code Transport, access and parking code Infrastructure services code
Winery	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Rural zone code Rural activities code Transport, access and parking code Infrastructure services code
Assessable development - Impact assessment		
<ol style="list-style-type: none"> Any other use not listed in this table, or Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or Any other undefined use. 		<ul style="list-style-type: none"> The planning scheme

Table 5.5.10 - Rural residential zone

Rural Residential zone code		
Use	Categories of development and assessment	Assessment benchmarks
Animal husbandry	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Animal keeping	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Rural residential zone code Rural activities code Transport, access and parking code Infrastructure services code
Aquaculture	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where using above ground tanks (but not ponds);and Where total use area is below 1000m²; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural residential zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Rural residential zone code Transport, access and parking code Infrastructure services code
Community residence	Accepted development subject to requirements	
	<ul style="list-style-type: none"> In all circumstances 	<ul style="list-style-type: none"> Community residence code
Dwelling house	Accepted development subject to requirements	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural residential zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Rural residential zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Emergency services	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Where for the purposes of Auxiliary Fire and Rescue, State Emergency services or Rural Fire Brigade; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural residential zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for the purposes of Auxiliary Fire and Rescue, State Emergency services or Rural Fire Brigade. 	<ul style="list-style-type: none"> Rural residential zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme 	

Home based business	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for the purposes of a home office or child care; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural residential zone code Home based business code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural residential zone code Home based business code Transport, access and parking code Infrastructure services code
Assessable development - Code assessment		
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Rural residential zone code Home based business code Transport, access and parking code Infrastructure services code
Major electricity infrastructure	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for the extension to a lawful and existing major electricity infrastructure land use. 	<ul style="list-style-type: none"> Rural residential zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Rural residential zone code Transport, access and parking code Infrastructure services code
Outdoor sport and recreation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Rural residential zone code Transport, access and parking code Infrastructure services code
Park	Accepted development	
	<ul style="list-style-type: none"> Development approval is not required. 	
Roadside stall	Accepted development subject to requirements	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Rural residential zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Rural residential zone

		<ul style="list-style-type: none"> code • Transport, access and parking code • Infrastructure services code
Substation	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Rural residential zone code • Transport, access and parking code • Infrastructure services code
Telecommunications facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Rural residential zone code • Telecommunications facility code • Transport, access and parking code • Infrastructure services code
Utility Installation	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If involving a material increase in the intensity and scale of an existing utility installation; and • Where for the treatment of water, sewerage or waste; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Rural residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • Where for the treatment of water, sewerage or waste. 	<ul style="list-style-type: none"> • Rural residential zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • The planning scheme 	
Veterinary services	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Rural residential zone code • Transport, access and parking code • Infrastructure services code
Assessable development - Impact assessment		
<ol style="list-style-type: none"> 1. Any other uses not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other defined use. 		<ul style="list-style-type: none"> • The planning scheme

Table 5.5.11 - Community facilities zone

Community facilities zone			
Use	Categories of development and assessment	Assessment benchmarks	
Caretaker's accommodation	Accepted development subject to requirements		
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If ancillary to a community facilities use that has a demonstrated need for a caretaker to be on site on a permanent basis; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Accommodation activities code Transport, access and parking code Infrastructure services code 	
	Assessable development - Code assessment - Fast tracked		
	<ul style="list-style-type: none"> If ancillary to a community facilities use that has a demonstrated need for a caretaker to be on site on a permanent basis; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Accommodation activities code Transport, access and parking code Infrastructure services code 	
Assessable development - Code assessment			
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Community facilities zone code Accommodation activities code Transport, access and parking code Infrastructure services code 	
Cemetery	Accepted development subject to requirements		
	<ul style="list-style-type: none"> Where for local government purposes; and If involving a material increase in the intensity and scale of an existing cemetery. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code 	
	Assessable development - Code assessment - Fast tracked		
	<ul style="list-style-type: none"> Where for local government purposes; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code 	
	Assessable development - Code assessment		
	<ul style="list-style-type: none"> Where for local government purposes; and The use does not complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code 	
Assessable development - Impact assessment			
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme 	
Club	Accepted development subject to requirements		
	<ul style="list-style-type: none"> The club house is for the purposes of a sporting group, guide or scout hall; and If complying with the assessment 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code 	

	benchmarks of the applicable codes.	<ul style="list-style-type: none"> Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
Child care centre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
Community care centre	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
Community residence	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Accommodation activities

		<ul style="list-style-type: none"> code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Community facilities zone code Accommodation activities code Transport, access and parking code Infrastructure services code
Community use	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
Dwelling house	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where extensions are associated with an existing dwelling; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Accommodation activities code Community facilities zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Educational establishment	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Community facilities zone code

		<ul style="list-style-type: none"> • Transport, access and parking code • Infrastructure services code
Emergency services	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Community facilities zone code • Transport, access and parking code • Infrastructure services code
Environmental facility	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Community facilities zone code • Transport, access and parking code • Infrastructure services code
Food and drink outlet	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • The use is ancillary to a community facilities use and where the food and drink outlet has a GFA no greater than 50m²; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Community facilities zone code • Transport, access and parking code • Infrastructure services code

Function facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
Funeral parlour	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
Health care services	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code 	
Home based business	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for the purposes of a home office or child care; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Home based business code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Home based business code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Community facilities zone code Home based business code Transport, access and parking code 	

		<ul style="list-style-type: none"> Infrastructure services code
Hospital	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
Indoor sport and recreation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code 	
Nature based tourism	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
Outdoor sport and recreation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Community facilities zone code 	

		<ul style="list-style-type: none"> • Transport, access and parking code • Infrastructure services code
Park	Accepted development	
	<ul style="list-style-type: none"> • Development approval is not required. 	
Place of worship	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Community facilities zone code • Transport, access and parking code • Infrastructure services code 	
Relocatable home park	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • If involving a material increase in the intensity and scale of an existing relocatable home park. 	<ul style="list-style-type: none"> • Community facilities zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • The planning scheme
Residential care facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Community facilities zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Retirement facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Community facilities zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Substation	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If involving a material increase in the intensity and scale of an existing substation; and 	<ul style="list-style-type: none"> • Community facilities zone code • Transport, access and

	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
Telecommunications facility	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If involving a material increase in the intensity and scale of an existing telecommunications facility ; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Community facilities zone code Telecommunications facility code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Community facilities zone code Telecommunications facility code Transport, access and parking code Infrastructure services code
Theatre	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
Tourist attraction	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Community facilities zone code Transport, access and parking code Infrastructure services code
Tourist park	Assessable development - Code assessment	
	<ul style="list-style-type: none"> If involving a material increase in the intensity and scale of an existing tourist park. 	<ul style="list-style-type: none"> Community facilities zone code Accommodation activities code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme

Utility installation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • If involving a material increase in the intensity and scale of an existing utility installation; and • Where for the treatment of water, sewerage or waste. 	<ul style="list-style-type: none"> • Community facilities zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes; and • Where for the treatment of water, sewerage or waste. 	<ul style="list-style-type: none"> • Community facilities zone code • Transport, access and parking code • Infrastructure services code
Assessable development - Code assessment		
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Community facilities zone code • Transport, access and parking code • Infrastructure services code
Assessable development - Impact assessment		
<ol style="list-style-type: none"> 1. Any other use not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other undefined use 		<ul style="list-style-type: none"> • The planning scheme

Table 5.5.12 - Recreation and open space zone

Recreation and open space zone		
Use	Categories of development and assessment	Assessment benchmarks
Caretaker's accommodation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If ancillary to a community facilities use that has a demonstrated need for a caretaker to be on site on a permanent basis; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Recreation and open space zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If ancillary to a community facilities use that has a demonstrated need for a caretaker to be on site on a permanent basis; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Recreation and open space zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Assessable development - Code assessment		
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Recreation and open space zone code • Accommodation activities code • Transport, access and parking code • Infrastructure services code
Club	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • The club house is for the purposes of a sporting group, guide or scout hall; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
Community use	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment 	<ul style="list-style-type: none"> • Recreation and open

	<ul style="list-style-type: none"> benchmarks of the applicable codes. 	<ul style="list-style-type: none"> space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
Educational establishment	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all circumstances. 	<ul style="list-style-type: none"> • Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
Emergency services	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or involves no building work; and • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
Environmental facility	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> • Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
Food and drink outlet	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Where for minor building work or 	<ul style="list-style-type: none"> • Recreation and open

	<ul style="list-style-type: none"> involves no building work; and The use is ancillary to a recreation and open space use and the food and drink outlet has a GFA no greater than 50m²; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> space zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> Recreation and open space zone code Transport, access and parking code Infrastructure services code
Function facility	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work. 	<ul style="list-style-type: none"> Recreation and open space zone code Transport, access and parking code Infrastructure services code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Home based business	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for the purposes of a home office or child care; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Recreation and open space zone code Home based business code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Recreation and open space zone code Home based business code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Recreation and open space zone code Home based business code Transport, access and parking code Infrastructure services code
Indoor sport and recreation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Recreation and open space zone code Transport, access and parking code Infrastructure services code

	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Recreation and open space zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Recreation and open space zone code Transport, access and parking code Infrastructure services code
Nature based tourism	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances. 	<ul style="list-style-type: none"> Recreation and open space zone code Transport, access and parking code Infrastructure services code
Outdoor sport and recreation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Where for minor building work or involves no building work; and For the intensification of an existing outdoor sport and recreation use. 	<ul style="list-style-type: none"> Recreation and open space zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Recreation and open space zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Recreation and open space zone code Transport, access and parking code Infrastructure services code
Park	Accepted development	
	<ul style="list-style-type: none"> Development approval is not required. 	
Relocatable home park	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where involving a material increase in the intensity or scale of an existing relocatable home park. 	<ul style="list-style-type: none"> Recreation and open space zone code Accommodation activities code Transport, access and parking code Infrastructure services code

	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	
Substation	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If involving a material increase in the intensity and scale of an existing substation; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Recreation and open space zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Recreation and open space zone code Transport, access and parking code Infrastructure services code
Telecommunications facility	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If involving a material increase in the intensity and scale of an existing telecommunications facility; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Recreation and open space zone code Telecommunications facility code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Recreation and open space zone code Transport, access and parking code Infrastructure services code
Tourist park	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If involving a material increase in the intensity and scale of an existing tourist park facility; and If complying with the assessment benchmarks of the applicable codes. 	<ul style="list-style-type: none"> Recreation and open space zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> Recreation and open space zone code Transport, access and parking code Infrastructure services code
Utility installation	Accepted development subject to requirements	
	<ul style="list-style-type: none"> If involving a material increase in the intensity and scale of an existing utility installation; and Where for the treatment of water, sewerage or waste. 	<ul style="list-style-type: none"> Recreation and open space zone code Transport, access and parking code Infrastructure services code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> If complying with the assessment benchmarks of the applicable codes; 	<ul style="list-style-type: none"> Recreation and open space zone code

	<p>and</p> <ul style="list-style-type: none"> • Where for the treatment of water, sewerage or waste. 	<ul style="list-style-type: none"> • Transport, access and parking code • Infrastructure services code
Assessable development - Code assessment		
	<ul style="list-style-type: none"> • In all other circumstances. 	<ul style="list-style-type: none"> • Recreation and open space zone code • Transport, access and parking code • Infrastructure services code
Assessable development - Impact assessment		
<ol style="list-style-type: none"> 1. Any other use not listed in this table, or 2. Any use listed in this table and not meeting the description listed in the Categories of development and assessment column, or 3. Any other undefined use. 		<ul style="list-style-type: none"> • The planning scheme

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

5.6 Categories of development and assessment - Reconfiguring a lot

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

Table 5.6.1 - Reconfiguring a lot

Zone	Category of development and assessment	Assessment benchmarks
Medium Density Residential Zone	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where no less than 50% of all new lots comply with Table 9.4.4.2- Minimum lot size and frontages of the Reconfiguring a lot code; and Where the minimum lot size for any new lot is no less than 200m². 	<ul style="list-style-type: none"> Reconfiguring a lot code Transport, access and parking code Infrastructure services code Medium density residential zone code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
Low Density Residential Zone	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where no less than 50% of all new lots comply with the 9.4.4.2 - Minimum lot sizes and frontages of the Reconfiguring a Lot code; and Where the minimum lot size for any new lot is no less than 400m². 	<ul style="list-style-type: none"> Reconfiguring a lot code Transport, access and parking code Infrastructure services code Low density residential zone code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
All other zones	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where complying with minimum lot sizes in Table 9.4.4.2 - Minimum lot size and frontages of the Reconfiguring a lot code. 	<ul style="list-style-type: none"> Reconfiguring a lot code Transport, access and parking code Infrastructure services code Applicable zone code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
All zones (if for the purpose of a lease)	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Where the reconfiguring a lot is for the purpose of a lease; and The lease is for a period of less than 75 years. 	<ul style="list-style-type: none"> Transport, access and parking code Infrastructure services code Applicable zone code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where the reconfiguring a lot is for the purposes of a lease; and The lease is for a period of more than 75 years. 	<ul style="list-style-type: none"> Transport, access and parking code Infrastructure services code Applicable zone code
All zones	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for boundary realignment (no new lots created) 	<ul style="list-style-type: none"> Reconfiguring a lot code Transport, access and parking code Infrastructure services code Applicable zone code

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

5.7 Categories of development and assessment - Building work

Building work in respect to the Heritage overlay code and Stormwater overlay code is regulated under the planning scheme, refer Part 5.

5.8 Categories of development and assessment - Operational work

Table 5.8.1 - Operational work

Zone	Categories of development and assessment	Assessment benchmarks
Residential zone categories	Accepted development subject to requirements	
	<ul style="list-style-type: none"> If for minor operational work 	<ul style="list-style-type: none"> Operational works code Applicable zone code Applicable overlay code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> Operational works code Applicable zone code Applicable overlay code
All other zone categories	Accepted development subject to requirements	
	<ul style="list-style-type: none"> If for minor operational work 	<ul style="list-style-type: none"> Operational works code Applicable zone code Applicable overlay code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> Operational works code Applicable zone code Applicable overlay code
Advertising Devices (in all zones)	Assessable development - Code assessment	
	<ul style="list-style-type: none"> In all circumstances 	<ul style="list-style-type: none"> Operational works code Applicable zone code Applicable overlay code Advertising devices code
Accepted development		
Any other operational works not listed in this table.		

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

5.9 Categories of development and assessment - Local plan

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

Table 5.9.1 - Local Plan - Western downs health precinct

Zone	Categories of development and assessment	Assessment benchmarks
All zone categories	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for the purposes of hospital and health care services and the site is identified as being within the Western downs health precinct. 	<ul style="list-style-type: none"> Western downs health precinct code Applicable zone code Transport, access and parking code Infrastructure services code

5.10 Categories of development and assessment- Overlays

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

Table 5.10.1 - Overlays

Development	Category of development and assessment	Assessment benchmarks
Airport environs overlay		
Material Change of Use	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Accepted development subject to requirements where on a site affected by an Airport environs buffer area identified on Airport Environs Overlay Maps (OM-001); and Where the use is for a Dwelling house or an ancillary outbuilding; and If complying with the assessment benchmarks of the applicable code. 	<ul style="list-style-type: none"> Airport environs overlay code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where on a site affected by an Airport environs buffer area identified on Airport Environs Overlay Maps (OM-001). 	<ul style="list-style-type: none"> Airport environs overlay code
Assessable development - Impact assessment		
	<ul style="list-style-type: none"> Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and Assessment – Material change of use. 	<ul style="list-style-type: none"> The planning scheme
Biodiversity areas overlay		
Material Change of Use	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Accepted development subject to requirements where on a site located in an area with matters of state environmental significance (MSES) on Biodiversity Areas Overlay Maps (OM-002); and Where the use is for a Dwelling house or an ancillary outbuilding; and If complying with the assessment benchmarks of the applicable code I 	<ul style="list-style-type: none"> Biodiversity areas overlay code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Assessable development - Code assessment - Fast tracked where on a site located in an area with matters of state environmental significance (MSES) on Biodiversity Areas Overlay Maps (OM-002); and If complying with the assessment benchmarks of the applicable codes; and 	<ul style="list-style-type: none"> Biodiversity areas overlay code

	<ul style="list-style-type: none"> Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use. 	
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where on a site located in an area with matters of state environmental significance (MSES) on Biodiversity Areas Overlay Maps (OM-002); and Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use. 	<ul style="list-style-type: none"> Biodiversity areas overlay code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use. 	<ul style="list-style-type: none"> The planning scheme
Reconfiguring a Lot	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where on a site located in an area with matters of state environmental significance (MSES) on Biodiversity Areas Overlay Maps (OM-002). 	<ul style="list-style-type: none"> Biodiversity areas overlay code
Operational Work	Accepted development	
	<ul style="list-style-type: none"> Where for <i>minor operational work</i>. 	
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where on a site located in an area with matters of state environmental significance (MSES) on Biodiversity Areas Overlay Maps (OM-002). 	<ul style="list-style-type: none"> Biodiversity areas overlay code
	Bushfire hazard overlay	
Material Change of Use	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Assessable development - Code assessment - Fast tracked where on a site located in a Medium Bushfire Hazard or High Bushfire Hazard area on Bushfire Hazard Overlay Maps (OM-003); and If complying with the assessment benchmarks of the applicable codes; and Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use. 	<ul style="list-style-type: none"> Bushfire hazard overlay
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code 	<ul style="list-style-type: none"> Bushfire hazard overlay

	<p>assessment where on a site located in a Medium Bushfire Hazard or High Bushfire Hazard area on Bushfire Hazard Overlay Maps (OM-003); and</p> <ul style="list-style-type: none"> Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use. 	
Assessable development - Impact assessment		
	<ul style="list-style-type: none"> Where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use. 	<ul style="list-style-type: none"> The planning scheme
Reconfiguring a Lot	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where on a site located in a Medium Bushfire Hazard or High Bushfire Hazard area on Bushfire Hazard Overlay Maps (OM-003). 	<ul style="list-style-type: none"> Bushfire hazard overlay
Flood hazard overlay		
Building Work	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where on a site located in an Extreme, High, Medium, Low or Potential flood hazard area on Flood Hazard Overlay Maps (OM-004) 	<ul style="list-style-type: none"> Flood hazard overlay code
Material Change of Use	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Assessable development - Code assessment - Fast tracked where on a site located in a Medium, Low or Potential flood hazard area on Flood Hazard Overlay Maps (OM-004); and If complying with the assessment benchmarks of the applicable codes; and Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use. 	<ul style="list-style-type: none"> Flood hazard overlay code
Assessable development - Code assessment		
	<ul style="list-style-type: none"> Assessable development - Code assessment where on a site located in a Medium, Low or Potential flood hazard area on Flood Hazard Overlay Maps (OM-004); and Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use. 	<ul style="list-style-type: none"> Flood hazard overlay code
Assessable development - Impact assessment		

	<ul style="list-style-type: none"> Assessable development - Impact assessment where on a site located in a high or Extreme flood hazard area on Flood Hazard Overlay Maps (OM-004); or Where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment - Material change of use. 	<ul style="list-style-type: none"> Flood hazard overlay code
Reconfiguring a Lot	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where on a site located in a Medium, Low or Potential flood hazard area on Flood Hazard Overlay Maps (OM-004). 	<ul style="list-style-type: none"> Flood hazard overlay code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> Assessable development - Impact assessment where on a site located in a high or Extreme flood hazard area on Flood Hazard Overlay Maps (OM-004). 	<ul style="list-style-type: none"> Flood hazard overlay code
Operational work	Accepted development	
	<ul style="list-style-type: none"> Where for minor operational work. 	<ul style="list-style-type: none"> Flood hazard overlay code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where on a site located in a Medium, Low or Potential flood hazard area on Flood Hazard Overlay Maps (OM-004). 	<ul style="list-style-type: none"> Flood hazard overlay code
	Assessable development - Impact assessment	
<ul style="list-style-type: none"> Assessable development - Impact assessment where on a site located in a high or Extreme flood hazard area on Flood Hazard Overlay Maps (OM-004). 	<ul style="list-style-type: none"> Flood hazard overlay code 	
Heritage overlay		
Building Work	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where on the site of a Heritage place or adjoining a Heritage place on Heritage Overlay Maps (OM-005); and Involving building work or <i>minor building work</i>. 	<ul style="list-style-type: none"> Heritage overlay code
	Assessable development - Impact assessment	
<ul style="list-style-type: none"> Assessable development - Impact assessment where on the site of a Heritage place on Heritage Overlay Maps (OM-005); and Involving demolition works (including partial demolition). 	<ul style="list-style-type: none"> The planning scheme 	
Material Change of Use	Accepted development	
	<ul style="list-style-type: none"> Accepted development where adjoining a heritage place on Heritage Overlay Maps (OM-005); and Not involving building work or 	

	<i>minor building work.</i>	
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where on the site of a heritage place on Heritage Overlay Maps (OM-005); and Not involving building work or <i>minor building work</i>; and Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use. 	<ul style="list-style-type: none"> Heritage overlay code
	<ul style="list-style-type: none"> Assessable development - Code assessment where adjoining a heritage place on Heritage Overlay Maps (OM-005); and Involving building work or <i>minor building work</i>; and Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use. 	<ul style="list-style-type: none"> Heritage overlay code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> Assessable development - Impact assessment where on the site of a heritage place on Heritage Overlay Maps (OM-005); and Involving building work or <i>minor building work</i>; and Where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use. 	<ul style="list-style-type: none"> The planning scheme
Reconfiguring a Lot	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where on the site of a heritage place on Heritage Overlay Maps (OM-005). 	<ul style="list-style-type: none"> Heritage overlay code
Operational Work	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where on the site of a heritage place on Heritage Overlay Maps (OM-005); and Involving operational work or <i>minor operational work or vegetation clearing</i>. 	<ul style="list-style-type: none"> Heritage overlay code
Infrastructure overlay		
Material Change of Use	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Accepted development subject to requirements where within an infrastructure buffer area identified on Infrastructure Overlay Maps (OM-006) or Noise Corridor Overlay (OM-016).; and 	<ul style="list-style-type: none"> Infrastructure overlay code

	<ul style="list-style-type: none"> • Where the use is for a Dwelling house or an ancillary outbuilding; and • If complying with the assessment benchmarks of the applicable code 	
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • Assessable development - Code assessment - Fast tracked where within an infrastructure buffer area identified on Infrastructure Overlay Maps (OM-006) or Noise Corridor Overlay (OM-016).; and • If complying with the assessment benchmarks of the applicable codes; and • Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use. 	<ul style="list-style-type: none"> • Infrastructure overlay code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • Assessable development - Code assessment where within an infrastructure buffer area identified on Infrastructure Overlay Maps (OM-006) or Noise Corridor Overlay (OM-016). 	<ul style="list-style-type: none"> • Infrastructure overlay code
Reconfiguring a Lot	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • Assessable development - Code assessment where within an infrastructure buffer area identified on Infrastructure Overlay Maps (OM-006) or Noise Corridor Overlay (OM-016). 	<ul style="list-style-type: none"> • Infrastructure overlay code
Operational Work	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • Assessable development - Code assessment where within an infrastructure buffer area identified on Infrastructure Overlay Maps (OM-006) or Noise Corridor Overlay (OM-016). 	<ul style="list-style-type: none"> • Infrastructure overlay code
Extractive industry overlay		
Material Change of Use	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Accepted development subject to requirements where the site is affected by the Extractive Industry Overlay Maps (OM-007) EI ; and • Where the use is for a Dwelling house or an ancillary outbuilding; and • If complying with the assessment benchmarks of the applicable code. 	<ul style="list-style-type: none"> • Natural resources overlay code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • Assessable development - Code assessment - Fast tracked where the site is affected by the Extractive Industry Overlay Maps (OM-007) 	<ul style="list-style-type: none"> • Natural resources overlay code

	<ul style="list-style-type: none"> • EI; and • If complying with the assessment benchmarks of the applicable codes; and • Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use. 	
Assessable development - Code assessment		
	<ul style="list-style-type: none"> • Assessable development - Code assessment where the site is affected by the Extractive Industry Overlay Maps (OM-007) EI; and • Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use. 	<ul style="list-style-type: none"> • Natural resources overlay code
Assessable development - Impact assessment		
	<ul style="list-style-type: none"> • Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use. 	<ul style="list-style-type: none"> • The planning scheme
Reconfiguring a Lot	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • Assessable development - Code assessment where the site is affected by the Extractive Industry Overlay Maps (OM-007) EI. 	<ul style="list-style-type: none"> • Extractive industry overlay code
Agricultural Land overlay		
Material Change of Use	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Accepted development subject to requirements where the site is affected by the Agricultural Land Overlay Maps (OM- 008); and • Where the site is located in the Rural Zone; and • Where the use is for a Dwelling house or an ancillary outbuilding; and • If complying with the assessment benchmarks of the applicable code I 	<ul style="list-style-type: none"> • Natural resources overlay code
Assessable development - Code assessment - Fast tracked		
	<ul style="list-style-type: none"> • Assessable development - Code assessment - Fast tracked where the site is affected by the Agricultural Land Overlay Maps (OM- 008); and • Where the site is located in the Rural zone; and • If complying with the assessment benchmarks of the applicable codes; and • Identified as Assessable development - Code assessment - 	<ul style="list-style-type: none"> • Natural resources overlay code

	Fast tracked in Part 5.5 Categories of development and assessment - Material change of use.	
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where the site is affected by the Agricultural Land Overlay Maps (OM- 008); and Where the site is located in the Rural zone; and Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use. 	<ul style="list-style-type: none"> Natural resources overlay code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use 	<ul style="list-style-type: none"> The planning scheme
Reconfiguring a Lot	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where the site is affected by the Agricultural Land Overlay Maps (OM- 008); and Where the site is located in the Rural or the Rural Residential zone. 	<ul style="list-style-type: none"> Natural resources overlay code
Water resource catchment area overlay		
Material Change of Use	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Accepted development subject to requirements where the site is affected by the Water Resource Catchment Overlay Maps (OM-009); and Where the use is for a Dwelling house or an ancillary outbuilding; and If complying with the assessment benchmarks of the applicable code I 	<ul style="list-style-type: none"> Natural Resources overlay code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Assessable development - Code assessment - Fast tracked where the site is affected by the Water Resource Catchment Overlay Maps (OM-009); and If complying with the assessment benchmarks of the applicable codes; and Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use. 	<ul style="list-style-type: none"> Natural resources overlay code
	Assessable development - Code assessment	

	<ul style="list-style-type: none"> Assessable development - Code assessment where the site is affected by the Water Resource Catchment Overlay Maps (OM-009); and Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> Natural resources overlay code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> The planning scheme
Reconfiguring a Lot	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where the site is affected by the Water Resource Catchment Overlay Maps (OM-009). 	<ul style="list-style-type: none"> Natural resources overlay code
Regional infrastructure corridor - stock route		
Material Change of Use	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Accepted development subject to requirements where on a site that adjoins stock route identified on Regional Infrastructure Corridor – Stock Route Overlay Maps (OM-010); and Where the use is for a Dwelling house or an ancillary outbuilding; and In the Rural zone; and If complying with assessment benchmarks of the applicable code. 	<ul style="list-style-type: none"> Regional infrastructure corridor - stock route overlay code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Where on a site that adjoins a stock route identified on Regional Infrastructure Corridor – Stock Route Overlay Maps (OM-010); and In the Rural zone; and If complying with the assessment benchmarks of the applicable codes; and Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use. 	<ul style="list-style-type: none"> Regional infrastructure corridor – stock route overlay code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where on a site that adjoins a stock route identified on Regional Infrastructure Corridor – Stock Route 	<ul style="list-style-type: none"> Regional infrastructure corridor – stock route overlay code

	<ul style="list-style-type: none"> • Overlay Maps (OM-010); and • In the Rural zone; and • Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use. 	
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> • Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> • The planning scheme
Reconfiguring a Lot	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • Assessable development - Code assessment where on a site that adjoins a stock route identified on Regional Infrastructure Corridor – Stock Route Overlay Maps (OM-010); and • In the Rural Zone or Rural Residential Zone. 	<ul style="list-style-type: none"> • Regional infrastructure corridor – stock route overlay code
Operational Works	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • Assessable development - Code assessment where on a site that adjoins a stock route identified on Regional Infrastructure Corridor – Stock Route Overlay Maps (OM-010); and • In the Rural Zone or Rural Residential Zone. 	<ul style="list-style-type: none"> • Regional infrastructure corridor – stock route overlay code
Scenic amenity overlay		
Material Change of Use	Accepted development subject to requirements	
	<ul style="list-style-type: none"> • Accepted development subject to requirements where the site is within a High Value Area, Scenic Route Buffer or Urban Gateway identified on the Scenic Amenity Overlay Maps (OM-011); and • Where the use is for a Dwelling house or an ancillary outbuilding; and • If complying with the assessment benchmarks of the applicable code. 	<ul style="list-style-type: none"> • Scenic amenity overlay code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • Assessable development - Code assessment - Fast tracked where the site is within a High Value Area, Scenic Route Buffer or Urban Gateway identified on the Scenic Amenity Overlay Maps (OM-011); and • If complying with the assessment benchmarks of the applicable codes; and • Identified as Assessable development - Code assessment - 	<ul style="list-style-type: none"> • Scenic amenity overlay code

	Fast tracked in Part 5.5 Categories of development and assessment - Material change of use.	
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where the site is within a High Landscape Value Area, Scenic Route Buffer or Urban Gateway identified on the Scenic Amenity Overlay Maps (OM-011); and Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> Scenic amenity overlay code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> The planning scheme
Operational Work	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where within a High Landscape Value Area or Scenic Route Buffer identified on Scenic Amenity Overlay Maps (OM-011); and Not complying with the acceptable outcomes of the applicable code. 	<ul style="list-style-type: none"> Scenic amenity overlay code
Stormwater overland flow path overlay		
Building Work	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where located on a site in a Minor Flow Area, Major Flow Area or associated buffer areas on Stormwater Overland Flow Path Overlay Maps (OM-012). 	<ul style="list-style-type: none"> Stormwater overland flow path overlay code
Material Change of Use	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Assessable development - Code assessment - Fast tracked where located on a site in a Minor Flow Area, Major Flow Area or associated buffer areas on Stormwater Overland Flow Path Overlay Maps (OM-012); and If complying with the assessment benchmarks of the applicable codes; and Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use. 	<ul style="list-style-type: none"> Stormwater overland flow path overlay code

	Assessable development - Code assessment	
	<ul style="list-style-type: none"> where located on a site in a Minor Flow Area, Major Flow Area or associated buffer areas on Stormwater Overland Flow Path Overlay Maps (OM-012); and Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use. 	<ul style="list-style-type: none"> Stormwater overland flow path overlay code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use. 	<ul style="list-style-type: none"> The planning scheme
Reconfiguring a Lot	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where located on a site in a Minor Flow Area, Major Flow Area or associated buffer areas on Stormwater Overland Flow Path Overlay Maps (OM-012). 	<ul style="list-style-type: none"> Stormwater overland flow path overlay code
Operational Works	Accepted development	
	<ul style="list-style-type: none"> Where for <i>minor operational work</i> 	
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where located on a site in a Minor Flow Area, Major Flow Area or associated buffer areas on Stormwater Overland Flow Path Overlay Maps (OM-012). 	<ul style="list-style-type: none"> Stormwater overland flow path overlay code
Waterway corridor overlay		
Material Change of use	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Accepted development subject to requirements where on a site located in a waterway corridor or waterway corridor buffer area identified on Waterway Corridors Overlay Maps (OM-013); and Where the use is for a Dwelling house or an ancillary outbuilding; and If complying with the assessment benchmarks of the applicable code. 	<ul style="list-style-type: none"> Waterway corridors overlay code
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Assessable development - Code assessment where on a site located in a waterway corridor or waterway corridor buffer area identified on Waterway Corridors Overlay Maps (OM-013); and If complying with the assessment 	<ul style="list-style-type: none"> Waterway corridors overlay code

	<p>benchmarks of the applicable codes; and</p> <ul style="list-style-type: none"> Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use. 	
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where on a site located in a waterway corridor or waterway corridor buffer area identified on Waterway Corridors Overlay Maps (OM-013); and Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material Change of Use. 	<ul style="list-style-type: none"> Waterway corridors overlay code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use. 	<ul style="list-style-type: none"> The planning scheme
Reconfiguring a Lot	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where on a site located in a waterway corridor or waterway corridor buffer area identified on Waterway Corridors Overlay Maps (OM-013). 	<ul style="list-style-type: none"> Waterway corridors overlay code
Operational Works	Accepted development	
	<ul style="list-style-type: none"> Where for minor operational work. 	
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Assessable development - Code assessment where on a site located in a waterway corridor or waterway corridor buffer area identified on Waterway Corridors Overlay Maps (OM-013). 	<ul style="list-style-type: none"> Waterway corridors overlay code
Wetlands overlay		
Material Change of Use	Accepted development subject to requirements	
	<ul style="list-style-type: none"> Assessable development - Code assessment - Fast tracked where on a site located in a wetland or wetland buffer area identified on Wetlands Overlay Maps (OM-014); and Where the use is for a Dwelling 	<ul style="list-style-type: none"> Wetlands overlay code

	<p>house or an ancillary outbuilding; and</p> <ul style="list-style-type: none"> • If complying with the assessment benchmarks of the applicable code. 	
	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> • Assessable development - Code assessment - Fast tracked where on a site located in a wetland or wetland buffer area identified on Wetlands Overlay Maps (OM-014); and • If complying with the assessment benchmarks of the applicable codes; and • Identified as Assessable development - Code assessment - Fast tracked in Part 5.5 Categories of development and assessment - Material change of use. 	<ul style="list-style-type: none"> • Wetlands overlay code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • Assessable development - Code assessment where on a site located in a wetland or wetland buffer area identified on Wetlands Overlay Maps (OM-014); and • Not identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use. 	<ul style="list-style-type: none"> • Wetlands overlay code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> • Assessable development - Impact assessment where identified as Assessable development - Impact assessment in part 5.5 Categories of development and assessment – Material change of use. 	<ul style="list-style-type: none"> • The planning scheme
Reconfiguring a Lot	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • Assessable development - Code assessment where on a site located in a wetland or wetland buffer area identified on Wetlands Overlay Maps (OM-014). 	<ul style="list-style-type: none"> • Wetlands overlay code
Operational Works	Accepted development	
	<ul style="list-style-type: none"> • Where for minor operational work. 	
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> • Assessable development - Code assessment where on a site located in a wetland or wetland buffer area identified on Wetlands Overlay Maps (OM-016). 	<ul style="list-style-type: none"> • Wetlands 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 in the planning scheme.

Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code
 - (b) the overall outcomes that achieve the purpose of the code.
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code.
 - (d) the acceptable outcomes that achieve the performance and overall outcome and the purpose of the code.
- (8) The following are the zone codes for the planning scheme:
 - (a) Centre zones
 - (i) Major centre
 - (ii) District centre
 - (iii) Local centre
 - (iv) Township
 - (b) Industry zones
 - (i) Low impact industry
 - (ii) Medium impact industry
 - (c) Residential zones
 - (i) Low density residential
 - (ii) Medium density residential
 - (d) Rural zones
 - (i) Rural zone
 - (ii) Rural residential zone
 - (e) Other zones
 - (i) Community facilities
 - (ii) Recreation and open space zone

6.2 Zone codes

6.2.1 Major Centre Zone

6.2.1.1 Application

This code applies to development where the code is identified as being applicable in the table of assessment for the Major centre zone and development is within the Major centre zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in part 5.

6.2.1.2 Purpose

The purpose of the Major centre zone code is to provide for a mix of uses and activities. It includes concentrations of higher order retail, commercial, offices, residential, administrative and health services, community, cultural and entertainment facilities and other uses capable of servicing a subregion in the planning scheme area.

The overall outcomes sought for the Major centre zone code are as follows:

- (1) To provide for a centre that is readily accessible, integrated and well-designed, forms vibrant focal points for the community as well as a range of services and facilities that are appropriate to the respective function and catchments. This promotes the efficient provision of services and contributes to the quality of life, character and identity of the community.
- (2) A broad range of higher order retail, commercial, administrative, community, cultural and entertainment activities are provided.
- (3) Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the character and amenity of the locality.
- (4) Where appropriate, service industry uses may be located in the Major centre zone.
- (5) Mixed use development is supported within the Major centre zone and contributes to developing a sense of place by encouraging active frontages and quality urban design outcomes that enhances the character and amenity of the locality.
- (6) Uses such as showroom, garden centre, outdoor sales, agricultural supplies and warehouse are only supported where located in the following areas:
 - (i) where on Nicholson street between Drayton street and Curtis street, Dalby; or
 - (ii) where on Drayton street between Myall Street and Winton Street West, Dalby; or
 - (ii) where on Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or
 - (iv) where on Chinchilla Street, between Colamba street and Heeney Street, Chinchilla.
- (7) Uses such as bar, hotel and nightclub entertainment facility are only supported where located in the following areas:
 - (i) the area bounded by Drayton street, Condamine street, Roche street; and Marble street, Dalby; or
 - (ii) Heeney street, between Railway street and Hypatia Street, Chinchilla; or
 - (ii) Chinchilla street, between Heeney street and Helena Street, Chinchilla.
- (8) Development along Heeney street contributes to the character and amenity of the District centre by ensuring the protection and enhancement of the existing street trees.
- (9) Development along Marble street is orientated to take advantage of and overlook the Myall creek recreation area.

- (10) Development achieves and maintains accessible, well-serviced and well-designed communities by ensuring development provides for quality urban design outcomes that are complementary to and consistent with the character and amenity and the locality. Development is designed to create legible public spaces that reinforce local identity and create a sense of place that is reflective of the centre.
- (11) A minimum residential density of 40 dwellings per hectare is achieved and development has a predominant low to medium rise built form of up to six (6) storeys in height.
- (12) Non-centre activities may be appropriate where the development demonstrates that the use is compatible and consistent with the character and amenity of the Major centre zone and supports and reinforces the role of the Major centre zone (consideration will also be required to be given to (20).
- (13) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.
- (14) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Major centre zone.
- (15) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
- (16) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.
- (17) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).
- (18) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality
- (19) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
- (20) Where development is **not** consistent with the purpose and intent of the Major centre zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations**, under section **1.7 Local government administrative matters**.

Consistent development within the Major centre zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Bar • Caretaker's accommodation • Car wash • Child care centre • Club • Community care centre • Community residence • Community use • Dwelling house • Dwelling unit • Emergency services • Food and drink outlet 	<ul style="list-style-type: none"> • Function facility Garden centre • Hardware and trade supplies • Health care services • Home based business • Hotel • Indoor sport and recreation • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outdoor sport and recreation • Park 	<ul style="list-style-type: none"> • Parking station • Place of worship • Residential care facility • Resort complex • Retirement facility • Service industry • Shop • Shopping centre • Short-term accommodation • Showroom • Telecommunications facility • Theatre • Veterinary services • Warehouse
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Inconsistent development within the Major centre zone includes the following:

<ul style="list-style-type: none"> • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Bulk landscape supplies • Cemetery • Crematorium • Cropping • Detention facility • Dual occupancy • Educational establishment • Environment facility • Extractive industry • Funeral parlour • High impact industry • Hospital • Intensive animal industry 	<ul style="list-style-type: none"> • Intensive horticulture • Landing • Low impact industry • Major electrical infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Nature-based tourism • Non-resident workforce accommodation • Outstation • Permanent plantation • Port services • Relocatable home park 	<ul style="list-style-type: none"> • Renewable energy facility • Research and technology industry • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service station • Special industry • Substation • Tourist attraction • Tourist park • Transport depot • Utility installation • Wholesale nursery • Winery
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.1.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

6.2.1.4 - Major centre zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
<p>PO1 A low to medium-rise built form is maintained having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the height of buildings on adjoining premises. 	<p>AO1 Development has a maximum building height of 20 metres above natural ground level and no more than six storeys.</p>
Gross Floor Area	
<p>PO2 The scale of the built form in the Major centre zone is compatible with existing development in the locality.</p>	<p>AO2 Development has a maximum gross floor area of 150% of the total site area.</p>
Accommodation Density	
<p>PO3 The density of residential accommodation activities:</p> <ul style="list-style-type: none"> (a) contributes to housing choice and affordability; (b) takes advantage of proximity to centre activities; and (c) is sympathetic to the existing character and amenity of the locality. 	<p>AO3.1 Residential density is a minimum of one dwelling per 250m² of the total site area.</p> <p>AO3.2 Accommodation density is a minimum of one accommodation unit per 100m² of the total site area.</p> <p>AO3.3 Where development is for a dwelling house and includes building work or minor building work the maximum additional gross floor area is to be no more than 50m².</p>
Setbacks	
<p>PO4 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) crime prevention; (c) privacy and overlooking; (d) local building character and appearance; and (e) the setbacks of adjoining premises. 	<p>AO4.1 Buildings equal to or less than two storeys in height have a minimum setback of 3 metres to the primary road frontage.</p> <p>AO4.2 Buildings equal to or less than two storeys in height have a zero setback to the primary road frontage of the following streets:</p> <ul style="list-style-type: none"> (a) Archibald street, Dalby; (b) Condamine street, Dalby; (c) Cunningham street, Dalby; (d) Marble street, Dalby; (e) New street, Dalby; (f) Patrick street, Dalby; (g) Roche street, Dalby; (h) Stuart street, Dalby; (i) Heeney street, Chinchilla; and (j) Bell street, Chinchilla.

Performance Outcomes	Acceptable Outcomes
	<p>AO4.3 Building setback to the primary road frontage is equal to or greater than the setback of a building on an adjoining premises.</p> <p>AO4.4 Buildings equal to or less than two storeys in height may be built to the side boundary.</p> <p>AO4.5 All storeys above two storeys are set back a minimum of: (a) 6 metres to the primary road frontage; (b) 3 metres to side and rear boundaries (for buildings up to 7.5 metres in height); (c) 3 metres plus 0.5 metre for every 3 metres (or part thereof) for buildings greater than 7.5 metres in height.</p> <p>Where adjoining a dwelling house AO4.6 All buildings and structures have a minimum rear boundary setback of 3 metres.</p>
Site cover	
<p>PO5 The site cover must ensure efficient use of the site in a manner that complements the existing character, amenity and streetscape of the Major centre zone.</p>	<p>AO5 Site cover is a maximum of 90% of the total site area.</p>
For assessable development (code, code (fast tracked) and impact)	
Building appearance	
<p>PO6 Development is complementary to and integrates with the existing character and visual amenity of the Major centre zone.</p>	<p>AO6.1 Building elements are consistent with development in the Major centre zone having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) façade articulation, including balconies; and (d) building materials, colours and textures.</p> <p>AO6.2 Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas and adjoining residences.</p>
Active frontages	
<p>PO7 Buildings present an activated, pedestrian friendly and human scale facade. Where ground levels abut pedestrian places, there is a strong visual and physical interconnection between internal and external spaces, appropriate to the local climate.</p>	<p>Where:</p> <ul style="list-style-type: none"> • In the area bounded by the following streets: <ul style="list-style-type: none"> ○ Drayton Street, ○ Condamine Street ○ Roche Street; and ○ Marble Street, Dalby; or • Heeney Street, between Railway Street and Hypatia Street, Chinchilla; or

<p>Performance Outcomes</p>	<p>Acceptable Outcomes</p> <ul style="list-style-type: none"> • Chinchilla Street, between Heeney Street and Helena Street, Chinchilla. <p>AO7.1 The length of wall does not exceed 15 metres in one plane without being offset by a minimum of 1.0 metre of building articulation which could be achieved by either decks, balconies, verandahs and/or other projections.</p> <p>AO7.2 Large expanses of un-articulated walls abutting the public domain contain display windows, showcases or other architectural features to add visual interest.</p> <p>AO7.3 All buildings have an entry visible from the primary road frontage and the building has windows or balconies that face the primary road frontage and secondary road frontage (where applicable).</p>
<p>Awnings</p>	
<p>Performance Outcomes</p> <p>PO8 Awnings are provided on all street frontages and must be designed:</p> <ul style="list-style-type: none"> (a) to a height and finish consistent with surrounding development; (b) to provide continuous pedestrian shelter; and with regard to existing street trees. 	<p>Acceptable Outcomes</p> <p>AO8.1 Development provides awnings for pedestrian shelter on the following roads:</p> <ul style="list-style-type: none"> (a) Archibald street, Dalby; (b) Condamine street, Dalby; (c) Cunningham street, Dalby; (d) Marble street, Dalby; (e) New street, Dalby; (f) Patrick street, Dalby; (g) Roche street, Dalby; (h) Stuart street, Dalby; (i) Heeney street, Chinchilla; and (j) Bell street, Chinchilla. <p>AO8.2 Pedestrian shelter:</p> <ul style="list-style-type: none"> (a) does not interfere with the safe and efficient flow of pedestrians; (b) is continuous across the frontage/s of a site; (c) where not cantilevered, includes posts that are located 450mm from the face of the kerb; (d) has 0.5 metre clearance to any tree trunk and main branches; (e) aligns to provide continuity with shelter on adjoining sites, including existing awnings where the footpath has been widened; (f) is a minimum 3.2 metres and generally not more than 4.2 metres above pavement height; (g) extends from the face of the building or the property line; (h) does not extend past a vertical plane 1.5

Performance Outcomes	Acceptable Outcomes
	<p>(i) metres inside the kerbline to enable street trees to be planted and grow, or 0.6 metres inside the kerbline where trees are established.</p> <p>AO8.3 Awnings are lit with a lighting system provided according to AS4282—Control of the Obtrusive Effects of Outdoor Lighting, while being a minimum of 20 lux at footpath level.</p>
Mixed Use Development	
<p>PO9 Mixed use development promotes active frontages and provides high standards of amenity, privacy and security for residents and visitors.</p>	<p>Where part of a Mixed Use Development</p> <p>AO9.1 Dwellings are located in a storey above any storey at ground level.</p> <p>AO9.2 Separate entry points are provided and clearly defined to commercial and residential uses occupying the same site.</p> <p>AO9.3 Entry to residential uses is via a secure entry point accessed from the primary road frontage.</p> <p>AO9.4 Safe and secure parking areas are provided for dwellings that are clearly marked, easily accessible and separate from non- residential building users.</p> <p>AO9.5 Undesirable visual, noise and odour impacts to streets, public, communal and private open space areas and residential dwelling units are minimised by:</p> <ul style="list-style-type: none"> (a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; (b) limiting service vehicle loading and unloading to between the hours of: <ul style="list-style-type: none"> i. 7.00am and 6.00pm Monday to Friday; ii. 8.00am and 5.00pm Saturdays; and (c) building services, plant and equipment utilise noise attenuation measures
<p>PO10 Service facilities are provided to meet the needs of residents and are sited and designed in an unobtrusive and convenient manner.</p>	<p>AO10 Each dwelling is provided with an open air clothes drying facility that is a minimum of 8m² and located in an external, ventilated and convenient location that is screened from public view.</p> <p>Note- clothes drying areas are to be provided in addition to private open space or communal open space areas.</p>

Performance Outcomes	Acceptable Outcomes
Landscaping	
<p>PO11 Landscaping protects and enhances the character and amenity of the Major centre zone and adjoining areas.</p>	<p>AO11.1 A minimum of one shade tree is provided for every six car parking spaces.</p> <p>AO11.2 A densely planted landscape buffer with a minimum width of 1 metre is provided to all vehicle movement and car parking areas adjacent to buildings and site boundaries.</p> <p>AO11.3 Any landscaping or street trees on the primary road frontage that are removed or damaged are to be replaced with a mature aged tree.</p> <p>Where adjoining land in a Residential zone category</p> <p>AO11.4 A solid acoustic screen fence with a minimum height of 1.8 metres is provided on the boundary.</p> <p>Note- not applicable where a built to boundary wall is provided in accordance with A04.4.</p> <p>Where on:</p> <ul style="list-style-type: none"> • Nicholson street between Drayton street and Curtis street, Dalby; or • Drayton street between Myall Street and Winton Street West, Dalby; or • Warrego Highway between Wambo Street and Carmichael Street, Chinchilla; or • Chinchilla Street, between Colamba street and Heeney Street, Chinchilla. <p>AO11.5 A landscaping strip with a minimum width of 1 metre is provided to all road frontages.</p> <p>Note- pedestrian and vehicular access areas are excluded except to the extent that AO11.2 applies.</p>
Amenity Protection	
<p>PO12 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic; (c) advertising devices; (d) visual amenity; (e) privacy; (f) odour; or (g) emissions. 	<p>AO12 No acceptable outcome.</p>
<p>PO13 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; 	<p>AO13 No acceptable outcome.</p>

Performance Outcomes	Acceptable Outcomes
(b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; odour; or emissions.	
PO14 Lighting enhances the safety of the Major centre zone whilst protecting sensitive receiving environments from undue glare or light overspill.	AO14.1 Lighting is provided to the building frontage, pedestrian access areas, vehicle movement and car parking areas. Note - Compliance can be demonstrated through application of the Crime Prevention through Environmental Design (CPTED) principles. AO14.2 Lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.
Where adjoining land in a Residential zone category PO15 Development must not detract from the amenity of the local area having regard to: (a) operating hours; and (b) the loading and unloading of goods.	Where adjoining land in a Residential zone category AO15.1 The operating hours of business activities and centres activities are restricted to between 7.00am and 9.00pm. AO15.2 Loading and unloading of goods is restricted to between the following hours: (a) 7.00am and 6.00pm Monday to Friday; (b) 8.00am and 5.00pm Saturdays. AO15.3 No unloading or loading occurs on Sundays and public holidays.
Water Quality Management	
PO16 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	AO16 No acceptable outcome.
PO17 Development achieves the storm water management design objectives specified in Table 6.2.1.2 - Construction Phase - Stormwater Management Design Objectives	AO17 Development achieves objectives as specified in Table 6.2.1.2 - Construction Phase - Stormwater Management Design Objectives
PO18 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	AO18 No acceptable outcome.

Performance Outcomes	Acceptable Outcomes
<p>PO19 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.</p>	<p>AO19 No acceptable outcome.</p>

Table 6.2.1.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	<ol style="list-style-type: none"> Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> Disturbed area open for <12 months - 1 in 2-year ARI event. Disturbed area open for 12-24 months - 1 in 5-year ARI event. Disturbed area open for >24 months - 1 in 10-year ARI event. Design capacity excludes minimum 150mm freeboard. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	<ol style="list-style-type: none"> Minimise exposure of disturbed soils at any time. Divert water run-off from undisturbed areas around disturbed areas. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	<p>Sediment control measures</p> <p>Design storm for sediment control basins</p> <p>Sediment basin dewatering</p>	<ol style="list-style-type: none"> Determine appropriate sediment control measures using: <ul style="list-style-type: none"> potential soil loss rate, or monthly erosivity, or average monthly rainfall Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> design storm for sediment basin sizing is 80th% five-day event or similar Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> TSS < 50 mg/L TSS, and Turbidity not >10% receiving waters turbidity, and pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> Avoid wind-blown litter; remove gross pollutants. Ensure there is no visible oil or grease sheen on released waters. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	<ol style="list-style-type: none"> For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.2. District Centre Zone Code

6.2.2.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the District centre zone and development is within the district centre zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.2.2 Purpose

The purpose of the district centre zone code is to provide for a mix of uses and activities.

It includes a concentration of land uses including retail, commercial, residential, offices, administrative and health services, community, small-scale entertainment and recreational facilities capable of servicing a district.

The overall outcomes sought for the District centre zone code are as follows:

- (1) To provide for a centre that is readily accessible, integrated and well-designed, forms vibrant focal points for the community as well as a range of services and facilities that are appropriate to their respective function and catchments. This promotes the efficient provision of services and contributes to the quality of life, character and identity of the community.
- (2) A mix of retail, commercial, administrative, community, cultural and entertainment activities are provided that support surrounding residential areas.
- (3) Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the character and amenity of the locality.
- (4) Where appropriate, service industry uses may be located in the District centre zone.
- (5) Mixed use development is supported within the District centre zone and contributes to developing a sense of place by encouraging active frontages and quality urban design outcomes that enhances the character and amenity of the locality.
- (6) Uses such as showroom, garden centre, hardware and trade supplies, outdoor sales, agricultural supplies, warehouse and bulk landscaping supplies are only supported where located in the following areas:
 - (i) where on the southern side of the Warrego highway/Murilla street, Miles; or
 - (ii) where on the Leichhardt highway, Miles.
- (7) Uses such as bar, hotel and nightclub entertainment facility are only supported where located in the following areas:
 - (i) where on the northern side of the Warrego highway/Murilla street, between Dawson street and Dogwood street, Miles.
- (8) Development within the District centre zone does not compromise the viability, role and or functioning of higher order centres as outlined in the Western Downs Activity Centre Network.

Editor's note - This provision is only applicable to accepted development - Impact assessment.
- (9) Development achieves and maintains accessible, well-serviced and well-designed communities by ensuring development provides for quality urban design outcomes that are complementary to and consistent with the character and amenity and the locality. Development is designed to create legible public spaces that reinforce local identity and create a sense of place that is reflective of the centre.

- (10) A minimum residential density of 28 dwellings per hectare is achieved and development has a predominant low to medium rise built form of up to four (4) storeys in height.
- (11) Non-centre activities may be appropriate where the development demonstrates that the use is compatible and consistent with the character and amenity of the District centre zone and supports and reinforces the role of the District centre zone (consideration will also be required to be given to (19)).
- (12) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.
- (13) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the District centre zone.
- (14) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
- (15) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.
- (16) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).
- (17) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality
- (18) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
- (19) Where development is **not** consistent with the purpose and intent of the District centre zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the District centre zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Bar • Bulk landscape supplies • Caretaker's accommodation • Car wash • Child care centre • Club • Community care centre • Community residence • Community use • Dwelling house • Dwelling unit • Emergency services 	<ul style="list-style-type: none"> • Food and drink outlet • Function facility • Garden centre • Hardware and trade supplies • Health care services • Home based business • Hotel • Indoor sport and recreation • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outdoor sport and recreation 	<ul style="list-style-type: none"> • Park • Parking station • Place of worship • Residential care facility • Resort complex • Retirement facility • Service industry • Shop • Shopping centre • Short-term accommodation • Showroom • Telecommunications facility • Theatre • Veterinary services • Warehouse
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Inconsistent development within the District centre zone includes the following:

<ul style="list-style-type: none"> • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Cemetery • Crematorium • Cropping • Detention facility • Dual occupancy • Educational establishment • Environment facility • Extractive industry • Funeral parlour • High impact industry • Hospital • Intensive animal industry 	<ul style="list-style-type: none"> • Intensive horticulture • Landing • Low impact industry • Major electrical infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Nature-based tourism • Non-resident workforce accommodation • Outstation • Permanent plantation • Port services • Relocatable home park 	<ul style="list-style-type: none"> • Renewable energy facility • Research and technology industry • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service station • Special industry • Substation • Tourist attraction • Tourist park • Transport depot • Utility installation • Wholesale nursery • Winery
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.2.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.2.1 - District centre zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
<p>PO1 A low to medium-rise built form is maintained having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the height of buildings on adjoining premises. 	<p>AO1 Development has a maximum building height of 13 metres above natural ground level and no more than 4 storeys.</p>
Gross Floor Area	
<p>PO2 The scale and bulk of the built form is complementary to existing development in the locality.</p>	<p>AO2 Development has a maximum gross floor area of 100% of the total site area.</p>
Accommodation Density	
<p>PO3 The density of residential accommodation activities:</p> <ul style="list-style-type: none"> (a) contributes to housing choice and affordability; (b) takes advantage of proximity to centre activities; and (c) is sympathetic to the prevailing character of the locality. 	<p>AO3.1 Residential density is a minimum of one dwelling per 350m² of the total site area.</p> <p>AO3.2 Accommodation density is a minimum of one dwelling per 250m² of the total site area.</p> <p>AO3.3 Where development is for a dwelling house and includes building work or minor building work the maximum additional gross floor area is to be no more than 50m².</p>
Setbacks	
<p>PO4 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) crime prevention; (c) privacy and overlooking; (d) local building character and appearance; and (e) the setbacks of adjoining premises. 	<p>AO4.1 Buildings equal to or less than two storeys in height have a minimum setback of 3 metres to the primary road frontage.</p> <p>AO4.2 Buildings equal to or less than two storeys in height have a zero setback to Murilla Street.</p> <p>AO4.3 Where new development is located adjacent to an existing building, the primary road frontage setback is equal to or greater than the setback of the building on the adjoining site.</p> <p>AO4.4 Buildings equal to or less than two storeys in height may be built to the side boundary.</p> <p>AO4.5 Buildings and structures have a minimum rear</p>

	boundary clearance of 3 metres.
Performance Outcomes	Acceptable Outcomes
	<p>AO4.6 All storeys of a building above two storeys have a minimum setback of:</p> <ul style="list-style-type: none"> (a) 6 metres to the primary road frontage; (b) 3 metres to side and rear boundaries (for buildings up to 7.5 metres in height); (c) 4 metres plus 0.5 metres for every 3 metres (or part thereof) for buildings greater than 7.5 metres in height. <p>Where adjoining a dwelling</p> <p>AO4.7 Buildings and structures have a minimum side boundary clearance of 2 metres</p>
Site cover	
<p>PO5 The site cover must ensure efficient use of the site in a manner that complements the existing character, amenity and streetscape of the District centre zone.</p>	<p>AO5 Site cover is a maximum of 90% of the total site area.</p>
For assessable development (code, code (fast tracked) and impact)	
Building appearance	
<p>PO6 Development is complementary to and integrates with the existing character and visual amenity of the District centre zone.</p>	<p>AO6.1 Building elements are consistent with development in the District centre zone having regard to:</p> <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) façade articulation, including balconies; and (d) building materials, colours and textures. <p>AO6.2 Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas and adjoining residences.</p>
Active Frontages	
<p>PO7 Buildings present an activated, pedestrian friendly and human scale facade. Where ground levels abut pedestrian places, there is a strong visual and physical connection between internal and external spaces.</p>	<p>AO7.1 The length of wall does not exceed 15 metres in one plane without being offset by a minimum of 1.0 metre of building articulation which could be achieved by either decks, balconies, verandahs and/or other projections.</p> <p>AO7.2 Large expanses of un-articulated walls abutting the public domain contain display windows, showcases or other architectural features to add visual interest.</p> <p>AO7.3 All buildings have an entry visible from the primary road frontage and the building has a</p>

	<p>window or balcony that faces the primary road frontage and secondary road frontage (where applicable).</p>
<p>Awnings</p>	
<p>PO8 Awnings are provided on all street frontages and must be designed:</p> <ul style="list-style-type: none"> (c) to a height and finish consistent with surrounding development; (d) to provide continuous pedestrian shelter; and (e) with regard to existing street trees. 	<p>AO8.1 Development provides awnings for pedestrian shelter on the following roads:</p> <ul style="list-style-type: none"> (a) Murilla street/Warrego highway; and (b) Leichhardt highway. <p>AO8.2 Pedestrian shelter:</p> <ul style="list-style-type: none"> (a) does not interfere with the safe and efficient flow of pedestrians; (b) is continuous across the frontage/s of a site; (c) where not cantilevered, includes posts that are located 450mm from the face of the kerb; (d) has 0.5 metre clearance to any tree trunk and main branches; (e) aligns to provide continuity with shelter on adjoining sites, including existing awnings where the footpath has been widened; (f) is a minimum 3.2 metres and generally not more than 4.2 metres above pavement height; (g) extends from the face of the building or the property line; (h) does not extend past a vertical plane 1.5 metres inside the kerblines to enable street trees to be planted and grow, or 0.6 metres inside the kerblines where trees are established. <p>AO8.3 Awnings are lit with a lighting system provided according to AS4282—Control of the Obtrusive Effects of Outdoor Lighting, while being a minimum of 20 lux at footpath level.</p>
<p>Mixed Use Residential Development</p>	
<p>PO9 Mixed use development promotes active street frontages and provides high standards of amenity, privacy and security for residents and visitors.</p>	<p>Where part of a Mixed Use Development</p> <p>AO9.1 Dwellings are located in a storey above any storey at ground level.</p> <p>AO9.2 Separate entry points are provided and clearly defined to commercial and residential uses occupying the same site.</p> <p>AO9.3 Entry to residential uses is via a secure entry point accessed from the primary road frontage.</p> <p>AO9.4 Safe and secure parking areas are provided for dwellings that are clearly marked, easily</p>

Performance Outcomes	Acceptable Outcomes
	<p>accessible and separate from non-residential building users.</p> <p>AO9.5 Undesirable visual, noise and odour impacts to streets, public, communal and private open space areas and residential dwelling units are minimised by:</p> <ul style="list-style-type: none"> (a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; (b) limiting service vehicle loading/unloading to between the hours of: <ul style="list-style-type: none"> (i) 7.00am and 6.00pm Monday to Friday; (ii) 8.00am and 5.00pm Saturdays; and (c) building services, plant and equipment utilise noise attenuation measures.
<p>PO10 Service facilities are provided to meet the needs of residents and are sited and designed in an unobtrusive and convenient manner.</p>	<p>AO10 Each dwelling is provided with an open air clothes drying facility that is a minimum of 8m² and located in an external, ventilated and convenient location that is screened from public view.</p> <p>Note- clothes drying areas are to be provided in addition to private open space or communal open space areas.</p>
Landscaping	
<p>PO11 Landscaping protects and enhances the character and amenity of the zone and adjoining areas.</p>	<p>AO11.1 A minimum of one shade tree is provided for every six car parking spaces.</p> <p>AO11.2 A densely planted landscape buffer with a minimum width of 1 metre minimum is provided to all vehicle movement and car parking areas adjacent to buildings and site boundaries.</p> <p>Where adjoining land in a Residential zone category</p> <p>AO11.3 A solid fence having a minimum height of 1.8 metres is provided on the boundary.</p> <p>Note- not applicable where a built to boundary wall is provided in accordance with A04.4.</p> <p>Where:</p> <ul style="list-style-type: none"> • On the southern side of the Warrego Highway/Murilla Street, Miles; or • On the Leichhardt Highway, Miles <p>AO11.4 A landscaping strip with a minimum width of 2 metres is provided to all road frontages.</p> <p>Note- pedestrian and vehicular access areas are excluded except to the extent that AO11.2 applies.</p>

Performance Outcomes	Acceptable Outcomes
Amenity Protection	
<p>PO12 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic; (c) advertising devices; (d) visual amenity; (e) privacy; (f) odour; or (g) emissions. 	<p>AO12 No acceptable outcome.</p>
<p>PO13 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions. 	<p>AO13 No acceptable outcome.</p>
<p>PO14 Lighting enhances the safety of the District Centre whilst protecting sensitive receiving environments from undue glare or light overspill.</p>	<p>AO14.1 Lighting is provided to the building frontage, pedestrian access areas, vehicle movement and car parking areas.</p> <p>Note: Compliance can be demonstrated through application of the Crime Prevention through Environmental Design (CPTED) principles.</p> <p>AO14.2 Lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>
<p>Where adjoining land in a Residential zone category</p> <p>PO15 Development must not detract from the amenity of the local area having regard to:</p> <ul style="list-style-type: none"> (a) operating hours; and (b) the loading and unloading of goods. 	<p>Where adjoining land in a Residential zone category</p> <p>AO15.1 Operating hours are restricted to between 7.00am and 9.00pm.</p> <p>AO15.2 Loading and unloading of goods is restricted to between the following hours:</p> <ul style="list-style-type: none"> (a) 7.00am and 6.00pm Monday to Friday; (b) 8.00am and 5.00pm Saturdays. <p>AO15.3 No unloading or loading occurs on Sundays and public holidays.</p>
Water Quality Management	
<p>PO16 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p>AO16 No acceptable outcome.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO17 Development achieves the storm water management design objectives specified in Table 6.2.2.2 - Construction Phase - Stormwater Management Design Objectives</p>	<p>AO17 Development achieves objectives as specified in Table 6.2.1.2 - Construction Phase - Stormwater Management Design Objectives</p>
<p>PO18 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.</p>	<p>AO18 No acceptable outcome.</p>
<p>PO19 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.</p>	<p>AO19 No acceptable outcome.</p>

Table 6.2.2.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	<p>1. Design life and design storm for temporary drainage works:</p> <ul style="list-style-type: none"> • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. <p>2. Design capacity excludes minimum 150mm freeboard.</p> <p>3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.</p>
Erosion control	Erosion control measures	<p>1. Minimise exposure of disturbed soils at any time.</p> <p>2. Divert water run-off from undisturbed areas around disturbed areas.</p> <p>3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods.</p> <p>4. Implement erosion control methods corresponding to identified erosion risk rating.</p>
Sediment control	<p>Sediment control measures</p> <p>Design storm for sediment control basins</p> <p>Sediment basin dewatering</p>	<p>1. Determine appropriate sediment control measures using:</p> <ul style="list-style-type: none"> • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall <p>2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event:</p> <ul style="list-style-type: none"> • design storm for sediment basin sizing is 80th% five-day event or similar

Issue		Design Objectives
		3. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.3 Local centre zone

6.2.3.1 Application

This code applies to development where the code is identified as being applicable in the table of assessment for the Local centre zone and development is within the Local centre zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in part 5.

6.2.3.2 Purpose

The purpose of the Local centre zone is to provide for a limited range of retail, commercial and community activities to service local needs.

It includes local shopping, local employment nodes, commercial, cafes and dining, entertainment, community services and residential development where it can be integrated with and enhance the fabric of the local centre.

The overall outcomes sought for the Local centre zone code are as follows:

- (1) To provide for a centre that is readily accessible, integrated and well-designed, forms vibrant focal points for the community as well as a range of services and facilities that are appropriate to their respective function and catchments. This promotes the efficient provision of services and contributes to the quality of life, character and identity of the community.
- (2) A range of convenience retail, commercial, community and residential uses is provided that supports the local community.
- (3) Non-related business and centre activities are considered appropriate within the Local centre zone, where the use is compatible with the scale, nature, character, intensity, and amenity of the zone and where impacts can be appropriately mitigated or managed and where the character and amenity of the zone is not compromised.
- (4) Accommodation activities within the Local centre zone are limited to caretaker's accommodation and dwelling units where they are ancillary to and support the predominant business function of the zone.
- (5) Short-term accommodation within the Local centre zone is supported where it is provided at an appropriate scale that integrates with and enhances the character and amenity of the locality.
- (6) Industry uses are limited to those small scale service industries that serve the day to day needs of businesses and employees in the Local centre zone and have a similar built form to shops and offices within the centre. Any industry uses that are considered to negatively impact upon or detract from the character and amenity or the functioning of the local Centre, will be considered to be inconsistent with the purpose and overall outcomes of the code.
- (7) Development achieves and maintains accessible, well-serviced and well-designed communities by ensuring development provides for quality urban design outcomes that are complementary to and consistent with the character and amenity and the locality. Development is designed to create legible public spaces that reinforce local identity and create a sense of place that is reflective of the centre.
- (8) Development within the Local centre zone does not compromise the viability, role and or functioning of higher order centres as outlined in the Western Downs Activity Centre Network.

Editor's note - This provision is only applicable to Accepted development - Impact assessment.

- (9) A minimum residential density of 20 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height.
- (10) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.
- (11) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Local centre zone.
- (12) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
- (13) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.
- (14) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).
- (15) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality
- (16) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
- (17) Where development is **not** consistent with the purpose and intent of the Local centre zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Local centre zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Bar • Caretaker's accommodation • Car wash • Child care centre • Club • Community care centre • Community residence • Community use • Dual occupancy • Dwelling house • Dwelling unit • Educational Establishment • Emergency services • Food and drink outlet 	<ul style="list-style-type: none"> • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • Home based business • Hotel • Indoor sport and recreation • Low impact industry • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sales • Outdoor sport and recreation • Park 	<ul style="list-style-type: none"> • Parking station • Place of worship • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Telecommunications facility • Theatre • Veterinary services • Warehouse
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Inconsistent development within the Local centre zone includes the following:

<ul style="list-style-type: none"> • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Bulk landscape supplies • Cemetery • Crematorium • Cropping • Detention facility • Environment facility • Extractive industry • High impact industry • Hospital • Intensive animal industry • Landing 	<ul style="list-style-type: none"> • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Intensive horticulture • Marine Industry • Medium impact industry • Motor sport facility • Nature-based tourism • Non-resident workforce accommodation • Outstation • Permanent plantation • Place of worship • Port services 	<ul style="list-style-type: none"> • Relocatable home park • Renewable energy facility • Research and technology industry • Roadside stall • Rural industry • Rural workers' accommodation • Sales office • Special industry • Substation • Tourist attraction • Tourist park • Transport depot • Utility installation • Wholesale nursery • Winery
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.3.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.3.1 - Local centre zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
<p>PO1 A low rise built form is maintained having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) local building character and appearance; and (d) the height of buildings on adjoining premises. 	<p>AO1 Development has a maximum building height of 8.5 metres above natural ground level and no more than two storeys.</p>
Gross floor area	
<p>PO2 The scale and bulk of the built form is complementary to existing development in the locality.</p>	<p>AO2 Development has a maximum gross floor area of 75% of the site area.</p>
Accommodation density	
<p>PO3 The density of residential accommodation activities:</p> <ul style="list-style-type: none"> (a) contributes to housing choice and affordability; (b) takes advantage of proximity to centre activities; and (c) is sympathetic to the prevailing character of the locality. 	<p>AO3.1 Residential density is a minimum of one dwelling per 500m² of the total site area.</p> <p>AO3.2 Accommodation density is greater than one dwelling per 250m² of the total site area.</p> <p>AO3.3 Where development is for a dwelling house and includes building work or minor building work the maximum additional gross floor area is to be no more than 50m².</p> <p>AO3.4 Where development is for a dwelling unit, it must be within an existing building.</p>
Setbacks	
<p>PO4 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) crime prevention; (c) privacy and overlooking; (d) local building character and appearance; and (e) the setbacks of adjoining premises. 	<p>AO4.1 Buildings and structures have a minimum setback of 3 metres to the primary road frontage.</p> <p>AO4.2 Buildings have a zero setback to the primary road frontage of the following streets:</p> <ul style="list-style-type: none"> (a) Day street, Tara; (b) Fry street, Tara; (c) High street, Jandowae; (d) George street, Jandowae; (e) Royd street, Wandoan (between East street and West street); and (f) Lawton street, Wandoan (between Royd street and Moore street).

Performance Outcomes	Acceptable Outcomes
	<p>AO4.3 Where new development is located adjacent to an existing building, the primary road frontage setback is equal to or greater than the setback of the building on the adjoining site.</p> <p>AO4.4 Buildings may be built to the side boundary.</p> <p>AO4.5 Buildings and structures have a minimum rear boundary clearance of 3 metres.</p> <p>Where adjoining land in a Residential Zone category</p> <p>AO4.6 Buildings and structures have a minimum side and rear boundary clearance of 3 metres</p>
Site cover	
<p>PO5 The site cover must ensure efficient use of the site in a manner that complements the traditional character and streetscape of the Local centre zone.</p>	<p>AO5 Site cover is a maximum of: (a) for a single storey building - 75% of the total site area; or (b) for a 2 storey building - 50% of the total site area.</p>
For assessable development (code, code (fast tracked) and impact)	
Building appearance	
<p>PO6 Development is complementary to and integrates with the existing character and visual amenity of the Zone.</p>	<p>AO6.1 Building elements are consistent with development in the Local centre having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) façade articulation, including balconies; (d) building materials, colours and textures; and (e) clothes drying facilities being screened from public view.</p> <p>AO6.2 Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas and adjoining residences.</p>
Landscaping	
<p>PO7 Landscaping: (a) protects and enhances the character and amenity of the centre; and (b) is designed and maintained to provide informal surveillance and clear sight lines on access ways and to other public spaces.</p>	<p>AO7.1 A minimum of one shade tree is provided for every six car parking spaces.</p> <p>AO7.2 A densely planted landscape buffer with a minimum width of 1 metre minimum is provided to all vehicle movement and car parking areas adjacent to buildings and site boundaries.</p>

Performance Outcomes	Acceptable Outcomes
	<p>Where adjoining land in a Residential zone category AO7.3 A solid fence having a minimum height of 1.8 metres is provided on the shared boundary.</p>
Amenity Protection	
<p>PO8 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic; (c) advertising devices; (d) visual amenity; (e) privacy; (f) odour; or (g) emissions. 	<p>AO8 No acceptable outcome.</p>
<p>PO9 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions. 	<p>AO9 No acceptable outcome.</p>
<p>PO10 Lighting enhances the safety of the Local Centre whilst protecting sensitive receiving environments from undue glare or light overspill.</p>	<p>AO10.1 Lighting is provided to the building frontage, pedestrian access areas, vehicle movement and car parking areas.</p> <p>Note: Compliance can be demonstrated through application of the Crime Prevention through Environmental Design (CPTED) principles.</p> <p>AO10.2 Lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>
<p>PO11 Where adjoining land in a Residential zone category Development must not detract from the amenity of the local area having regard to:</p> <ul style="list-style-type: none"> (a) operating hours; and (b) the loading and unloading of goods. 	<p>AO11.1 Where adjoining land in a Residential zone category Operating hours are restricted to between 7.00am and 9.00pm.</p> <p>AO11.2 Loading and unloading of goods is restricted to between the following hours:</p> <ul style="list-style-type: none"> (a) 7.00am and 6.00pm Monday to Friday; (b) 8.00am and 5.00pm Saturdays. <p>AO11.3 No unloading or loading occurs on Sundays and public holidays</p>

Performance Outcomes	Acceptable Outcomes
Water Quality Management	
PO12 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	AO12 No acceptable outcome.
PO13 Development achieves the storm water management design objectives specified in Table 6.2.3.2 - Construction Phase - Stormwater Management Design Objectives	AO13 Development achieves objectives as specified in Table 6.2.3.2 - Construction Phase - Stormwater Management Design Objectives
PO14 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	AO14 No acceptable outcome.
PO15 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	AO15 No acceptable outcome.

Table 6.2.3.2 - Construction Phase - Stormwater Management Design Objectives

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

Sediment control	<p>Sediment control measures</p> <p>Design storm for sediment control basins</p> <p>Sediment basin dewatering</p>	<p>1. Determine appropriate sediment control measures using:</p> <ul style="list-style-type: none"> • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall <p>2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event:</p> <ul style="list-style-type: none"> • design storm for sediment basin sizing is 80th% five-day event or similar <p>3. Site discharge during sediment basin dewatering:</p> <ul style="list-style-type: none"> • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	<p>Litter and other waste, hydrocarbons and other contaminants</p>	<p>1. Avoid wind-blown litter; remove gross pollutants.</p> <p>2. Ensure there is no visible oil or grease sheen on released waters.</p> <p>3. Dispose of waste containing contaminants at authorised facilities.</p>
Waterway stability and flood flow management	<p>Changes to the natural waterway hydraulics and hydrology</p>	<p>1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.</p>

6.2.4 Township zone code

6.2.4.1 Application

This code applies to development where the code is identified as being applicable in the table of assessment for the Township zone and development is within the Township zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in part 5.

6.2.4.2 Purpose

The purpose of the Township zone code is to provide for small to medium size urban settlements located in a rural area.

Development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space that support the needs of the local community.

The overall outcomes sought for the Township zone code are as follows:

- (1) To provide for a centre that is readily accessible, integrated and well-designed, forms vibrant focal points for the community as well as a range of services and facilities that are appropriate to their respective function and catchments. This promotes the efficient provision of services and contributes to the quality of life, character and identity of the community.
- (2) A range of residential, retail, commercial, industrial, tourist, community and cultural uses are provided that:
 - (i) are of a scale appropriate to serve the needs of the community;
 - (ii) are conveniently located and accessible to residents and visitors;
 - (iii) are co-located with existing non-residential activities to re-inforce a community focus/node;
 - (iv) do not have adverse impacts on surrounding residential uses;
- (3) The dominant use within the Township zone is typically a detached dwelling house, however, residential dwelling types that reflect local needs and densities and are lower than that of higher order zones may be appropriate.
- (4) Residential dwelling types are responsive to the existing character and amenity of the locality.
- (5) Development within the locality, services the needs of local residents, residents of the surrounding rural catchment and visitors.
- (6) The residential amenity of the locality is protected by sensitive design and siting of non-residential uses and buffering between potentially and/or conflicting land uses.
- (7) Tourism related development, including tourist attractions, short term accommodation and food and drink outlets are supported where located in the Bunya Mountain tourist precinct.
- (8) Development within the Local centre zone does not compromise the viability, role and or functioning of higher order centres as outlined in the Western Downs Activity Centre Network.

Editor's note - This provision is only applicable to Accepted development - Impact assessment.
- (9) A minimum residential density of 20 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height.
- (10) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.

- (11) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Township zone.
- (12) Development is connected to available urban infrastructure networks or is provided with suitable onsite potable water supply and a sustainable waste water disposal system to ensure the protection and maintenance of environmental health and human wellbeing and safety
- (13) Where development is connected to available infrastructure networks, development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
- (13) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.
- (14) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).
- (15) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality
- (16) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
- (17) Where development is **not** consistent with the purpose and intent of the Township zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Township zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Bar • Bulk landscape supplies • Caretaker's accommodation • Car wash • Child care centre • Club • Community care centre • Community residence • Community use • Dual occupancy • Dwelling house • Dwelling unit • Educational Establishment • Emergency services • Food and drink outlet • Function facility 	<ul style="list-style-type: none"> • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • Home based business • Hotel • Indoor sport and recreation • Low impact industry • Multiple dwelling • Nature-based tourism • Office • Outdoor sales • Outdoor sport and recreation • Park • Parking station • Place of worship • Residential care facility • Resort complex 	<ul style="list-style-type: none"> • Retirement facility • Rooming accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation • Veterinary services • Warehouse
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Inconsistent development within the Township zone includes the following:

<ul style="list-style-type: none"> • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Cemetery • Crematorium • Cropping • Detention facility • Environment facility • Extractive industry • High impact industry • Hospital • Intensive animal industry • Intensive horticulture 	<ul style="list-style-type: none"> • Landing • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Marine Industry • Medium impact industry • Motor sport facility • Nightclub entertainment facility • Non-resident workforce accommodation • Outstation 	<ul style="list-style-type: none"> • Permanent plantation • Place of worship • Port services • Relocatable home park • Renewable energy facility • Research and technology industry • Roadside stall • Rural industry • Rural workers' accommodation • Special industry • Wholesale nursery • Winery
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.4.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.4.1 - Township zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building height	
<p>PO1 A low-rise built form is maintained having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; (d) the height of buildings on adjoining premises; and (e) slope. 	<p>AO1.1 Residential development has a maximum building height of 8.5 metres above natural ground level and no more than two storeys. OR AO1.2 Development is for Business activities, Centre activities, Low Impact Industry or Service Industry and has a maximum building height of 10 metres above natural ground level and no more than two storeys.</p> <p>Note- Where not located in accordance with A07.1 the maximum building height is 8.5 metres above ground level and two storeys.</p>
Accommodation density	
<p>PO2 Accommodation density and Residential density is consistent with the prevailing character and density of the locality.</p>	<p>AO2.1 Residential density does not exceed one dwelling per lot.</p> <p>AO2.2 Accommodation density is a maximum of one accommodation unit per 500m² of the site area.</p> <p>AO2.3 Where development is for a dwelling unit, it must be within an existing building.</p>
Setbacks	
<p>PO3 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the primary road frontage setbacks of adjoining premises. 	<p>Where for a Dwelling House</p> <p>AO3.1 The Queensland Development Code setbacks apply to all buildings and structures on lots greater or less than 450m² as applicable.</p> <p>Where for all other uses</p> <p>AO3.2 Buildings and structures have a minimum setback of 6 metres to the primary road frontage. OR AO3.3 Where new development is located adjacent to an existing building, the primary road frontage setback is equal to or greater than the setback of the building on the adjoining site.</p> <p>AO3.4 Buildings and structures have a minimum side boundary clearance of 2.5 metres.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO3.5 Buildings and structures have a minimum rear boundary clearance of 6 metres</p>
Site Cover	
<p>PO4 The site cover must allow efficient use of the site and the scale of buildings and structures do not dominate the premises having regard to the appropriate provision of: (a) private open space; and (b) landscaping.</p>	<p>AO4.1 Site cover is a maximum of 50% of the total site area.</p> <p>AO4.2 Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 90m². Note- A04.2 excludes balconies and verandahs where connected to a dwelling.</p>
Landscaping	
<p>PO5 Where in the Bunya Mountains, Landscaping contributes to the protection and enhancement of local character, Protected Areas and Significant Vegetation.</p>	<p>AO5 Landscaping does not include plant species identified in Part 6 - Standards for design and construction of landscaping and public parks of Schedule 2 - Design and construction standards.</p>
For assessable development (code, code (fast tracked) and impact)	
Building Appearance	
<p>PO6 Development must be complementary to and integrate with the existing character and visual amenity of the township.</p>	<p>AO6.1 Building elements are consistent with development in the township having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) façade articulation, including verandahs; and (d) building materials, colours and textures.</p> <p>AO6.2 Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas.</p>
Business activities, Centre activities, Low Impact Industry and Service Industry	
<p>PO7 Development is located to encourage the consolidation of Business activities, Centres activities, Low Impact Industry and Service Industry uses.</p>	<p>AO7.1 Business activities, Centre activities, Low Impact Industry and Service Industry development is located fronting: (a) Bunya highway and Dennis street (South of Bunya highway), Bell; (b) Warrego highway, Brigalow, Dulacca, Macalister, Drillham and Warra; (c) Leichhardt highway (east-west), Condamine; (d) Sybil street, Glenmorgan; (e) Moffat street and Dalby-Cooyar road, Kaimkillenbun; (f) High street, Kogan; (g) Dalby-Jandowae road, Jimbour; (h) Sara street (north of Payne street), Meandarra; and (i) Adventure way, Moonie.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO7.2 Bunya Mountains Tourist Precinct Tourism related development, including tourist attractions, short term accommodation and food and drink outlets are supported.</p>
<p>PO8 Centres activities, Business activities, Low Impact Industry and Service Industry uses are of a scale that:</p> <ul style="list-style-type: none"> (a) meet the daily needs of the township; (b) do not negatively impact the character and amenity of the area; (c) is compatible with surrounding development; and (d) do not compromise the viability of the Western Downs activity centre network 	<p>AO8 Business activities, Centres activities, Low Impact Industry and Service Industry development are restricted to a maximum gross floor area of 150m² per lot.</p>
<p>Where adjoining a Dwelling or Residential Zone category PO9 Development must not detract from the amenity of the local area having regard to operating hours.</p>	<p>Where adjoining a Dwelling or Residential Zone category AO9.1 Operating hours are restricted to between 7.00am and 6.00pm.</p> <p>AO9.2 Loading and unloading of goods is restricted to between the following hours:</p> <ul style="list-style-type: none"> (a) 7.00am and 6.00pm Monday to Friday; (b) 8.00am and 5.00pm Saturdays. <p>AO9.3 No unloading or loading occurs on Sundays and public holidays.</p>
Amenity Protection	
<p>PO10 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic; (c) lighting; (d) advertising devices; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions. 	<p>AO10 No acceptable outcome.</p>
<p>PO11 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO11 No acceptable outcome.</p>

Performance Outcomes	Acceptable Outcomes
Water Quality Management	
PO12 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	AO12 No acceptable outcome.
PO13 Development achieves the storm water management design objectives specified in Table 6.2.4.2 - Construction Phase - Stormwater Management Design Objectives	AO13 Development achieves objectives as specified in Table 6.2.4.2 - Construction Phase - Stormwater Management Design Objectives
PO14 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	AO14 No acceptable outcome.
PO15 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	AO15 No acceptable outcome.

Table 6.2.4.2 - Construction Phase - Stormwater Management Design Objectives

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

Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	<ol style="list-style-type: none"> 1. Determine appropriate sediment control measures using: <ul style="list-style-type: none"> • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> 1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	<ol style="list-style-type: none"> 1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.5 Low Impact Industry Zone

6.2.5.1 Application

This code applies to development where the code is identified as being applicable in the table of assessment for the Low Impact Industry zone and development is within the Low Impact Industry zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in part 5.

6.2.5.2 Purpose

The purpose of the Low Impact Industry zone code is to provide for service and low impact industry uses.

It 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.

Activities considered appropriate in this zone are defined as low impact industry or service industry in the schedule of definitions.

The overall outcomes sought for the Low impact industry zone code are as follows:

- (1) The zone primarily accommodates a range of small scale industrial uses which have low levels of potential impacts on surrounding uses and often provide services to the general public.
- (2) Other non-industrial uses occur where they are ancillary to or directly support the industrial functions of the zone. Office and direct sales are only established where ancillary to an industrial activity on the site.
- (3) Where appropriate, uses that involve the sale of bulk items, require large outdoor storage and display areas and have the potential for adverse impacts due to odour and/or dust can be facilitated in the Low Impact Industry zone:
 - (i) Agricultural supplies;
 - (ii) Bulk Landscaping supplies;
 - (iii) Garden centres;
 - (iv) Hardware and trade supplies;
 - (5) Outdoor sales; and
 - (6) Wholesale nurseries.
- (4) The viability of both existing and future industrial uses are protected from the intrusion of incompatible land uses. Medium impact industry, high impact industry and special industry uses, due to their likely negative impacts on environmental values, wellbeing and safety are not located within the Low Impact Industry zone;
- (5) Non-industrial activities do not compromise the viability of the Western Downs Activity Centre Network and are located where they do not impact adversely on the role and function of the Low Impact Industry zone.

Editor's note - This provision is only applicable to Accepted development - Impact assessment.
- (6) Any interface between industrial uses and sensitive land uses is designed and managed to minimise adverse impacts.
- (7) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the street. Any proposed reconfiguration should

take into account the direction of prevailing winds to ensure climate-responsive building design.

- (8) Development provides for a high level of amenity and high quality built form that is complementary to and enhances the existing built form typology and landscape character of the Low Impact Industry zone.
- (9) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
- (10) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.
- (11) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).
- (12) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality
- (13) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
- (14) Where development is **not** consistent with the purpose and intent of the Low impact industry zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Low impact industry zone includes the following:

<ul style="list-style-type: none"> • Agricultural supplies store • Aquaculture • Bulk landscape supplies • Caretaker's accommodation • Car wash • Educational Establishment • Emergency services • Food and drink outlet • Garden centre 	<ul style="list-style-type: none"> • Hardware and trade supplies • Indoor sport and recreation • Low impact industry • Outdoor sales • Major electricity Infrastructure • Park • Research and technology industry • Rural industry 	<ul style="list-style-type: none"> • Funeral parlour • Service industry • Service station • Substation • Telecommunications facility • Transport depot • Utility installation • Veterinary services • Warehouse • Wholesale nursery
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Inconsistent development within the Low impact industry zone includes the following:

<ul style="list-style-type: none"> • Adult store • Air services • Animal husbandry • Animal keeping • Bar • Brothel • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Environment facility • Extractive industry • Function facility • Health care services • High impact industry • Home based business 	<ul style="list-style-type: none"> • Hospital • Hotel • Intensive animal industry • Intensive horticulture • Landing • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sport and recreation • Outstation • Parking station • Permanent plantation 	<ul style="list-style-type: none"> • Place of worship • Port services • Relocatable home park • Renewable energy facility • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural workers' accommodation • Sales office • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Winery
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.5.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.5.1 - Low Impact Industry zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
<p>PO1 The height of buildings and structures does not adversely impact upon the character of the area or the amenity of surrounding development having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; and (e) building mass and scale. 	<p>AO1 Buildings and structures have a maximum building height of 10 metres above natural ground level and no more than two storeys.</p>
Site cover and use area	
<p>PO2 The scale of buildings and structures contributes to the amenity of the Low Impact Industry zone, provides adequate space for onsite landscaping and car parking and is compatible with existing development in the area.</p>	<p>AO2 Site cover is a maximum of 75% of the total site area.</p>
<p>PO3 The viability of industrial uses is not to be adversely impacted by the retail sale of goods.</p>	<p>AO3.1 Any on site retail sales are integral and subservient to the predominant industrial use.</p> <p>AO3.2 The onsite retail and display area does not exceed 10% or 150m² of the gross floor area of the premises, whichever is the lesser.</p>
Setbacks	
<p>PO4 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) are consistent with the primary road frontage setbacks of adjoining premises. 	<p>AO4.1 Buildings and structures have a minimum setback of 6 metres to the primary road frontage.</p> <p>OR</p> <p>AO4.2 Where new development is located adjacent to an existing building, the primary road frontage setback is equal to or greater than the setback of the building on the adjoining site.</p> <p>AO4.3 Buildings and structures have a minimum rear boundary clearance of 3 metres.</p> <p>AO4.4 Buildings and structures have a minimum side boundary clearance of 2 metres.</p> <p>Where adjoining land in a Residential zone category</p> <p>AO4.5 A minimum setback of 5 metres is provided</p>

	along the common boundary.
Performance Outcomes	Acceptable Outcomes
	AO4.6 The setback area must incorporate screening and include a minimum of: (a) a densely planted landscaped strip with a minimum width of 2 metres; and (b) a 2 metre high solid fence.
Landscaping	
PO5 Development incorporates landscaping to enhance the appearance of the development and contribute to the character and amenity of the Low impact industrial zone.	AO5.1 A landscaping strip with a minimum width of 2 metres is provided to all road frontages.
For assessable development (code, code (fast tracked) and impact)	
Building materials and design	
PO6 Buildings are designed and oriented to be safely accessible, with entrances clearly visible and identifiable from the street frontage.	AO6.1 The ancillary office or public reception of a building used for industrial purposes is sited and oriented towards the principal road frontage. AO6.2 The pedestrian entry to buildings is separated from vehicle parking and maneuvering areas. AO6.3 Buildings provide lighting along access routes, in building entrances, site entries, car parking areas and other movement areas used after dark.
PO7 The external wall of a building facing a road frontage incorporates horizontal or vertical articulation, variation in building materials, use of solid and void, shadow detail and colour to visually soften and break up the visual bulk of the building.	AO7 External walls on a street frontage have a maximum unarticulated length of 15 metres.
PO8 Building finishes incorporate high quality external materials that integrate with existing development and enhance the amenity of the locality.	AO8 No acceptable outcome.
Environment	
PO9 Development does not generate or emit noise, odour, smoke, ash or other particulate emissions that would cause environmental harm or expose adjoining properties to negative impacts on human health, amenity and wellbeing.	AO9 No acceptable outcome.
PO10 Development provides for the collection, treatment and disposal of toxic or dangerous industrial waste products (including liquid and solid wastes) to prevent the off-site release of contaminants.	AO10.1 Development that involves the use or storage of materials that are capable of windborne distribution are wholly enclosed in storage bins, covered with tarps or other removable coverings, or managed through a watering program to suppress airborne emissions. AO10.2

	Storage areas for potentially toxic or dangerous
Performance Outcomes	Acceptable Outcomes
	liquid wastes are: (a) located under a roof with an impervious floor; (b) bunded with provision to ensure spills are contained on site; and (c) regularly cleaned of waste products by an approved means.
PO11 Development involving, storage and disposal of hazardous material and hazardous chemicals, dangerous goods and flammable or combustible substances, is to be located and managed to avoid and mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals.	AO11 No acceptable outcome.
Non-industrial uses	
PO12 Non-industrial uses are not located within the Low Impact Industry zone unless it can be demonstrated that such uses: (a) are ancillary to or are compatible with industrial uses; or (b) directly support industries and employees in the zone; and (c) do not compromise the ongoing operation and use of the zone for low impact industry purposes.	AO12 No acceptable outcome.
Amenity protection	
PO13 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	AO13 No acceptable outcome.
PO14 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	AO14 No acceptable outcome.

Performance Outcomes	Acceptable Outcomes
<p>PO15 Development must not detract from the amenity of the local area having regard to: (a) operating hours; and (b) the loading and unloading of goods.</p>	<p>AO15.1 Uses operate 24 hours a day, 7 days a week.</p> <p>Where adjoining land in a Residential zone category</p> <p>AO15.2 Operating hours are restricted to between 6.00am and 6.00pm.</p> <p>AO15.3 Loading and unloading of goods is restricted to between the following hours: (a)6.00am and 6.00pm Monday to Friday; (b)6.00am and 12.00pm (noon) Saturdays.</p> <p>AO15.4 No unloading or loading occurs on Sundays and public holidays</p>
Water Quality Management	
<p>PO16 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p>AO16 No acceptable outcome.</p>
<p>PO17 Development achieves the storm water management design objectives specified in Table 6.2.5.2 - Construction Phase - Stormwater Management Design Objectives</p>	<p>AO17 Development achieves objectives as specified in Table 6.2.5.2 - Construction Phase - Stormwater Management Design Objectives</p>
<p>PO18 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.</p>	<p>AO18 No acceptable outcome.</p>
<p>PO19 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.</p>	<p>AO19 No acceptable outcome.</p>

Table 6.2.5.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: <ul style="list-style-type: none"> • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.6 Medium Impact Industry Zone

6.2.6.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Medium Impact Industry zone and development is within the Medium impact industry zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.2.2 Purpose

The purpose of the Medium impact industry zone is to provide for Medium impact industry uses.

It may include non-industrial and business uses that support Medium impact industry uses where they do not compromise the long term use of the land for industrial purposes.

Activities considered appropriate in this zone are defined as Medium impact industry in the schedule of definitions.

The overall outcomes sought for the Medium impact industry zone code are as follows:

- (1) The zone accommodates a wide range of industrial uses that are likely to have some potential for off-site impacts and other uses which require larger sites that also require separation from sensitive land uses.
- (2) Other non-industrial uses occur where they are ancillary to or directly support the industrial functions of the zone. Office and direct sales are only established where ancillary to an industrial activity on the site.
- (3) The impacts of development are managed to ensure public health and safety achieve acceptable levels of amenity for nearby sensitive land uses. New residential uses are not to be located within close proximity to the industrial uses and activities in the zone.
- (4) High impact industry and special industry uses, due to their likely negative impacts on environmental values, wellbeing and safety are generally not supported within the High Impact Industry zone.
- (5) High Impact industry (where lawful and existing land uses) and rural industry uses may be appropriate and where off-site impacts can be mitigated or managed and where they comply with separation distances to minimise impacts on sensitive land uses.
- (6) The following uses that involve the sale of bulk items, require large outdoor storage and display areas and have the potential for adverse impacts due to odour and/or dust are facilitated:
 - (i) Agricultural supplies;
 - (ii) Bulk landscaping supplies;
 - (iii) Garden centres;
 - (iv) Hardware and trade supplies;
 - (5) Outdoor sales;
 - (6) Wholesale nurseries.
- (7) Low impact industry uses may be appropriate where they are not detrimentally affected by or compromise the operations of medium impact industry uses.
- (8) Best practice emissions mitigation technologies are employed to reduce environmental impacts, and the occurrence and/or severity of off-site emissions.

- (9) The viability of both existing and future industry uses is protected from the intrusion of incompatible uses.
- (10) Non-industrial activities do not compromise the viability of the Western Downs Activity Centre Network and are located where they do not impact adversely on the role and function of the Medium Impact Industry zone.

Editor's note - This provision is only applicable to Accepted development - Impact assessment.

- (11) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.
- (12) Development provides for a high level of amenity and high quality built form that is complementary to and enhances the existing built form typology and landscape character of the Low Impact Industry zone.
- (13) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
- (14) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.
- (15) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).
- (16) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality
- (17) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
- (18) Where development is **not** consistent with the purpose and intent of the Medium impact industry zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Medium impact industry zone includes the following:

<ul style="list-style-type: none"> • Agricultural supplies store • Bulk landscape supplies • Caretaker's accommodation • Car wash • Educational Establishment • Emergency services • Food and drink outlet • Funeral parlour 	<ul style="list-style-type: none"> • Garden centre • Hardware and trade supplies • Low impact industry • Major electricity infrastructure • Medium impact industry • Outdoor sales • Park • Research and technology industry 	<ul style="list-style-type: none"> • Rural industry • Service industry • Service station • Substation • Telecommunications facility • Transport depot • Utility installation • Warehouse
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Inconsistent development within the Medium impact industry zone includes the following:

<ul style="list-style-type: none"> • Adult store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Environment facility • Extractive industry • Function facility • Health care services • High impact industry • Home based business • Hospital 	<ul style="list-style-type: none"> • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Major sport, recreation and entertainment facility • Marine industry • Market • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sport and recreation • Outstation • Parking station • Permanent plantation • Place of worship 	<ul style="list-style-type: none"> • Port services • Relocatable home park • Renewable energy facility • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural workers' accommodation • Sales office • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Veterinary services • Wholesale nursery • Winery
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.6.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.6.1 - Medium impact industry zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
<p>PO1 The height of buildings and structures does not adversely impact upon the character of the area or the amenity of surrounding development having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building character and appearance; and (e) building massing and scale. 	<p>AO1 Development has a maximum building height of 12 metres above natural ground level and no more than two storeys.</p>
Site cover	
<p>PO2 The scale of buildings and structures contributes to the amenity of the zone, provides adequate space for onsite landscaping and car parking, and is compatible with existing development in the area.</p>	<p>AO2 Site cover is a maximum of 75% of the total site area.</p>
<p>PO3 The viability of industrial uses is not to be adversely impacted by the retail sale of goods.</p>	<p>AO3.1 Any on site retail sales are integral and subservient to the predominant industrial use.</p> <p>AO3.2 The onsite retail and display area does not exceed 10% or 150m² of the gross floor area of the premises, whichever is the lesser.</p>
Setbacks	
<p>PO4 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) are consistent with the primary road frontage setbacks of adjoining premises. 	<p>AO4.1 Buildings and structures have a minimum setback of 6 metres to the primary road frontage.</p> <p>OR</p> <p>AO4.2 Where new development is located adjacent to an existing building, the primary road frontage setback is equal to or greater than the setback of the building on the adjoining site.</p> <p>AO4.3 Buildings and structures have a minimum rear boundary clearance of 3 metres.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO4.4 Buildings and structures have a minimum side boundary clearance of 2 metres.</p> <p>Where adjoining land in a Residential zone category</p> <p>AO4.5 A minimum setback of 10 metres is provided along the common boundary.</p> <p>AO4.6 The setback area must incorporate screening to ensure that habitable rooms and private open space are not visible from any industrial building or operations area associated with the industrial use and consists of:</p> <ul style="list-style-type: none"> (a) a landscaped strip of at least 3 metres in width with dense plantings; and (b) a 2 metre high solid fence.
Landscaping	
<p>PO5 Development incorporates landscaping to enhance the appearance of the development and contribute to the character and amenity of the local area.</p>	<p>AO5.1 Landscaping with a minimum width of 2 metres is provided to all road frontages.</p>
For assessable development (code, code (fast tracked) and impact)	
Building materials and design	
<p>PO6 Buildings are designed and oriented to be safely accessible, with entrances clearly visible and identifiable from the street frontage.</p>	<p>AO6.1 The ancillary office, retail and display or public reception of a building used for industrial purposes is sited and oriented towards the principal road frontage.</p> <p>AO6.2 The pedestrian entry to buildings is separated from vehicle parking and maneuvering areas.</p>
<p>PO7 The external wall of a building facing a road frontage incorporates horizontal or vertical articulation, variation in building materials, use of solid and void, and shadow detail and colour to visually soften and break up the visual bulk of the building.</p>	<p>AO7 External walls on a road frontage have a maximum unarticulated length of 15 metres.</p>
<p>PO8 Building finishes incorporate high quality external materials that integrate with existing development and enhance the amenity of the locality.</p>	<p>AO8 No acceptable outcome.</p>
Environment	
<p>PO9 Development does not generate or emit noise, odour, smoke, ash or other particulate emissions that would cause environmental harm or expose adjoining properties to</p>	<p>AO9.1 Medium-impact industry land uses are separated a minimum of 250 metres from an accommodation activity or land in a Residential zone category.</p>

Performance Outcomes	Acceptable Outcomes
<p>negative impacts on human health, amenity and wellbeing.</p>	<p>Note- 'accommodation activity' in this instance is taken to exclude a Caretakers accommodation, where integral and subservient to a lawful industrial land use.</p> <p>AO9.2 High impact industry and Special industry land uses are not located in the Medium- impact Industry zone.</p>
<p>PO10 Development provides for the collection, treatment and disposal of toxic or dangerous industrial waste products (including liquid and solid wastes) to prevent the off-site release of contaminants.</p>	<p>AO10.1 Development that involves the use or storage of materials that are capable of windborne distribution are wholly enclosed in storage bins, covered with tarps or other removable coverings, or managed through a watering programed to suppress airborne emissions.</p> <p>AO10.2 Storage areas for potentially toxic or dangerous liquid wastes are: (a) located under a roof with an impervious floor; (b) bunded with provision to ensure spills are contained on site; and (c) regularly cleaned of waste products by an approved means.</p>
<p>PO11 Development involving, storage and disposal of hazardous material and hazardous chemicals, dangerous goods and flammable or combustible substances, is to be located and managed to avoid and mitigate potential adverse impacts on surrounding uses, and minimise the health and safety risks to communities and individuals.</p>	<p>AO11 No acceptable outcome.</p>
Non-industrial uses	
<p>PO12 Non-industrial uses are not located within the zone unless it can be demonstrated that such uses:- (a) are ancillary to or are compatible with industrial uses; or (b) directly support industries and employees in the zone; and (c) do not compromise the ongoing operation and use of the zone for medium impact industry purposes.</p>	<p>AO12 No acceptable outcome.</p>
<p>PO13 Non-industrial uses are designed and located to protect occupants and visitors from adverse impacts from air and noise emissions and potential exposure to hazardous materials.</p>	<p>AO13 No acceptable outcome.</p>

Performance Outcomes	Acceptable Outcomes
Amenity Protection	
<p>PO14 Development must not detract from the amenity of industrial area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO14 No acceptable outcome.</p>
<p>PO15 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO15 No acceptable outcome.</p>
Water Quality Management	
<p>PO16 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p>AO16 No acceptable outcome.</p>
<p>PO17 Development achieves the storm water management design objectives specified in Table 6.2.6.2 - Construction Phase - Stormwater Management Design Objectives</p>	<p>AO17 Development achieves objectives as specified in Table 6.2.6.2 - Construction Phase - Stormwater Management Design Objectives</p>
<p>PO18 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.</p>	<p>AO18 No acceptable outcome.</p>
<p>PO19 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.</p>	<p>AO19 No acceptable outcome.</p>

Table 6.2.6.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: <ul style="list-style-type: none"> • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.7 Low Density Residential Zone Code

6.2.7.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Low Density Residential zone and development is within the Low Density Residential zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.7.2 Purpose

The purpose of the Low Density Residential zone code is to provide for predominantly dwelling houses supported by community uses and small scale services and facilities to cater for local residents.

The overall outcomes sought for the Low density residential zone code are as follows:

- (1) Low-rise, detached residential dwelling development is provided in a variety of styles and designs to meet the needs of the community by providing housing options that cater for different levels of affordability.
- (2) Dual occupancy and other residential activities such as residential care facility and retirement facility may be established where the scale and operation is compatible with, and does not detract from the residential character and amenity of the zone. Dual occupancy, residential care facilities and retirement facilities are to be located in walking distance of Centre zones.
- (3) Home bases business activities may occur where these activities meet the daily needs of the immediate residential catchment, and the business activity is ancillary to the residential use and does not negatively impact the residential amenity of the area.
- (4) Community facilities, Open space and recreation uses which directly support the local community are facilitated. It is an expectation that new residential developments will establish in locations that enable them to be integrated with the existing neighbourhoods and to be in proximity to existing community facilities such as schools. Useable and functional open space is to be provided in residential neighbourhoods to meet the needs of the local community.
- (5) Small scale, non-residential uses are provided where they cater directly to community needs (such as convenience stores and child care facilities) and where the character and residential amenity of the locality is protected and enhanced. These non-residential uses are not to replicate the uses that exist in more appropriate zones, such as centre zones. Non-residential uses are small scale and incorporate design elements that are consistent with the surrounding residential development.
- (6) Development provides for quality urban design and is complementary to and consistent with the character and amenity and the locality. Development achieves and maintains accessible, well-serviced and well-designed communities.
- (7) Non-residential development within the low density residential zone does not compromise the viability, role and or functioning of higher order centres as outlined within the Western Downs activity centre network.

Editor's note - This provision is only applicable to Accepted development - Impact assessment.

- (8) A maximum residential density of 25 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height.
- (10) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the street. Any proposed reconfiguration should

take into account the direction of prevailing winds to ensure climate-responsive building design.

- (11) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Low density residential zone.
- (12) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
- (13) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.
- (14) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).
- (15) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality
- (16) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
- (17) Where development is **not** consistent with the purpose and intent of the Low density residential zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Low density residential zone includes the following:

<ul style="list-style-type: none"> • Child care centre • Community care centre • Community residence • Community use • Dual occupancy 	<ul style="list-style-type: none"> • Dwelling house • Dwelling unit • Health care services • Home based business • Multiple dwelling 	<ul style="list-style-type: none"> • Park • Residential care facility • Retirement facility • Sales office • Utility installation
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Inconsistent development within the Low density residential zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Club • Crematorium • Cropping • Detention facility • Educational Establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry 	<ul style="list-style-type: none"> • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outdoor sport and recreation • Outstation • Parking station • Permanent plantation • Place of worship • Port services 	<ul style="list-style-type: none"> • Relocatable home park • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.7.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.7.1 - Low density residential zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building height	
<p>PO1 A low-rise built form is maintained having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; (d) the height of buildings on adjoining premises. 	<p>AO1 Development has a maximum building height of 8.5 metres above natural ground level and no more than two storeys.</p>
Accommodation Density	
<p>PO2 Accommodation and residential density is consistent with the prevailing character and density of the locality.</p>	<p>AO2.1 Residential density is a maximum of one dwelling per 400m² of the site area.</p> <p>AO2.2 Accommodation density is a maximum of one accommodation unit per 200m² of the site area.</p>
Site Cover	
<p>PO3 The scale of buildings and structures do not dominate the premises having regard to amenity and the appropriate provision of:</p> <ul style="list-style-type: none"> (a) private open space; and (b) landscaping. 	<p>AO3.1 Site cover is a maximum of 50% of the total site area, unless a Development code provides an alternative maximum site cover.</p> <p>AO3.2 Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 90m².</p> <p>Note- A03.2 excludes balconies and verandahs where connected to a dwelling.</p>
Setbacks	
<p>PO4 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the primary road frontage setbacks of adjoining premises. 	<p>Where for a Dwelling House</p> <p>AO4.1 The Queensland Development Code setbacks apply to all buildings and structures on lots greater or less than 450m² as applicable.</p> <p>Where for all other uses</p> <p>AO4.2 Buildings and structures have a minimum setback of 6 metres to the primary road frontage.</p> <p>AO4.3 Buildings and structures have a minimum setback of 4 metres to the secondary road frontage.</p> <p>AO4.4 Buildings and structures have minimum side and rear boundary clearance of:</p> <ul style="list-style-type: none"> (a) 1.5 metres where the height of that part is 4.5 metres or less; and

	(b) 2.0 metres where the height of that
Performance Outcomes	Acceptable Outcomes
	<p>part is greater than 4.5 metres but not more than 7.5 metres; and</p> <p>(c) 2.5 metres where the height of that part is greater than 7.5 metres but not more than 8.5 metres.</p> <p>AO4.5 Enclosed ancillary structures are not located forward of the primary building line</p>
For assessable development (code, code (fast tracked) and impact)	
Amenity Protection	
<p>PO5 Development must not detract from the amenity of the local area, having regard to:</p> <p>(a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.</p>	<p>AO5 No acceptable outcome.</p>
<p>PO6 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <p>(a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.</p>	<p>AO6 No acceptable outcome.</p>
<p>PO7 Buildings and street addresses are easily identified.</p>	<p>AO7 Building entrances: (a) are designed to address the street frontage; (b) are clearly defined; and (c) are well lit.</p>
Water Quality Management	
<p>PO8 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p>AO8 No acceptable outcome.</p>
<p>PO9 Development achieves the storm water management design objectives specified in Table 6.2.7.2 - Construction Phase - Stormwater Management Design Objectives</p>	<p>AO9 Development achieves objectives as specified in Table 6.2.7.2 - Construction Phase - Stormwater Management Design Objectives</p>

Performance Outcomes	Acceptable Outcomes
<p>PO10 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.</p>	<p>AO10 No acceptable outcome.</p>
<p>PO11 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.</p>	<p>AO11 No acceptable outcome.</p>

Table 6.2.7.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	<p>1. Design life and design storm for temporary drainage works:</p> <ul style="list-style-type: none"> • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. <p>2. Design capacity excludes minimum 150mm freeboard.</p> <p>3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.</p>
Erosion control	Erosion control measures	<p>1. Minimise exposure of disturbed soils at any time.</p> <p>2. Divert water run-off from undisturbed areas around disturbed areas.</p> <p>3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods.</p> <p>4. Implement erosion control methods corresponding to identified erosion risk rating.</p>
Sediment control	<p>Sediment control measures</p> <p>Design storm for sediment control basins</p> <p>Sediment basin dewatering</p>	<p>1. Determine appropriate sediment control measures using:</p> <ul style="list-style-type: none"> • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall <p>2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event:</p> <ul style="list-style-type: none"> • design storm for sediment basin sizing is 80th% five-day event or similar <p>3. Site discharge during sediment basin dewatering:</p> <ul style="list-style-type: none"> • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5

Water quality	Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> 1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	<ol style="list-style-type: none"> 1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.8 Medium Density Residential Zone Code

6.2.8.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Medium density residential zone and development is within the Medium density residential zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.8.2 Purpose

The purpose of the Medium density residential zone code is to provide for Medium density multiple dwellings supported by community uses and small scale services and facilities that cater for local residents.

The overall outcomes sought for the Medium density residential zone code are as follows:

- (1) Low to medium-rise residential development is provided in a variety of styles and designs to meet the needs of the community by providing housing options that cater for different levels of affordability.
- (2) Mixed use development is supported where identified as a mixed use on the applicable zoning map in Schedule 2.
- (3) Home bases business activities may occur where these activities meet the daily needs of the immediate residential catchment and the business activity is ancillary to the residential use and does not negatively impact upon the residential amenity of the area.
- (4) Development provides for quality urban design outcomes that are complementary to and consistent with the existing scale, intensity, character and amenity and the locality. Development achieves and maintains accessible, well-serviced and well-designed communities. Higher density developments are in close proximity to public open space, centre zones and provide sufficient private open space to meet the private recreation needs of residents.
- (5) Community facilities, open space and recreation uses which directly support the local community are facilitated. It is expected, that new residential developments will establish in locations that enable them to be integrated with the existing neighbourhoods and to be in proximity to existing community facilities such as schools. Useable and functional open space is to be provided in residential neighbourhoods to meet the needs of the local community.
- (6) Small scale, non-residential uses are provided where they cater directly to community needs (such as convenience stores and child care facilities) and where the character and residential amenity is protected and enhanced. These non-residential uses are not to replicate the uses that exist in more appropriate zones, such as centre zones. In some locations it may be appropriate for non-residential uses to be clustered together as part of a mixed use development, however the scale of the development and the associated hard surfaces will be limited in order to minimise impacts on residential character and amenity. Non-residential uses are small scale and incorporate design elements that are consistent with the surrounding residential development.
- (7) Non-residential development, with the exception of a mixed use development, does not compromise the viability, role and or functioning of higher order centres as outlined within the Western Downs activity centre network.

Editor's note - This provision is only applicable to Accepted development - Impact assessment.

- (8) A minimum residential density of 25 dwellings per hectare is achieved and development has a low to medium rise built form of up to two (3) storeys in height and six (6) storeys in height in areas identified as mixed use on the applicable zoning map in Schedule 2.
- (9) A maximum residential density of 50 dwellings per hectare is achieved.
- (10) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.
- (11) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Medium density residential zone.
- (12) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
- (13) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.
- (14) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).
- (15) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality
- (16) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
- (17) Where development is **not** consistent with the purpose and intent of the Medium density residential zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Medium density residential zone includes the following:

<ul style="list-style-type: none"> • Child care centre • Community care centre • Community residence • Community use • Dual occupancy • Dwelling house 	<ul style="list-style-type: none"> • Dwelling unit • Food and drink outlet • Health care services • Home based business • Multiple dwelling • Office 	<ul style="list-style-type: none"> • Park • Residential care facility • Retirement facility • Sales office • Shop • Utility installation
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Inconsistent development within the Medium density residential zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Club • Crematorium • Cropping • Detention facility • Educational Establishment • Emergency services • Environment facility • Extractive industry • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • High impact industry 	<ul style="list-style-type: none"> • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Outdoor sales • Outdoor sport and recreation • Outstation • Parking station • Permanent plantation • Place of worship • Port services 	<ul style="list-style-type: none"> • Relocatable home park • Renewable energy facility • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Service industry • Service station • Shopping centre • Short-term accommodation • Showroom • Special industry • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.8.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.8.1 - Medium density residential zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building height	
<p>PO1 A low to medium-rise built form is maintained having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; (d) the height of buildings on adjoining premises; and (e) slope. 	<p>AO1.1 Development has a maximum building height of 11 metres above ground level and no more than three storeys.</p> <p>AO11 Development has a maximum building height of 20m above natural ground level and no more than six storeys where identified in a mixed use area.</p>
Accommodation density	
<p>PO2 Accommodation density and residential density:</p> <ul style="list-style-type: none"> (a) contributes to housing choice and affordability; (b) takes advantage of proximity to centre activities; and (c) is consistent with the prevailing character of the locality. 	<p>AO2.1 Residential density is a minimum of one dwelling per 400m² of the total site area.</p> <p>AO2.2 Residential density is a maximum of one dwelling per 200m² of the total site area.</p> <p>AO2.3 Development is for a dwelling house and includes building work or minor building work with a maximum additional gross floor area of 50m².</p> <p>AO2.4 Accommodation density is a maximum of accommodation unit per 100m² of the site area or 100 bedrooms per net hectare.</p>
Site Cover	
<p>PO3 The scale of buildings and structures do not dominate the premises having regard to amenity and the appropriate provision of:</p> <ul style="list-style-type: none"> (a) private open space; and (b) landscaping. 	<p>AO3.1 Site cover is a maximum of:</p> <ul style="list-style-type: none"> (a) for a single storey building - 60% of the total site area; (b) for a two (2) storey building - 50% of the total site area; (c) for a three (3) storey or more building - 40% of the total site area; or (d) unless a Development Code provides an alternative maximum site cover. <p>AO3.2 Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 90m².</p> <p>Note- A03.2 excludes balconies and verandahs where connected to a dwelling.</p>

Performance Outcomes	Acceptable Outcomes
<p>Setbacks</p> <p>PO4 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the primary road frontage setbacks of adjoining premises. 	<p>Where for a Dwelling House</p> <p>AO4.1 The Queensland Development Code setbacks apply to all buildings and structures on lots greater or less than 450m² as applicable.</p> <p>Where for all other uses</p> <p>AO4.2 Buildings and structures have a minimum setback of 6 metres to the primary road frontage.</p> <p>AO4.3 Buildings and structures have a minimum setback of 4 metres to the secondary road frontage.</p> <p>AO4.4 Buildings and structures have a minimum side and rear boundary clearance of:</p> <ul style="list-style-type: none"> (a) 1.5 metres where the height of that part is 4.5 metres or less; and (b) 2.0 metres where the height of that part is greater than 4.5 metres but not more than 7.5 metres; and (c) 2.5 metres where the height of that part is greater than 7.5 metres.
<p>Mixed Use Development</p> <p>PO5 Mixed use development promotes active frontages and provides high standards of amenity, privacy and security for residents and visitors.</p>	<p>Where part of a Mixed Use Development</p> <p>AO5.1 Dwellings are located in a storey above any storey at ground level.</p> <p>AO5.2 Separate entry points are provided and clearly defined to commercial and residential uses occupying the same site.</p> <p>AO5.3 Entry to residential uses is via a secure entry point accessed from the primary road frontage.</p> <p>AO5.4 Safe and secure parking areas are provided for dwellings that are clearly marked, easily accessible and separate from non- residential building users.</p> <p>AO5.5 Undesirable visual, noise and odour impacts to streets, public, communal and private open space areas and residential dwelling units are minimised by:</p> <ul style="list-style-type: none"> (c) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; (d) limiting service vehicle loading and unloading to between the hours of:

Performance Outcomes	Acceptable Outcomes
	i. 7.00am and 6.00pm Monday to Friday; ii. 8.00am and 5.00pm Saturdays; and (e) building services, plant and equipment utilise noise attenuation measures.
For assessable development (code, code (fast tracked) and impact)	
Amenity Protection	
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	AO6 No acceptable outcome.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	AO6 No acceptable outcome.
Water Quality Management	
PO8 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	AO8 No acceptable outcome.
PO9 Development achieves the storm water management design objectives specified in Table 6.2.8.2 - Construction Phase - Stormwater Management Design Objectives	AO9 Development achieves objectives as specified in Table 6.2.8.2 - Construction Phase - Stormwater Management Design Objectives
PO10 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	AO10 No acceptable outcome.
PO11 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	AO11 No acceptable outcome.

Table 6.2.8.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: <ul style="list-style-type: none"> • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.9 Rural Zone

6.2.9.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Rural zone and development is within the Rural zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.9.2 Purpose

The purpose of the rural zone is to:

- (1) Provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
- (2) Provide opportunities for non-rural uses that are compatible with agriculture, the environmental features and landscape character of the rural area where the uses do not compromise the long term use of the land for rural purposes; and
- (3) Protect and manage significant natural resources and processes to maintain the capacity for primary production.

The overall outcomes sought for the Rural zone code are as follows:

- (1) The zone primarily accommodates cropping or animal husbandry and ancillary detached dwellings.
- (2) All rural land is protected from alienation and fragmentation. A lack of viability for existing farming operations and small holdings does not provide suitable and sufficient planning justification for further subdivision or uses for non-rural purposes.
- (3) Residential development within the rural zone only occurs to the extent that it supports and is ancillary to the productive use of the land. Urban and residential development is contained within designated zonings for such uses and will not be permitted to expand into rural areas.
- (4) New enterprises, such as rural service industries and tourism activities, are accommodated where:
 - (i) they are directly associated with rural production, a natural resource or the natural environment or need to be remote from urban uses as a result of their impacts;
 - (ii) the productive capacity of the land is not diminished and conflicts with existing and intended activities in the surrounding area are avoided.
 - (iii) the existing landscape and natural resource values of the land are maintained; and
 - (iv) the proposed use could not be more appropriately located in another zone.
- (5) Extractive resources and existing extractive operations on rural land are protected from encroachment from incompatible land uses;
- (6) The environmental, character and landscape values of all rural land are protected from encroachment by incompatible land uses;
- (7) Adequate separation and buffering is provided by new development in nearby or adjoining urban or rural residential zone land to ensure that encroachment, fragmentation or alienation of rural land by these uses is avoided.
- (8) Special industry uses that require separation distances from sensitive land uses are supported and encouraged to locate in areas identified as Special Industrial Areas.
- (9) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the street. Any proposed reconfiguration should

take into account the direction of prevailing winds to ensure climate-responsive building design.

- (10) Development is connected to available urban infrastructure networks or is provided with suitable onsite potable water supply and a sustainable waste water disposal system to ensure the protection and maintenance of environmental health and human wellbeing and safety
- (11) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.
- (12) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).
- (13) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality
- (14) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
- (15) Where development is **not** consistent with the purpose and intent of the Rural zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Rural zone includes the following:

<ul style="list-style-type: none"> • Animal husbandry • Animal keeping • Aquaculture • Cemetery • Cropping • Dwelling house • Emergency services • Environment facility • Extractive industry • High impact industry • Home based business • Intensive animal industry 	<ul style="list-style-type: none"> • Intensive horticulture • Major electricity infrastructure • Nature-based tourism • Outstation • Park • Permanent plantation • Renewable energy facility • Roadside stall • Rural industry • Rural workers' accommodation 	<ul style="list-style-type: none"> • Special industry • Substation • Telecommunications facility • Tourist attraction • Tourist park • Utility installation • Veterinary services • Wholesale nursery • Winery
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Inconsistent development within the Rural zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Detention facility • Dual occupancy • Dwelling unit • Educational Establishment • Food and drink outlet • Function facility 	<ul style="list-style-type: none"> • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • Hospital • Hotel • Indoor sport and recreation • Landing • Low impact industry • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales 	<ul style="list-style-type: none"> • Outdoor sport and recreation • Parking station • Place of worship • Port services • Relocatable home park • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Theatre • Transport depot • Warehouse
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.9.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.9.1 - Rural zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
<p>PO1 A low-rise built form is maintained having regard to existing landscape character values.</p>	<p>AO1 Development has a maximum building height of 10 metres above natural ground level and no more than two storeys.</p> <p>Editor's Note - excluding windmills, silos and other rural structures ancillary to agricultural operations on site</p>
Accommodation Density	
<p>PO2 Accommodation density and Residential density is complementary and subordinate to the rural and natural landscape values of the area.</p>	<p>AO2.1 Residential density does not exceed one Dwelling house per lot.</p> <p>AO2.2 Residential density does not exceed two dwellings per lot and development is for: (a) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m²; or (b) Rural workers accommodation.</p>
Setbacks	
<p>PO3 Building setbacks are appropriate having regard to: (a) the rural character of the area; (b) overshadowing; (c) privacy and overlooking; and (d) the primary road frontage setbacks of adjoining premises.</p>	<p>AO3.1 Buildings and structures have a minimum setback of 20 metres to the primary road frontage.</p> <p>AO3.2 Buildings and structures have a minimum side and rear boundary clearance of 15 metres.</p>
<p>PO4 The location of any dwelling does not compromise the continued operation of an existing or approved intensive animal industry, extractive industry or other uses that are incompatible with residential development</p>	<p>AO4.1 The dwelling is located at least 1,000m from an existing or approved intensive animal industry operation.</p> <p>AO4.2 The dwelling is separated from an extractive industry by at least: (a) 500m from a hard rock extractive industry; (b) 200m from a sand and gravel extractive industry; and (c) 100m from a haul route.</p>
For assessable development (code, code (fast tracked) and impact)	
Amenity Protection	
<p>PO5 Development must not detract from the amenity of the local area, having regard to:</p>	<p>AO5 No acceptable outcome.</p>

Performance Outcomes	Acceptable Outcomes
(a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or emissions.	
PO6 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	AO6 No acceptable outcome.
Water Quality Management	
PO7 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	AO7 No acceptable outcome.
PO8 Development achieves the storm water management design objectives specified in Table 6.2.9.2 - Construction Phase - Stormwater Management Design Objectives	AO8 Development achieves objectives as specified in Table 6.2.9.2 - Construction Phase - Stormwater Management Design Objectives
PO9 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	AO9 No acceptable outcome.
PO10 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	AO10 No acceptable outcome.

Table 6.2.9.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: <ul style="list-style-type: none"> • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.10 Rural Residential Zone

6.2.10.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Rural Residential zone and development is within the Rural Residential zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.10.2 Purpose

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 on the basis that the intensity of development is generally dispersed.

The overall outcomes sought for the Rural Residential zone code are as follows:

- (1) Residential development occurs in the form of dwelling houses, to the exclusion of other more intensive residential uses;
- (2) Lot sizes are sufficient to ensure the protection of environmental values and water quality objectives.
- (3) Further expansion of existing rural residential areas does not occur beyond those areas zoned for this purpose.
- (4) Home businesses occur to an extent that does not unduly diminish the semi-rural residential amenity, having regard to noise, odour, dust, traffic and other impacts.
- (5) Non-residential uses occur within the zone where they primarily support the day-to-day needs of the immediate residential community and do not unreasonably detract from the residential amenity of the area.
- (6) Development is buffered from nearby rural land such that the productive use of the rural land is not constrained nor isolated or fragmented.

Rural Residential 4000 Precinct

- (7) A maximum net residential density of 2.5 dwellings per hectare is achieved in the Rural Residential 4000 Precinct;

Rural Residential 8000 Precinct

- (8) The Rural Residential 8000 Precinct accommodates very low density development in consideration of one or more of the following:
 - (i) presence of ecologically significant features or other ecological values;
 - (ii) future urban development potential;
 - (iii) development constraints including but not limited to flood, bushfire and landslide; and
 - (iv) a maximum net residential density of 1.25 dwellings per hectare is achieved in the Rural Residential 8000 Precinct.

Precinct 3 – Rural Residential 20000 Precinct

- (9) the Rural Residential 20000 Precinct accommodates very low density development in consideration of one or more of the following:
 - (i) water supply availability;
 - (ii) presence of ecologically significant features or other ecological values;

- (iii) future urban development potential;
 - a. development constraints including but not limited to flood, bushfire and landslide; and
 - b. a maximum net residential density of 0.5 dwellings per hectare is achieved in the Rural Residential 2000 Precinct.
- (10) Any proposed reconfiguring of lots must facilitate allotments to ensure that battle-axe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.
- (11) Development is connected to available urban infrastructure networks or is provided with suitable onsite potable water supply and a sustainable waste water disposal system to ensure the protection and maintenance of environmental health and human wellbeing and safety
- (12) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.
- (13) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).
- (14) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality
- (15) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
- (16) Where development is **not** consistent with the purpose and intent of the Rural Residential zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Rural residential zone includes the following:

<ul style="list-style-type: none"> • Animal husbandry • Animal keeping • Aquaculture • Community residence • Dwelling house • Emergency services 	<ul style="list-style-type: none"> • Home based business • Major electricity infrastructure • Outdoor sport and recreation • Park 	<ul style="list-style-type: none"> • Roadside stall • Substation • Telecommunications facility • Utility installation • Veterinary services
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Inconsistent development within the Rural residential zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Bar • Brothel • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Child care centre • Club • Community care centre • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Educational Establishment • Environment facility • Extractive industry • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies 	<ul style="list-style-type: none"> • Health care services • High impact industry • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature-based tourism • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station • Permanent plantation • Place of worship 	<ul style="list-style-type: none"> • Port services • Relocatable home park • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Theatre • Tourist attraction • Tourist park • Transport depot • Warehouse • Wholesale nursery • Winery
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.10.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.10.1 - Rural residential code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building height	
<p>PO1 A low-rise built form is maintained having regard to existing landscape character values.</p>	<p>AO1 Development has a maximum building height of 8.5 metres above ground level and two storeys.</p>
Accommodation density	
<p>PO2 Accommodation density and Residential density is complementary and subordinate to the semi-rural and natural landscape values of the area.</p>	<p>AO2.1 Residential density does not exceed one Dwelling house per lot.</p> <p>AO2.2 Residential density does not exceed two dwellings per lot and development is for a secondary dwelling with a maximum GFA of 80m².</p>
Setbacks	
<p>PO3 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) the semi-rural character of the area; (b) overshadowing; (c) privacy and overlooking; and (d) the primary road frontage setbacks of adjoining premises. 	<p>AO3.1 Buildings and structures have a minimum setback of 15 metres to the primary road frontage.</p> <p>AO3.2 Buildings and structures have a minimum side and rear boundary clearance of 10 metres.</p>
Site cover	
<p>PO4 Development protects the semi-rural and natural landscape values of the area and is visually unobtrusive.</p>	<p>AO4.1 Site cover is a maximum of 20% of the total site area.</p> <p>Where in Precinct 1 - Rural Residential Precinct 4000</p> <p>AO4.2 Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 120m².</p> <p>Note- A04.2 excludes balconies and verandahs where connected to a dwelling.</p> <p>Where in Precinct 2 - Rural Residential Precinct 8000 and Precinct 3 - Rural Residential Precinct 20000</p> <p>AO4.3 Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 200m².</p> <p>Note- A04.2 excludes balconies and verandahs where connected to a dwelling.</p>

Performance Outcomes	Acceptable Outcomes
For assessable development (code, code (fast tracked) and impact)	
Amenity Protection	
<p>PO5 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO5 No acceptable outcome.</p>
<p>PO6 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO6 No acceptable outcome.</p>
Water Quality Management	
<p>PO7 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.</p>	<p>AO7 No acceptable outcome.</p>
<p>PO8 Development achieves the storm water management design objectives specified in Table 6.2.10.2 - Construction Phase - Stormwater Management Design Objectives</p>	<p>AO8 Development achieves objectives as specified in Table 6.2.10.2 - Construction Phase - Stormwater Management Design Objectives</p>
<p>PO9 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.</p>	<p>AO9 No acceptable outcome.</p>
<p>PO10 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.</p>	<p>AO10 No acceptable outcome.</p>

Table 6.2.10.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	<ol style="list-style-type: none"> 1. Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	<ol style="list-style-type: none"> 1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment control	<p>Sediment control measures</p> <p>Design storm for sediment control basins</p> <p>Sediment basin dewatering</p>	<ol style="list-style-type: none"> 1. Determine appropriate sediment control measures using: <ul style="list-style-type: none"> • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> 1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	<ol style="list-style-type: none"> 1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.11 Community Facilities Zone Code

6.2.11.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Community facilities zone and development is within the Community facilities zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.11.2 Purpose

The purpose of the Community facilities zone is to provide for community related activities and facilities weather under public or private ownership.

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

The overall outcomes sought for the Community facilities zone code are as follows:

- (1) The Community facilities zone accommodates community related facilities that are owned and/or operated by private enterprise or federal, state or local government agencies.
- (2) Community uses, are located in highly accessible locations and the built form is consistent and in keeping with the existing scale, height, amenity and character of surrounding development.
- (3) The long term viability of Community facilities are protected by ensuring proposed developments do not limit the ongoing operation of existing community facilities or prejudice the establishment of new community facilities.
- (4) Development provides opportunity for co-location of community activities and facilities in order to create identifiable community nodes.
- (5) Other complementary uses (not defined as community facilities) may occur within the zone, where community-related activities and facilities remain the dominant use and continue to effectively meet the needs of the community.
- (6) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Local centre zone.
- (7) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
- (8) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.
- (9) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).
- (10) Places, buildings or items of heritage character or heritage significance are protected and

enhanced by development to preserve the historic character, amenity and identity of the locality

- (11) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
- (12) Where development is **not** consistent with the purpose and intent of the Community facilities zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Community facilities zone includes the following:

<ul style="list-style-type: none"> • Caretaker's accommodation • Cemetery • Club • Child care centre • Community care centre • Community residence • Community use • Dwelling house • Educational Establishment • Emergency services 	<ul style="list-style-type: none"> • Environment facility • Food and drink outlet • Function facility • Funeral parlour • Health care services • Home based business • Hospital • Indoor sport and recreation • Nature-based tourism • Outdoor sport and recreation Park 	<ul style="list-style-type: none"> • Park • Place of worship • Relocatable home park • Residential care facility • Retirement facility • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Utility installation
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Inconsistent development within the Community facilities zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Extractive industry • Garden centre • Hardware and trade supplies • High impact industry • Hotel • Intensive animal industry 	<ul style="list-style-type: none"> • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station • Permanent plantation • Port services • Renewable energy facility 	<ul style="list-style-type: none"> • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.11.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.11.1 - Community facilities zone code

Performance Outcome	Acceptable Outcome
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
<p>PO1 A low-rise built form is maintained having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing and privacy of accommodation activities and land in a Residential zone category; (b) building character and appearance; and (c) the height of buildings on adjoining premises. 	<p>AO1 Development has a maximum building height of 9.5 metres above natural ground level and no more than two storeys.</p>
Gross Floor Area	
<p>PO2 The scale and bulk of built form is complementary to existing development in the locality.</p>	<p>AO2 Development has a maximum gross floor area of 50% of the site area</p>
Site Cover	
<p>PO3 The site coverage of all buildings and structures does not result in a built form that is bulky and visually intrusive.</p>	<p>AO3 Site cover is a maximum of:</p> <ul style="list-style-type: none"> (c) For a single storey building - 50% of the total site area; or (d) For a 2 or more storey building - 40% of the total site area.
Setbacks	
<p>PO4 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) efficient use of the site; (b) overshadowing; (c) privacy and overlooking; (d) building character and appearance; and (e) the primary road frontage setbacks of adjoining premises. 	<p>AO4.1 Buildings and structures have a minimum setback of 6 metres to the primary road frontage. OR AO4.2 Buildings and structures have a road frontage setback equal to or greater than the setback of an existing building on the premises.</p> <p>AO4.3 Buildings and structures have a minimum side and rear boundary clearance of 2.5 metres.</p> <p>Where adjoining land in a Residential Zone category AO4.4 Buildings and structures have a minimum side and rear boundary clearance of 3 metres</p>
For assessable development (code, code (fast tracked) and impact)	
Building appearance	
<p>PO5 Development must be complementary to and integrate with the existing character and visual amenity of the area.</p>	<p>AO5 Building services and equipment are screened so as not to be visible from the road and other public areas or adjoining residences.</p>

Performance Outcomes	Acceptable Outcomes
Landscaping	
<p>PO6 Landscaping is provided to contribute to the visual amenity of the premises and local area.</p>	<p>AO6.1 A minimum of one shade tree is provided for every six car parking spaces.</p> <p>AO6.2 A minimum planting space of 1.2m² is provided for every shade tree.</p> <p>AO6.3 A landscape buffer with a minimum width of 1 metre is provided to all vehicle movement and car parking areas adjacent to buildings and site boundaries.</p> <p>Where adjoining a Dwelling or a use in the Residential Zone category</p> <p>AO6.4 A 2 metre minimum landscape buffer is provided along the shared boundary.</p>
Non-discriminatory access	
<p>PO7 Non-discriminatory access must be provided to the building from the road.</p>	<p>AO7 Changes of level between the road and the building must comply with AS1428-Design for Access and Mobility.</p>
Amenity Protection	
<p>PO8 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic; (c) lighting; (d) advertising devices; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions. 	<p>AO8 No acceptable outcome.</p>
<p>PO9 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO9 No acceptable outcome.</p>
<p>Where adjoining land in a Residential Zone category</p> <p>PO10 Development must not detract from the amenity of the local area having regard to operating hours.</p>	<p>Where adjoining land in a Residential Zone category</p> <p>AO10.1 Loading and unloading of goods is restricted to between the following hours:</p> <ul style="list-style-type: none"> (a) 7.00am and 6.00pm Monday to Friday; (b) 8.00am and 5.00pm Saturdays.

Performance Outcomes	Acceptable Outcomes
	AO10.2 No unloading or loading occurs on Sundays and public holidays.
Water Quality Management	
PO11 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	AO11 No acceptable outcome.
PO12 Development achieves the storm water management design objectives specified in Table 6.2.11.2 - Construction Phase - Stormwater Management Design Objectives	AO12 Development achieves objectives as specified in Table 6.2.11.2 - Construction Phase - Stormwater Management Design Objectives
PO13 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	AO13 No acceptable outcome.
PO14 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	AO14 No acceptable outcome.

Table 6.2.11.2 - Construction Phase - Stormwater Management Design Objectives

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

Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	<ol style="list-style-type: none"> 1. Determine appropriate sediment control measures using: <ul style="list-style-type: none"> • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> 1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	<ol style="list-style-type: none"> 1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

6.2.12 Recreation and Open Space Zone

6.2.12.1 Application

This code applies to development where the code is identified as applicable in the table of assessment for the Recreation and open space zone and development is within the Recreation and open space zone as identified on the zoning maps contained within Schedule 2.

When using this code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in Part 5.

6.2.12.2 Purpose

The purpose of the Recreation and open space zone is to provide for a range of sporting, recreation, leisure, cultural and education activities.

It may provide for local, district, regional scale parks that serve the recreation needs of residents and visitors and may include areas for conservation of natural values.

Areas such as parks, playing fields and playgrounds are generally accessible to the public. However, access may be limited in certain areas at certain times.

Where required to meet community needs, development may include structures such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, swimming pools, tennis courts and other infrastructure to support recreational or sporting activities.

The overall outcomes sought for the Recreation and open space zone code are as follows:

- (1) Local, district, regional and specialised sports parks provide for a variety of formal sporting activities and a range of training and competition infrastructure.
- (2) Development does not restrict public access and does not detract from the primary function of the site for sport and recreation activities.
- (3) Biodiversity and passive recreation values of protected areas are conserved;
- (4) Provision of a system of public open space, and embellishments appropriate to meet the outdoor recreational needs of Western Downs residents and visitors alike;
- (5) Facilitate informal sport and recreation activities consistent with community need and expectations.
- (6) Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Local centre zone.
- (8) Development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
- (9) Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long term protection of these features.
- (10) Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CPTED).

- (11) Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality
- (12) Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
- (13) Where development is **not** consistent with the purpose and intent of the Recreation and open space zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate zone.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Recreation and open space zone includes the following:

<ul style="list-style-type: none"> • Caretaker's accommodation • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Dwelling house • Educational establishment 	<ul style="list-style-type: none"> • Emergency services • Environment facility • Food and drink outlet • Function facility • Funeral parlour • Health care services • Home based business • Hospital • Indoor sport and recreation • Nature-based tourism • Outdoor sport and recreation 	<ul style="list-style-type: none"> • Park • Place of worship • Relocatable home park • Residential care facility • Retirement facility • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Utility installation
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Inconsistent development within the Recreation and open space zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Air services • Animal husbandry • Animal keeping • Aquaculture • Bar • Brothel • Bulk landscape supplies • Car wash • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling unit • Extractive industry • Garden centre • Hardware and trade supplies • High impact industry • Hotel • Intensive animal industry 	<ul style="list-style-type: none"> • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nightclub entertainment facility • Non-resident workforce accommodation • Office • Outdoor sales • Outstation • Parking station • Permanent plantation • Port services • Renewable energy facility 	<ul style="list-style-type: none"> • Research and technology industry • Resort complex • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Special industry • Transport depot • Veterinary services • Warehouse • Wholesale nursery • Winery
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.12.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.12.1 - Recreation and Open Space zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building Height	
<p>PO1 Building height has regard to:</p> <ul style="list-style-type: none"> (a) the relevant features and prevailing character of the surrounding landscape; and (b) the role and function of the open space / recreation area. 	<p>AO1 Development has a maximum building height of 8.5 metres above natural ground level.</p>
Site Cover	
<p>PO2 Buildings and structures are of a scale that complements the character and amenity of the open space and recreation area.</p>	<p>AO2 Site cover is a maximum of 10% of the total site area.</p>
Setbacks	
<p>PO3 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the primary road frontage setbacks of adjoining premises. 	<p>AO3.1 Buildings and structures have a minimum setback of 10 metres to the road frontage. OR AO3.2 Buildings and structures have road frontage setback equal to or greater than the setback of an existing building on the premises.</p> <p>AO3.3 Buildings and structures have a minimum side and rear boundary clearance of 6 metres.</p>
Landscaping	
<p>PO4 Landscaping is provided to:</p> <ul style="list-style-type: none"> (a) create opportunities for multiple use of the open space/recreation area; (b) lessen the visual impact of buildings and structures from the street and adjoining land uses; and (c) provide sun shading. 	<p>AO4.1 A minimum of one shade tree is provided for every ten car parking spaces.</p> <p>AO4.2 A minimum planting space of 1.2m² is provided for every shade tree.</p> <p>AO4.3 Where adjoining land in a Residential zone category or a residential use A landscape buffer with a minimum width of 2 metres is provided along the length of the shared boundary.</p>
For assessable development (code, code (fast tracked) and impact)	
Advertising Devices	
<p>PO5 Where for Outdoor sport and recreation Advertising devices do not cause significant detrimental impact on the visual amenity of the local area and primarily convey information relevant to the Outdoor sport and recreation use.</p>	<p>Where for Outdoor sport and recreation AO5.1 Advertising devices have the following characteristics:</p> <ul style="list-style-type: none"> (a) identifies the name of the sporting venue, forthcoming events and/or

	directional information; and
Performance Outcomes	Acceptable Outcomes
	(b) not greater than 20% of the sign area is devoted to commercial advertising. Where the site fronts a State-controlled Road AO5.2 Advertising devices along the road frontage are not illuminated.
Business activities and Community activities	
PO6 Business activities, limited to Food and drink outlet and Shop are of a scale that: (a) meet the needs of the open space recreation area; (b) do not negatively impact the character and amenity of the area; (c) is compatible with surrounding development; and (d) does not compromise the viability of the Western Downs activity centre network.	AO6 Food and drink outlet and Shop development is restricted to a maximum gross floor area of 50m ² within the open space / recreation area and these uses must only be in operation when the primary use is occurring on the site.
PO7 Where adjoining land in a Residential zone category Development must not detract from the amenity of the local area having regard to operating hours.	AO7 Where adjoining land in a Residential zone category Operating hours are restricted to between 7.00am and 10.00pm.
Amenity Protection	
PO8 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	AO8 (In partial compliance of PO8) Lighting to sporting fields is to be provided in accordance with Australian Standards AS/NZS2560.2.3 and AS/NZS4282.
PO9 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	AO9 (In partial compliance of PO9) Lighting to sporting fields is to be provided in accordance with Australian Standards AS/NZS2560.2.3 and AS/NZS4282.

Performance Outcomes	Acceptable Outcomes
Water Quality Management	
PO10 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	AO10 No acceptable outcome.
PO11 Development achieves the storm water management design objectives specified in Table 6.2.12.2 - Construction Phase - Stormwater Management Design Objectives	AO11 Development achieves objectives as specified in Table 6.2.12.2 - Construction Phase - Stormwater Management Design Objectives
PO12 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	AO12 No acceptable outcome.
PO13 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	AO13 No acceptable outcome.

Table 6.2.12.2 - Construction Phase - Stormwater Management Design Objectives

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

Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: <ul style="list-style-type: none"> • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

Part 7 Local plans

7.1 Preliminary

- (1) Local plans address matters at the local or district level and may 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 categories of development and assessment for development in a local plan are in Part 5.9 Levels of assessment - Local plan.
- (5) Assessment benchmarks for local plans are contained in a local plan code.
- (6) Each local plan code identifies the following:
 - (a) the application of the local plan code
 - (b) the purpose of the local plan code
 - (c) the overall outcomes that achieve the purpose of the local plan code
 - (d) the performance outcomes that achieve the overall outcomes of the local plan code
 - (e) the acceptable outcomes that achieve the performance outcomes of the local plan code
- (7) The following are the local plan codes for the planning scheme:
 - (i) Western Downs medical precinct local plan code

7.2 Local plan codes

7.2.1 Western Downs Medical Precinct Code

7.2.1.1 Application

This code applies to assessing material change of use development applications for hospital, health care services and other allied medical services as identified within the Western Downs medical precinct as shown on mapping contained in Schedule 2 and identified as requiring assessment against the Western Downs medical precinct code by the tables of assessment in Part 5.

Where using this code, reference should be made to 5.3.2 and, where applicable, section 5.3.3 located in part 5.

7.2.1.2 Purpose

- (1) The purpose of the code is to manage development that is within the areas identified as the Western Downs medical precinct to ensure the continued efficient and effective operation and long term viability of these facilities.
- (2) The purpose of the Western Downs medical precinct will be achieved through the following overall outcomes:
 - (a) the precinct continues to be and will be the focus for public and private acute and allied medical services;
 - (b) the continued efficient and effective operation of the hospital is protected;
 - (c) the hospital has the highest scale and intensity of any use within the precinct;
 - (d) the Western Downs medical precinct accommodates medical centres, medical offices and health care services, medical research and technology industries, accommodation and other activities that support or are otherwise considered to be ancillary to hospital, medical or health activities.
 - (e) Development facilitates an active pedestrian environment within the precinct which promotes connectivity within and adjoining the site.

7.2.1.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 7.2.1.1 - Criteria for accepted and assessable Development

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code and impact)	
Role and Function	
<p>PO1 Development does not prejudice or detract from the primary function of the hospital that is identified within the Western Downs medical precinct.</p>	No acceptable outcome.
<p>PO2 Other uses occur within the Western Downs medical precinct where they: (a) directly support or are directly aligned with the Western Downs medical precinct; and (b) are other uses that are subordinate to that primary function.</p> <p>Note - Shops and convenience retail, food and drink outlets, and other services providing for the day-to-day needs of on-site businesses, workers, visitors or residents of the precinct are considered to directly support the Western Downs medical precinct.</p>	No acceptable outcome.
Design and built form	
<p>PO3 Development within the Western Downs medical precinct provides for: (a) efficient use of the available land; (b) a coherent and integrated built form, public realm and circulation networks; (c) central, accessible and attractive public spaces for people to congregate and interact; (d) continuity and complementarity of streetscape and landscape characteristics; (e) pedestrian friendly and visually interesting frontages to streets and public spaces; (f) optimum energy efficiency; (g) a compatible mix of uses; (h) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; and (i) sensitive transitioning of built form and uses to surrounding land.</p> <p>Note - consideration should be given to applicants preparing a masterplan to demonstrate compliance with this performance outcome should the proposed development be of a scale and intensity that warrants a masterplan.</p>	No acceptable Outcome.

Performance outcomes	Acceptable outcomes
<p>PO4 Building setbacks and orientation provide for an attractive streetscape that is sympathetic to the existing characteristics of the local area.</p> <p>PO4.1 Building design is to ensure that the design, orientation and location of buildings within the site are sympathetic to existing buildings and structures.</p>	No acceptable outcome.
<p>PO5 Development is sympathetic to the scale of surrounding buildings, avoids expanses of blank walls and includes features that contribute to an attractive streetscape.</p>	<p>AO5.1 The maximum length of any unarticulated wall is 15m, without a change in plane of at least 0.75m.</p> <p>AO5.2 Landscaping is provided along the street frontage, including substantive planting along at least 50% of the length of the frontage.</p>
<p>PO6 Streetscape treatments and street trees are provided along the street frontage to create a visually cohesive precinct and enhance pedestrian amenity.</p>	No acceptable outcome
<p>PO7 Building caps and rooftops create an attractive roof scape and screen plant and equipment.</p>	No acceptable outcome.
<p>PO8 Built form maximises the use of natural ventilation, solar heating/cooling and water conservation through building orientation and design, landscaping, building materials and on-site infrastructure.</p>	No acceptable outcome.
Crime Prevention through Environmental Design	
<p>PO9 Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and way finding mechanisms; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. <p>Note - Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland</p>	No acceptable outcome.

Performance outcomes	Acceptable outcomes
Accessibility	
<p>PO10 Convenient and legible connections are provided for pedestrians and cyclists to the site, particularly having regard to linkages with the open space network, centres and other community-related activities.</p>	No acceptable outcome is nominated.
Amenity	
<p>PO11 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. 	No acceptable outcome is nominated.
<p>PO12 Where provided, outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.</p>	<p>AO12.1 Light emanating from any source complies with Australian Standard AS 4282 Control of the Obtrusive Effects of Outdoor Lighting.</p> <p>AO12.2 Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements.</p>
<p>PO13 Refuse storage areas and storage of goods or materials in open areas do not detract from the visual amenity of the local area or existing development on the site.</p>	<p>AO13.1 The open area used for the storage of refuse, vehicles, machinery, goods and materials used on the site is:</p> <ul style="list-style-type: none"> (a) located no closer than 3m from any boundary; and (b) are screened from view by a 1.8m high solid screen fence.
<p>PO14 On-site landscaping is provided to:</p> <ul style="list-style-type: none"> (a) enhance the appearance of the development, particularly in car parking and service areas and in public spaces; and (b) contribute to pedestrian comfort through shade; and (c) to screen servicing components 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Protection of Natural Values	
<p>PO15 The site layout, size and design of buildings and structures responds sensitively to on-site and surrounding topography, drainage patterns and ecological values by:</p> <ul style="list-style-type: none"> (a) minimising earthworks; (b) maximising retention of natural drainage patterns; (c) ensuring existing drainage capacity is not reduced; (d) maximising the retention of existing vegetation; and (e) providing buffers to protect the ecological functions of waterways; and protects environmental values and water quality objectives of receiving waters. 	<p>No acceptable outcome.</p>

Part 8 Overlays

8.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect state and local level interest and that have one or more of the following characteristics:
 - (a) there is a particular sensitivity to the effects of development
 - (b) there is a constraint on land use or development outcomes
 - (c) there is a presence of valuable resources
 - (d) there are particular opportunities for development
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed category of development or 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 development or 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
 - (b) a code for an overlay
 - (c) a zone code
 - (d) a local plan code
 - (e) a development code
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
 - (a) Airport environs overlay
 - (b) Biodiversity areas overlay
 - (c) Bushfire hazard overlay
 - (d) Flood hazard overlay
 - (e) Heritage overlay
 - (f) Infrastructure overlay
 - (g) Extractive industry overlay
 - (h) Agricultural Land overlay
 - (i) Water resource catchment area overlay
 - (j) Regional infrastructure corridor – stock route overlay
 - (k) Scenic amenity overlay
 - (l) Stormwater overland flow path
 - (m) Waterway corridors overlay
 - (n) Wetlands overlay
- (8) The following overlays for the planning scheme without code(s) are:
 - (a) Road hierarchy overlay
 - (b) Noise corridor overlay

Editor's note - The term overlay code has the same meaning as the term overlay for the purposes of schedule 12 of the Planning Regulation 2017.

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 development applications for development within the airport environs area as shown on the **Airport environs overlay maps (OM-001)** contained in Schedule 2 and identified as requiring assessment against the **Airport environs overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.1.2 Purpose

- (1) The purpose of the code is to manage development that is in close proximity to airports so that aircraft operations are not impeded by the encroachment of incompatible development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the safety of aircraft operating within the operational airspace of an airport is maintained and enhanced;
 - (b) aviation facilities including navigation, surveillance and communications facilities are protected from incompatible development to maintain and ensure efficient functioning;
 - (c) noise sensitive or other incompatible land uses are not adversely impacted by aircraft noise or ground operations;
 - (d) the risk of public safety being compromised by incidents in the take-off and landing phase of aircraft operations is minimised.

8.2.1.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.1.1 - Airport environs overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
PO1 (a) Development in the vicinity of Airports protects the safe and efficient operation of the Airport; (b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and (c) does not restrict the future operational requirements of the Airport.	AO1 <i>Buildings, structures</i> (both freestanding and attached to buildings including signs, masts or antennae) and vegetation (at its mature height) where within the Airport Environs Buffer identified on the Airport environs overlay maps (OM-001) have a maximum height of 7.5 metres at any point above <i>ground level</i> .
PO2 The height of any building, structure or tree that can reach a significant height located in the Obstacle Limitation Surface (OLS) area of the airport, is restricted so that, the safe and efficient operations of the airport are protected.	AO2 The maximum height of any building, structure or tree is below the height of the Obstacle Limitation Surface (OLS) height as indicated for the particular site.

8.2.2 Biodiversity areas overlay code

8.2.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational works development applications where for development is within areas with matters of state environmental significance as identified on the **Biodiversity areas overlay maps (OM-002)** contained in Schedule 2 and identified as requiring assessment against the **Biodiversity areas overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.2.2 Purpose

- (1) The purpose of the Biodiversity areas overlay code is to ensure that matters of state environmental significance are identified and protected.
- (2) The purpose of the Biodiversity areas overlay code will be achieved through the following overall outcomes:
 - (a) the biodiversity values, ecosystem services and climate change resilience of areas of ecological significance are protected, managed and enhanced;
 - (b) the biodiversity values of matters of state environmental significance are protected from development unless overriding community need is demonstrated;
 - (c) Development manages impacts on matters of state environmental significance (MSES) to avoid impacts on environmental values;
 - (d) Matters of state environmental significance are managed to minimise biodiversity losses;
 - (e) development enhances the health and resilience of ecological systems and supports ecological connectivity.

8.2.2.3 Assessment benchmarks

Part A - Criteria accepted and assessable development

Table 8.2.2.1 - Biodiversity areas overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
General Ecological Significance	
<p>Where within a Rural or Rural Residential Area PO1 The biodiversity values of areas mapped as matters of environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002) are managed to ensure the negative impacts of development are minimised.</p> <p>Note- A supporting Ecological Site Assessment is prepared in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>Where within a Rural or Rural Residential Area AO1.1 <i>Buildings and structures</i> are not located within areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p> <p>AO1.2 No clearing of native vegetation is undertaken within areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p>

Performance outcomes	Acceptable outcomes
Local Ecological Significance	
<p>Where within a Rural or Rural Residential Area PO2 The biodiversity values of areas mapped as matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002) are managed to ensure the negative impacts of development are minimised.</p> <p>Note- A supporting Ecological Site Assessment is prepared in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>Where within a Rural or Rural Residential Area AO2.1 <i>Buildings and structures</i> are not located within areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM- 002).</p> <p>AO2.2 No clearing of native vegetation is undertaken within areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p>
For assessable development (code, code (fast tracked) and impact)	
High Ecological Significance	
<p>PO3 Vegetation clearing in areas mapped as matters of state environmental significance (MSES) is avoided unless:</p> <ol style="list-style-type: none"> it is demonstrated that the area does not support matters of state environmental significance (MSES) as mapped, or if determined to be matters of state environmental significance (MSES), is treated in accordance with the relevant provisions of the overlay code; or the loss or reduction in matters of state environmental significance (MSES) is for <i>community infrastructure</i>, or any purpose associated with an Airport, or extractive resources in a key resource area; and the loss or reduction in matters of state environmental significance (MSES) is minimised and any residual impacts are offset. <p>Note- A supporting Ecological Site Assessment is prepared in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>AO3.1 <i>Buildings and structures</i> are not located within areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p> <p>AO3.2 No clearing of native vegetation is undertaken within areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p>
<p>Where in an Urban Area PO4 Management arrangements facilitate the ongoing conservation and protection of nature conservation and biodiversity areas within the Urban Area identified on Settlement Pattern Strategic Plan Maps (SFM-001 to SFM-001.4).</p> <p>Note- A supporting Ecological Site Assessment is prepared in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>Where in an Urban Area AO4 Areas that support matters of state environmental significance (MSES) identified on Biodiversity areas overlay maps (OM-002) are:</p> <ol style="list-style-type: none"> dedicated as public open space for purposes consistent with the ecological values and functions of the area where for <i>Reconfiguring a Lot</i>, or included within a voluntary statutory covenant for purposes consistent with the ecological values and functions of the area where for <i>Reconfiguring a Lot</i> or <i>Material Change of Use</i>.

Performance outcomes	Acceptable outcomes
Buffering and Edge Effects	
<p>PO5 Development on sites adjacent to areas of matters of state environmental significance (MSES) protects the biodiversity values of matters of state environmental significance (MSES) and:</p> <ul style="list-style-type: none"> (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified biodiversity values. <p>Note- A supporting Ecological Site Assessment is prepared in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>Where for Material Change of Use AO5.1 A minimum buffer of 50 metres is provided between <i>buildings</i> and <i>structures</i> and areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p> <p>Where for Reconfiguring a Lot AO5.2 A minimum buffer of 50 metres is provided between a new boundary created by <i>reconfiguring a lot</i> and areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p> <p>Where for Operational Works (comprising works for infrastructure or excavating or filling or landscape works) AO5.3 A minimum buffer of 50 metres is provided between <i>operational works</i> and areas mapped as having matters of state environmental significance (MSES) on the Biodiversity areas overlay maps (OM-002).</p>
<p>PO6 Unimpeded movement of fauna within and through the site via state and regional corridors identified on Biodiversity areas overlay maps (OM-002) are maintained.</p> <p>Note- A supporting Ecological Site Assessment is prepared in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>AO6 Where within a State or Regional Movement Corridor identified on Biodiversity areas overlay maps (OM-002), fauna movement is maintained by:</p> <ul style="list-style-type: none"> (a) retaining bands of vegetation at least 200 metres wide on a site; and (b) <i>buildings, structures</i> are not located within retained vegetation bands.

8.2.3 Bushfire hazard overlay code

8.2.3.1 Application

This code applies to assessing material change of use or reconfiguring a lot development applications for development within the High Bushfire Hazard Area or Medium Bushfire Hazard Area as shown on the **Bushfire hazard overlay maps (OM-003)** contained in Schedule 2 and identified as requiring assessment against the **Bushfire hazard overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.3.2 Purpose

- (1) The purpose of the code is to manage development that is in bushfire hazard areas so as to ensure that the risk to life, property, community and the environment during bushfire events is minimised and to ensure that development does not increase the potential for bushfire damage.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
 - (b) the risk to people, property and the natural environment from bushfire hazard is minimised;
 - (c) development does not result in a material increase in the extent, duration or severity of bushfire hazard.

8.2.3.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.3.1 - Bushfire hazard overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
<p>PO1 Development does not increase the number of persons living or working on land subject to High Bushfire Hazard identified on Bushfire hazard overlay maps (OM-003) unless it is demonstrated that:</p> <ol style="list-style-type: none"> (a) the subject land is a Medium Bushfire Hazard (or lesser); or development is for community Infrastructure and facilities are located and designed to minimise susceptibility to bushfire events; and (c) a Bushfire Emergency Management Plan is prepared by suitably qualified person(s) and appropriately mitigates risks to life and property. 	<p>AO1.1 Development does not increase the number of lots in areas of High Bushfire Hazard as identified on Bushfire hazard overlay maps (OM-003).</p> <p>AO1.2 Uses within the following <i>Activity groups</i> are located outside of a High Bushfire Hazard identified on Bushfire hazard overlay maps (OM-003):</p> <ol style="list-style-type: none"> (a) <i>Accommodation activities group</i>; (b) <i>Business activities group</i>; (c) <i>Community activities group</i>; and (d) <i>Entertainment activities group</i>.

Performance outcomes	Acceptable outcomes
<p>PO2 In Medium Bushfire Hazard Areas as identified on Bushfire hazard overlay maps (OM-003), <i>buildings and structures</i> are sited:</p> <ul style="list-style-type: none"> (a) in cleared areas where the environmental impacts of vegetation clearing are minimised; (b) on the area of the site with is least prone to bushfire hazard having regard to aspect, slope and vegetation; (c) to provide adequate setbacks between buildings, structures, and areas of identified bushfire hazard. 	<p>AO2 <i>Buildings and structures</i> in areas of Medium Bushfire Hazard as identified on Bushfire hazard overlay maps (OM-003):</p> <ul style="list-style-type: none"> (a) are located 100 metres from ridgelines; (b) are not located on north to west facing slopes; and (c) have a firebreak with a minimum dimension of 20 metres.
<p>PO3 In Medium Bushfire Hazard Areas as identified on Bushfire hazard overlay maps (OM-003), vehicular access is designed to mitigate against bushfire hazard by:</p> <ul style="list-style-type: none"> (a) ensuring adequate access for firefighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes (should access in one direction be blocked in the event of a fire); (c) providing for the separation of developed areas and adjacent bushland. <p>Note - Where it is not practicable to provide firebreaks in accordance with A03.1 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances either located on public land or in an access easement that is granted in favour of the Local Government and QFRS. 	<p>AO3.1 The road design is capable of providing access for firefighting and other emergency vehicles, in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p> <p>AO3.2 In areas of Medium Bushfire Hazard as identified on Bushfire hazard overlay maps (OM-003), roads are provided in accordance with the following:</p> <ul style="list-style-type: none"> (a) Roads are designed and constructed with a maximum gradient of 12.5%; (b) Cul-de-sacs are not used except where: <ul style="list-style-type: none"> i. a perimeter road designed in accordance with AO3.3 isolates the development from hazardous vegetation; and ii. the cul-de-sac are provided with alternative access linking the cul-de-sac to other through roads; and iii. the maximum length of the cul-de-sac is 200 metres. <p>AO3.3 In areas of Medium Bushfire Hazard as identified on Bushfire hazard overlay maps (OM-003) and development is for the purpose of Reconfiguring a Lot, the design incorporates a perimeter road firebreak that:</p> <ul style="list-style-type: none"> (a) is located between the boundary of the lots and stands of native vegetation; (b) has a minimum cleared width of 20 metres; (c) has a constructed road width of six metres; and (d) is constructed to an all weather standard.

8.2.4 Flood hazard overlay code

8.2.4.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational works development applications for development within the flood hazard area as shown on the **Flood hazard overlay maps (OM-004)** contained in Schedule 2 and identified as requiring assessment against the **Flood hazard overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.4.2 Purpose

- (1) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development in the **Extreme flood hazard area**:
 - i. maintains and enhances the hydrological function of the land;
 - ii. does not involve filling (earthworks) or changes to existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
 - iii. is limited to:
 - A. flood proofed *recreation activities*;
 - B. *rural activities* where for *animal husbandry, cropping, and permanent plantation*;
 - C. flood proofed *utility installations, substations, major electricity infrastructure*;
 - D. conservation and natural area management; and
 - E. replacement of existing lawful development, including *accommodation activities* where *habitable rooms* are elevated above the *defined flood level* and include *freeboard*;
 - iv. Where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.
 - (b) Development in the **High flood hazard area**:
 - i. maintains the hydrological function of the land;
 - ii. does not involve filling (earthworks) or changes to the existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
 - iii. is limited to:
 - A. flood proofed *recreation activities and club uses*;
 - B. *Hostel, Non-resident workforce accommodation, Relocatable home park, Resort complex, Short term accommodation and Tourist park uses* where these uses comprise permanent on-site management and a flood evacuation management plan ensures the health and safety of persons during a flood event;
 - C. a *dwelling house* only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme or where for minor intensification of existing *dwelling houses*;
 - D. *rural activities* where for *animal husbandry, cropping, and permanent plantation*;
 - E. *industrial activities and business activities* where it is accepted that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the *defined flood level*, including *freeboard*;
 - F. flood proofed *utility installations, substations, major electricity infrastructure*;
 - G. conservation and natural area management; and
 - H. replacement of existing lawful development;
 - iv. where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property;
 - v. protects surrounding land and land uses from increased flood hazard impacts;
 - vi. elevates *habitable rooms* for all *accommodation activities* (including where for *minor building work*) above the *defined flood level*, including *freeboard*.
 - (c) Development in the **Medium flood hazard area**:
 - i. minimises risk to life and property from flood events;

- ii. involves changes to the existing landform and drainage lines in this area only where detrimental impacts to the flood hazard risk of surrounding areas is avoided;
 - iii. is limited to:
 - A. *recreation activities*;
 - B. *industrial activities and business activities* where it is accepted that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the *defined flood level*, including *freeboard*;
 - C. *rural activities*;
 - D. *accommodation activities*, excluding *residential care facility and retirement facility*;
 - E. *flood proofed community activities*, excluding *child care centre, hospital and community use* where a flood emergency evacuation plan ensures the safety of people during a flood event;
 - F. *flood proofed utility installations, substations, major electricity infrastructure*;
 - G. *conservation and natural area management*;
 - iv. locates *habitable rooms* for all *accommodation activities* above the *defined flood level*, including *freeboard*; and
 - v. locates the minimum floor level for all *buildings* other than *accommodation activities, industrial activities and business activities* above the *defined flood level*.
- (d) Development in the **Low flood hazard area**:
- i. minimises risk to life and property from flood events;
 - ii. locates *habitable rooms* for all *accommodation activities* above the *defined flood level, including freeboard*; and
 - iii. locates the minimum floor level for all *buildings* other than *accommodation activities* above the *defined flood level, including freeboard*.
- (e) Development in the **Potential flood hazard area**:
- i. maintains the safety of people on the development site from flood events and minimises the potential damage from flooding to property;
 - ii. does not result in adverse impacts on people's safety, the environment or the capacity to use land within the floodplain;
 - iii. locates *habitable rooms* for all *accommodation activities* above the *defined flood level, including freeboard*; and
 - iv. locates the minimum floor level for all *building work* other than *accommodation activities* above the *defined flood level, including freeboard*.

8.2.4.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.4.1 - Flood hazard overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
All flood hazard areas	
PO1 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.	AO1 The processing or storage of <i>dangerous goods</i> or <i>hazardous materials</i> is: <ul style="list-style-type: none"> (a) not undertaken in a flood hazard area on Flood hazard overlay maps (OM-004); or (b) is located above the <i>defined flood level</i> plus 300mm freeboard.

Performance outcomes	Acceptable outcomes
<p>PO2 Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO2 Design levels for <i>buildings</i> must comply with the flood immunity standards specified in Table 8.2.4.2 and Table 8.2.4.3 where within a flood hazard area identified on Flood hazard overlay maps (OM-004).</p> <p>Note- Refer to SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards for definition of development type categories identified in Table 8.2.4.3.</p>
Extreme flood hazard area	
<p>PO3 Development within an Extreme flood hazard area on Flood hazard overlay maps (OM-004) is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) the flood risk acceptability of development; (c) the vulnerability of and safety risk to persons associated with the use; and (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure. 	<p>Where for Material Change of Use</p> <p>AO3.1 Uses within the following <i>Activity groups</i> are not located within an Extreme flood hazard area identified on Flood hazard overlay maps (OM-004):</p> <ul style="list-style-type: none"> (a) <i>Accommodation activities</i>; (b) <i>Business activities</i>; (c) <i>Centre activities, Community activities or Entertainment activities</i>, except where for a <i>Club</i> with a maximum gross floor area of 100m²; (d) <i>Industry activities</i>; (e) <i>Rural activities</i>, except where for <i>animal husbandry, cropping, and permanent plantation</i>. <p>AO3.2 <i>Recreation activities</i> are not located within an Extreme flood hazard area identified on Flood hazard overlay maps (OM-004) except where for:</p> <ul style="list-style-type: none"> (a) <i>Environment facility</i>; (b) <i>Park</i>; and (c) <i>Outdoor Sport and Recreation</i> (excluding the provision of ancillary facilities or amenities conducted within a <i>building</i>).

Performance outcomes	Acceptable outcomes
<p>PO4 Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain and enhance the flood conveyance capacity of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) not increase the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that development levels are set above the <i>defined flood level</i>; (e) reduce property damage; and (f) provide flood safe access to <i>buildings</i>. <p>Note- <i>buildings</i> may be constructed from flood resistant, waterproof materials below the <i>defined flood level</i> where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where a performance solution to PO3 is also demonstrated.</p> <p>Note- in the event that a lawful <i>building</i> or <i>structure</i> is destroyed by flood or other event the building may be replaced where a building work approval is obtained and where not constituting a material change of use i.e. there is no increase in:</p> <ul style="list-style-type: none"> i. <i>gross floor area</i>; or ii. the number of <i>dwellings</i> or bedrooms on the premises 	<p>Where for Material Change of Use or Building Work</p> <p>AO4.1 <i>Buildings</i>, including extensions to existing <i>buildings</i> are:</p> <ul style="list-style-type: none"> (a) not located within an Extreme flood hazard area on Flood hazard overlay maps (OM-004); or (b) elevated above the <i>defined flood level</i>; and (c) elevated above the <i>defined flood level</i> plus 300mm freeboard where for <i>habitable rooms</i> within a <i>dwelling</i>. <p>AO4.2 All <i>building work</i> must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p>Note- <i>Building work</i> must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p> <p>Where for Material Change of Use</p> <p>AO4.3 New <i>buildings</i> are provided with flood free pedestrian and vehicle evacuation access between the <i>building</i> and a flood safe accessible road.</p> <p>Note- a flood safe accessible road includes a road where identified as no flood hazard, Low flood hazard, Potential flood hazard or Medium flood hazard on Flood hazard overlay maps (OM-004).</p> <p>Where for Reconfiguring a Lot</p> <p>AO4.4 Development does not increase the number of lots in areas of Extreme flood hazard area as identified on Flood hazard overlay maps (OM-004) except where for the purposes of public open space.</p>
<p>PO5 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme flood hazard, and:</p> <ul style="list-style-type: none"> (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. <p>Note- A material change of use or reconfiguring a lot that involves new <i>gross floor area</i> or increases the number of persons living, working or residing in areas of Extreme flood hazard area as identified on Flood hazard overlay maps (OM-004) is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to <i>Floodplain Management in Australia: Best Practice Principles and Guidelines</i> (2000), prepared by Standing</p>	<p>Where for Material Change of Use or Reconfiguring a Lot that involves new <i>gross floor area</i> or increases the number of persons living, working or residing in areas of High flood hazard area other than a <i>Dwelling house</i></p> <p>AO5 No acceptable outcome.</p>

Performance outcomes	Acceptable outcomes
Committee on Agriculture and Resource Management (SCARM), CSIRO.	
<p>Where for Material Change of Use or Building Work or Operational Works</p> <p>PO6</p> <p>Development involving earthworks in a flood hazard area below the <i>defined flood level</i> must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>Where for Material Change of Use or Building Work or Operational Works</p> <p>AO6</p> <p>Filling above <i>ground level</i> is not undertaken in areas of Extreme flood hazard area as identified on Flood hazard overlay maps (OM-004).</p>
High flood hazard area	
<p>PO7</p> <p>Development within a High flood hazard area on Flood hazard overlay maps (OM-004) is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) the flood risk acceptability of development; (c) the vulnerability of and safety risk to persons associated with the use; and (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure. 	<p>Where for Material Change of Use</p> <p>AO7.1</p> <p>Uses within the following <i>Activity groups</i> are not located within a High flood hazard area identified on Flood hazard overlay maps (OM-004):</p> <ul style="list-style-type: none"> (a) <i>Accommodation activities</i>, except where for <i>dwelling house</i> and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme; (b) <i>Centre activities</i>, except where for <i>business activities</i>; (c) <i>Community activities</i> or <i>Entertainment activities</i>, except where for a <i>Club</i> with a maximum gross floor area of 100m²; (d) <i>Rural activities</i>, except where for <i>animal husbandry, cropping, and permanent plantation</i>. <p>AO7.2</p> <p>Recreation activities are not located within a High flood hazard area identified on Flood hazard overlay maps (OM-004) except where for:</p> <ul style="list-style-type: none"> (a) <i>Environment facility</i>; (b) <i>Park</i>; and (c) <i>Outdoor Sport and Recreation</i> (excluding the provision of ancillary facilities or amenities conducted within a <i>building</i>).
<p>PO8</p> <p>Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain the flood conveyance capacity of the premises; (b) minimise the number of people calculated to be at risk from flooding; (c) minimise the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that an appropriate proportion of <i>buildings</i> are set above the <i>defined flood level</i>; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood safe access. <p>Note- <i>buildings</i> may be constructed from flood resistant, waterproof materials below the <i>defined flood level</i> where certified by a qualified structural engineer to be flood proof (including the ability to withstand</p>	<p>Where for Material Change of Use or Building Work</p> <p>AO8.1</p> <p><i>Buildings</i>, including extensions to existing <i>buildings</i> are:</p> <ul style="list-style-type: none"> (a) not located within a High flood hazard area on Flood hazard overlay maps (OM-004); or (b) elevated above the <i>defined flood level</i>; and (c) elevated above the <i>defined flood level</i> plus 300mm freeboard where for <i>habitable rooms</i> within a <i>dwelling</i>. (d) comply with the Queensland Development Code MP 3.5 - Construction of buildings in flood hazard areas. <p>OR</p> <p>AO8.2</p> <p><i>Where for business activities or industry activities</i></p>

Performance outcomes	Acceptable outcomes
<p>damage from floodwater and debris) and where a performance solution to PO8 is also demonstrated.</p> <p>Note- in some circumstances a flood safe access may be provided in the form of an emergency evacuation route.</p>	<p><i>buildings</i> the minimum floor level supporting the following elements of the development must be located above the <i>defined flood level</i> plus 300mm freeboard:</p> <ul style="list-style-type: none"> (a) administrative areas; (b) utilities, plant and equipment associated with the <i>building</i>. <p>Note- in complying with A08.2 the proponent accepts that the cost of flood impact is an operational cost of the <i>business activity</i> or <i>industry activity</i>.</p> <p>AO8.3 All <i>building work</i> below the <i>defined flood level</i> must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p>Note- <i>Building work</i> must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p> <p>AO8.4 New <i>temporary</i>, relocatable or impermanent <i>buildings</i> and <i>structures</i> are to be anchored with the ability to withstand transportation by floodwater.</p> <p>Note- <i>Building work</i> must be certified by a qualified structural engineer.</p> <p>Where for Material Change of Use AO8. 5 New <i>buildings</i> are provided with flood safe pedestrian and vehicle evacuation access between the <i>building</i> and a flood safe accessible road.</p> <p>Note- a flood safe accessible road includes a road where identified as no flood hazard, Low flood hazard, Potential flood hazard or Medium flood hazard on Flood hazard overlay maps (OM-004).</p> <p>Where for Accommodation activities AO8.6 <i>Dwellings</i> do not exceed four bedrooms.</p> <p>Where for Reconfiguring a Lot AO8.7 Development does not increase the number of lots in areas of High flood hazard area as identified on Flood hazard overlay maps (OM-004) except where for the purposes of public open space.</p>

Performance outcomes	Acceptable outcomes
<p>PO9 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of High flood hazard, and:</p> <ul style="list-style-type: none"> (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. <p>Note- A material change of use or reconfiguring a lot that involves new <i>gross floor area</i> or increases the number of persons living, working or residing in areas of High flood hazard area as identified on Flood hazard overlay maps (OM-004) is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to <i>Floodplain Management in Australia: Best Practice Principles and Guidelines</i> (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>	<p>Where for Material Change of Use or Reconfiguring a Lot that involves new <i>gross floor area</i> or increases the number of persons living, working or residing in areas of High flood hazard area other than a <i>Dwelling house</i> AO9 No acceptable outcome.</p>
<p>Where for Material Change of Use or Building Work or Operational Works PO10 Development involving earthworks in a flood hazard area below the <i>defined flood level</i> must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>Where for Material Change of Use or Building Work or Operational Works AO10 Filling above <i>ground level</i> is not undertaken in areas of High flood hazard area as identified on Flood hazard overlay maps (OM-004).</p>
Medium flood hazard area	
<p>PO11 Development within a Medium flood hazard area on Flood hazard overlay maps (OM-004) is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) the flood risk acceptability of development; (c) the vulnerability of and safety risk to persons associated with the use; and (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure. 	<p>Where for Material Change of Use AO11 The following uses are not located within a Medium flood hazard area identified on Flood hazard overlay maps (OM-004):</p> <ul style="list-style-type: none"> (a) <i>residential care facility</i>; (b) <i>retirement facility</i>; (c) <i>child care centre</i>; (d) <i>hospital</i>; or (e) <i>community use</i>.
<p>PO12 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Medium flood hazard, and:</p> <ul style="list-style-type: none"> (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. <p>Note- A material change of use that involves new</p>	<p>Where for Material Change of Use that involves three or more <i>dwellings</i>, or <i>accommodation activities</i>, <i>business activities</i>, <i>centres activities</i>, <i>entertainment activities</i> or <i>community activities</i> with a staff or resident or non-resident worker or guest occupancy of more than 10 persons on premises at any one time AO12 No acceptable outcome.</p>

Performance outcomes	Acceptable outcomes
<p><i>gross floor area</i> or increases the number of persons living, working or residing in areas of Extreme flood hazard area as identified on Flood hazard overlay maps (OM-004) is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to <i>Floodplain Management in Australia: Best Practice Principles and Guidelines</i> (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>	
Medium flood hazard area, Low flood hazard area or Potential flood hazard area	
<p>PO13 Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of <i>buildings</i> are set above the <i>defined flood level</i>; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to <i>buildings</i>. <p>Note- where the development is located in a Potential flood hazard area and there is no <i>defined flood level</i> as identified on Flood hazard overlay maps (OM-004) a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of a Performance Solution is required or the <i>defined flood level</i> from the adjacent representative hazard zone is used.</p>	<p>Where for Material Change of Use or Building Work AO13.1 <i>Buildings</i>, including extensions to existing <i>buildings</i> are:</p> <ul style="list-style-type: none"> (a) elevated above the <i>defined flood level</i>; and (b) and the defined flood event does not exceed a depth of 600mm; and (c) elevated above the <i>defined flood level</i> plus 300mm freeboard where for <i>habitable rooms</i> within a <i>dwelling</i>. (d) To comply with the Queensland Development Code MP 3.5 - Construction of buildings in flood hazard areas. <p>OR</p> <p>AO13.2 <i>Where for business activities or industry activities buildings</i> the minimum floor level supporting the following elements of the development must be located above the <i>defined flood level</i> plus 300mm freeboard:</p> <ul style="list-style-type: none"> (a) administrative areas; (b) utilities, plant and equipment associated with the <i>building</i>. <p>Note- in complying with A013.2 the proponent accepts that the cost of flood impact is an operational cost of the <i>business activity</i> or <i>industry activity</i>.</p> <p>AO13.3 All <i>building work</i> below the <i>defined flood level</i> must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p>Note- <i>Building work</i> must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p> <p>Where for Reconfiguring a Lot AO13.4 No acceptable outcome.</p>
<p>Where for Material Change of Use or Building Work or Operational Works PO14 Development involving earthworks in a flood hazard area below the <i>defined flood level</i> must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; 	<p>Where for Material Change of Use or Building Work or Operational Works AO14 Development does not involve in excess of 50m³ of fill above <i>ground level</i> per 1,000 metres squared of site area.</p>

Performance outcomes	Acceptable outcomes
(d) overland flow paths; and (e) flood warning times.	

Table 8.2.4.2 Flood immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Category A	100y ARI + 0.5 metres
Category B	100y ARI + 0.3 metres
Category C	100y ARI
Category D	100y ARI
Category E	50y ARI

Table 8.2.4.3 Community infrastructure immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
<i>Emergency services</i> , where for: <ul style="list-style-type: none"> • Emergency Shelters • Police facilities • Other <i>Emergency services</i> 	500y ARI 200y ARI 500y ARI + 0.5m
<i>Hospital</i>	500y ARI + 0.5m
<i>Community use</i> (where for the storage of valuable records or items of historic or cultural significance including libraries and museums)	200y ARI
<i>Special industry</i> (where for power station)	200y ARI
<i>Substations</i>	200y ARI
<i>Utility installation</i> (where for a sewage treatment plant)	200y ARI
<i>Utility installation</i> (where for a water treatment plant)	200y ARI
<i>Utility installation</i> (other)	200 ARI
Air services	200 ARI

8.2.5 Heritage overlay code

8.2.5.1 Application

This code applies to assessing building work, material change of use, reconfiguring a lot or operational works development applications for development identified as being of heritage significance as shown on the **Heritage overlay maps (OM-005)** contained in Schedule 2 and identified as requiring assessment against the **Heritage overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.5.2 Purpose

- (1) The purpose of the Code is to ensure assessable development on, or adjacent to, a local heritage place is compatible with the cultural heritage significance of the place.
- (2) This purpose will be achieved through the following overall outcomes:
 - (a) The cultural heritage significance of local heritage places is conserved¹ unless there is no prudent or feasible alternative.
 - (b) The adaptive reuse of local heritage places, where that use is consistent with, or similar to, the identified cultural heritage significance, is supported.
 - (c) Development that occurs on land adjoining a local heritage place does not impact the cultural heritage significance of the place unless there is no prudent or feasible alternative.
- (3) In considering whether there is no prudent or feasible alternative, Council will have regard to:
 - (a) Safety, health and economic considerations.²
 - (b) Any other matters Council considers relevant.³

¹ According to the *Queensland Heritage Act 1992*, '**conservation** includes protection, stabilisation, maintenance, preservation, restoration, reconstruction and adaptation'.

² Refer to the Department of Environment and Heritage Protection *Guideline: No Prudent and Feasible Alternative*. It establishes the criteria Council may consider when determining safety, health and economic considerations. Information in the guideline that relates specifically to requirements applying only to Queensland Heritage Places is not deemed relevant in the case of local heritage places.

³ 'Other matters' may include, but are not limited to, the potential for environmental, social and community disadvantage.

8.2.5.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.5.1 – Heritage overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
<p>PO1 Development of a local heritage place is compatible with the conservation of the cultural heritage significance of the local heritage place.</p>	<p>AO1.1 Development is compatible with <i>The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013</i>.</p> <p>AO1.2 Development is consistent with a Conservation Management Plan for the place prepared in accordance with the <i>Burra Charter</i>.</p> <p>Note: Council may request the preparation of a heritage impact statement that demonstrates how the proposed development will conserve and/or impact the cultural heritage significance of the place. The statement should generally conform to the Department of Environment and Heritage Protection's guideline: <i>Preparing a Heritage Impact Statement</i> or other standards as approved by Council. Changes to local heritage places are required to be documented to the satisfaction of Council.</p>
<p>PO2 A local heritage place may not be demolished, removed or disturbed unless it can be demonstrated that there is no prudent or feasible alternative to the demolition, removal or disturbance.</p>	<p>AO2.1 Where a local heritage place is to be demolished, removed or disturbed because it has been satisfactorily demonstrated that there is no prudent or feasible alternative, a Heritage Management Plan to manage the impact to identified cultural heritage values must be developed in accordance with the <i>Burra Charter</i> and approved by Council.</p> <p>Note: A Heritage Management Plan must incorporate an archival recording of the place or particular features of the place affected by the demolition, removal or disturbance. The archival recording should meet the standards required in the Department of Environment and Heritage Protection <i>Guideline: Archival Recording of Heritage Places</i> or other standards as approved by Council. Where archaeological components are identified as a component of the significance of the local heritage place, a Management Plan should be prepared and implemented by a suitably qualified professional as part of the Heritage Management Plan. Changes to local heritage places are required to be documented to the satisfaction of Council.</p>
<p>PO3 Part of a local heritage place may not be demolished, removed or disturbed unless it can be demonstrated that: There is no prudent or feasible alternative to the demolition, removal or disturbance. The part of the local heritage place does not contribute to the cultural heritage significance of the place.</p>	<p>AO3.1 Where a part of a local heritage place is to be demolished, removed or disturbed because it has been satisfactorily demonstrated that there is no prudent or feasible alternative, a Heritage Management Plan to manage the impact to identified cultural heritage values must be developed in accordance with the <i>Burra Charter</i> and approved by Council.</p>

Performance outcomes	Acceptable outcomes
	<p>Note: A Heritage Management Plan must incorporate an archival recording of the place or particular features of the place affected by the demolition or removal. The archival recording should meet the standards required in the Department of Environment and Heritage Protection <i>Guideline: Archival Recording of Heritage Places</i> or other standards as approved by Council. Where archaeological components are identified as a component of the significance of the local heritage place, a Management Plan should be prepared and implemented by a suitably qualified professional as part of the Heritage Management Plan. Changes to local heritage places are required to be documented to the satisfaction of Council.</p>
<p>PO4 Development on land adjoining a local heritage place does not adversely affect the cultural heritage significance of the local heritage place.</p>	<p>AO4.1 The scale, location and design of the development are compatible with the cultural heritage significance of the local heritage place, including its context, setting, appearance and archaeology.</p> <p>Note: A Heritage Management Plan must incorporate an archival recording of the place or particular features of the place affected by the demolition or removal. The archival recording should meet the standards required in the Department of Environment and Heritage Protection <i>Guideline: Archival Recording of Heritage Places</i> or other standards as approved by Council. Where archaeological components are identified as a component of the significance of the local heritage place, a Management Plan should be prepared and implemented by a suitably qualified professional as part of the Heritage Management Plan. Changes to local heritage places are required to be documented to the satisfaction of Council.</p>
Reconfiguring a Lot	
<p>PO5 Development does not:</p> <ul style="list-style-type: none"> (a) Reduce public access to the place of local cultural heritage significance; (b) Result in a place of local heritage significance being severed or obstructed from public view; and (c) Obscure or destroy any pattern of historic subdivisions, the landscape setting or the scale and consistency of the urban fabric relating to the place of local cultural heritage significance. 	<p>AO5 No acceptable outcome</p> <p>Note: A Heritage Management Plan must incorporate an archival recording of the place or particular features of the place affected by the demolition or removal. The archival recording should meet the standards required in the Department of Environment and Heritage Protection <i>Guideline: Archival Recording of Heritage Places</i> or other standards as approved by Council. Where archaeological components are identified as a component of the significance of the local heritage place, a Management Plan should be prepared and implemented by a suitably qualified professional as part of the Heritage Management Plan. Changes to local heritage places are required to be documented to the satisfaction of Council.</p>

Performance outcomes	Acceptable outcomes
Building Work or Operational Work	
<p>PO6 Development conserves features and values of the local heritage place that contributes to its cultural heritage significance.</p>	<p>AO6 No acceptable outcome</p> <p>Note: A Heritage Management Plan must incorporate an archival recording of the place or particular features of the place affected by the demolition or removal. The archival recording should meet the standards required in the Department of Environment and Heritage Protection <i>Guideline: Archival Recording of Heritage Places</i> or other standards as approved by Council. Where archaeological components are identified as a component of the significance of the local heritage place, a Management Plan should be prepared and implemented by a suitably qualified professional as part of the Heritage Management Plan. Changes to local heritage places are required to be documented to the satisfaction of Council.</p>

8.2.6 Infrastructure overlay code

8.2.6.1 Application

This code applies to assessing material change of use or reconfiguring a lot development applications for development within infrastructure buffer areas identified on the **Infrastructure overlay maps (OM-006)** or the **Noise corridor overlay maps (OM-016)** contained in Schedule 2 and identified as requiring assessment against the **Infrastructure overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.6.2 Purpose

- (1) The purpose of the infrastructure overlay code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of existing and planned infrastructure within the Western Downs Region as identified on the **Infrastructure overlay maps (OM-006)**. Infrastructure includes the following:
 - (a) major gas and major oil pipelines;
 - (b) major electricity infrastructure and substations;
 - (c) transmission substations
 - (d) power stations;
 - (e) wastewater treatment plants;
 - (f) waste stations;
 - (g) highways and main roads;
 - (h) rail lines;
 - (i) major water pipelines; and
 - (j) water treatment plants.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) existing and planned infrastructure facilities, networks and corridors are protected from incompatible development; and
 - (b) development in proximity to existing and planned infrastructure facilities, networks and corridors is appropriately located, designed, constructed and operated to:
 - (i) avoid compromising the integrity, operational efficiency and maintenance of infrastructure; and
 - (ii) protect the amenity, health and safety of people and property.

8.2.6.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.6.1 - Infrastructure overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Oil and Gas pipeline	
PO1 <i>Buildings and structures</i> are designed and sited to: <ol style="list-style-type: none"> (a) minimise risk of harm to people and property; (b) avoid compromising the viability of the pipeline; and (c) avoid damaging or adversely affecting the existing or future operation of pipeline and the supply of gas or oil. 	AO1 <i>Buildings and structures</i> are setback a minimum of 50 metres from a gas or oil pipeline as identified on the Infrastructure overlay maps (OM-006) . AO1.2 Any development that impacts on an oil and gas pipeline easement requires the consent of the pipeline owner. Development in the vicinity of a pipeline should address the risks associated with petroleum and gas pipelines as set out in the Australian Standard 2885, Pipeline Gas and Liquid Petroleum.

Performance outcomes	Acceptable outcomes
High voltage electricity transmission lines	
<p>PO2 Major electricity infrastructure and substations:</p> <ul style="list-style-type: none"> (a) are protected from encroachment by incompatible land use and development; (b) are appropriately separated from <i>sensitive land uses</i> in the protection of public health and safety. 	<p>AO2.1 <i>Buildings and structures</i> are not located within the area of a major electricity infrastructure and substations as identified on the Infrastructure overlay maps (OM-006).</p> <p>AO2.2 <i>Buildings</i> associated with <i>sensitive land uses</i> are setback from major electricity infrastructure and substations as identified on the Infrastructure overlay maps (OM-006) and in accordance with the following:</p> <ul style="list-style-type: none"> (a) 20 metres for transmission lines up to 132kV; (b) 30 metres for transmission lines between 133kV and 275kV; and (c) 40 metres for transmission lines exceeding 275kV. <p>AO2.3 <i>Buildings</i> associated with <i>sensitive land uses</i> are setback from substations identified on the Infrastructure overlay maps (OM-006) and in accordance with the following:</p> <ul style="list-style-type: none"> (a) 50 metres from transmission substation; and (b) 10 metres from all other substations.
Power station (where identified within Special Industrial Areas)	
<p>PO3 Power stations (where identified within Special Industrial Areas):</p> <ul style="list-style-type: none"> (a) are not compromised by the encroachment of <i>sensitive land uses</i>; (b) are appropriately separated from <i>sensitive land uses</i> in the protection of public health and safety. 	<p>AO3.1 <i>Sensitive land uses</i> are setback 250 metres from a power station <i>building or structure</i> as identified on the Infrastructure overlay maps (OM-006).</p> <p>AO3.2 Development for <i>Accommodation activities</i> does not increase the number of persons living or residing within 250 metres of a power station <i>building or structure</i> as identified on the Infrastructure overlay maps (OM-006). OR</p> <p>AO3.3 Development is for a <i>dwelling house</i> and includes <i>minor building work</i> or building work with a maximum <i>gross floor area</i> of 50 metres squared (includes cumulative increase over any five year period).</p>

Performance outcomes	Acceptable outcomes
Wastewater treatment plants	
<p>PO4 Wastewater treatment plants: (a) are not compromised by the encroachment of <i>sensitive land uses</i>; and (b) are appropriately separated from <i>sensitive land uses</i> in the protection of public health and safety.</p>	<p>AO4.1 <i>Sensitive land uses</i> are not established within 500 metres of a wastewater treatment plant <i>building or structure</i> as identified on the Infrastructure overlay maps (OM-006).</p> <p>AO4.2 Development for <i>Accommodation activities</i> does not increase the number of persons living or residing within 250 metres of a wastewater treatment plant <i>building or structure</i> as identified on the Infrastructure overlay maps (OM-006). OR</p> <p>AO4.3 Development is for a <i>dwelling house</i> and includes <i>minor building work</i> or building work with a maximum additional <i>gross floor area</i> of 50 metres squared (includes cumulative increase over any five year period).</p>
Highways and main roads	
<p>PO5 Development is located, designed and constructed to ensure that noise from Highways and Main roads do not adversely affect: (a) the development's primary function; and (b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from road traffic noise.</p>	<p>Where in the Rural Zone AO5 <i>Buildings</i> associated with a <i>sensitive land use</i> have a minimum setback of 50 metres to the <i>primary road frontage</i> where adjoining a Highway or Main road as identified on the Infrastructure overlay maps (OM-006).</p>
Railway network and Future railway network	
<p>PO6 Development is located, designed and constructed to ensure that noise from railway networks and future railway networks do not adversely affect: (a) the development's primary function; and (b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from rail noise.</p>	<p>AO6 <i>Buildings</i> associated with a <i>sensitive land use</i> have a minimum setback of 50 metres to the railway network reserve or future railway network as identified on the Infrastructure overlay maps (OM-006).</p>

Performance outcomes	Acceptable outcomes
Waste stations	
<p>PO7 The operation and planned expansion of the waste station is not prejudiced, and <i>sensitive land uses</i> are not adversely affected by emissions from existing or planned waste stations.</p>	<p>AO7.1 <i>Sensitive land uses</i> are not established within 500 metres of the boundary of a waste station as identified on the Infrastructure overlay maps (OM-006).</p> <p>AO7.2 Development for <i>Accommodation activities</i> does not increase the number of persons living or residing within 500 metres of the boundary of a waste station as identified on the Infrastructure overlay maps (OM-006). OR</p> <p>AO7.3 Development is for a <i>dwelling house</i> and includes <i>minor building work</i> or building work with a maximum <i>gross floor area</i> of 50 metres squared (includes cumulative increase over any five year period).</p>
<p>PO8 Development does not adversely impact on existing and planned water pipeline infrastructure.</p>	<p>AO8 <i>Buildings</i> are not located within a water pipeline easement as identified on the Infrastructure overlay maps (OM-006).</p>
Water Treatment Plant	
<p>PO9 Water treatment plants: (a) are not compromised by the encroachment of <i>sensitive land uses</i>; and (b) are appropriately separated from <i>sensitive land uses</i> in the protection of public health and safety.</p>	<p>AO9.1 <i>Sensitive land uses</i> are not established within 100 metres of a water treatment plant <i>building</i> or <i>structure</i> as identified on the Infrastructure overlay maps (OM-006).</p> <p>AO9.2 Development for <i>Accommodation activities</i> does not increase the number of persons living or residing within 100 metres of a water treatment plant <i>building</i> or <i>structure</i> as identified on the Infrastructure overlay maps (OM-006). OR</p> <p>AO9.3 Development is for a <i>dwelling house</i> and includes <i>minor building work</i> or building work with a maximum additional <i>gross floor area</i> of 100 metres squared (includes cumulative increase over any five year period).</p>

Performance outcomes	Acceptable outcomes
Noise corridors	
<p>PO10 <i>Sensitive land uses</i> are located and designed to ensure that noise emissions from existing or planned <i>major road</i> and railway corridors do not adversely affect:- (a) the development's primary function; and (b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from road traffic noise.</p>	<p>AO10 No acceptable outcome. Editor's note—Part 4.4 of the <i>Queensland Development Code</i> provides requirements for residential buildings in a designated transport corridor.</p>
<p>PO11 Development as identified on the Noise corridor Overlay maps (OM-016), maintains and, where practicable, enhances the safety, efficiency and effectiveness of the corridor.</p>	<p>AO11 No acceptable outcome.</p>
<p>PO12 Development retains and enhances existing <i>vegetation</i> between the intended location of the development and a <i>major road</i> or railway corridor, so as to provide dense screening to potential noise, dust, odour and visual impacts emanating from the corridor.</p>	<p>AO12 No acceptable outcome.</p>
For assessable development (code, code (fast tracked) and impact)	
Reconfiguring a Lot	
<p>PO13 The operation and planned expansion of infrastructure as identified on the Infrastructure overlay maps (OM-006) is not prejudiced by the encroachment of <i>sensitive land uses</i>, and <i>sensitive land uses</i> are not adversely affected by the amenity and health impacts arising from the operation of the infrastructure item.</p>	<p>AO13 No additional lots capable of supporting <i>sensitive land uses</i> are accommodated within the following buffer areas identified on the Infrastructure overlay maps (OM-006): (a) 100 metres of a water treatment plant <i>building or structure</i>; (b) 500 metres of the boundary of a waste station; (c) 250 metres of a waste water treatment plant <i>building or structure</i>; (d) 250 metres from a power station <i>building or structure</i>; and (e) 200 metres from a gas or oil pipeline.</p>
<p>PO14 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of major electricity infrastructure.</p>	<p>AO14 Urban residential lots and buildings and structures are not located within and easement for, or an area otherwise affected by, major electricity infrastructure as identified on the Infrastructure overlay maps (OM-006).</p>
<p>PO15 Reconfiguring of lots ensures that access requirements of major electricity infrastructure are maintained.</p>	<p>AO15 Major electricity infrastructure traversing or within private land are protected by easement in favor of the service provided for access and maintenance.</p>

8.2.7 Natural resources overlay code

8.2.7.1 Application

This code applies to assessing material change of use or reconfiguring a lot development applications for development within natural resource areas identified on the **Extractive resource overlay maps (OM-007) EI, Agricultural Land overlay maps (OM-008), and Water resource catchment area overlay maps (OM-09)** contained within Schedule 2 and identified as requiring assessment against the **Natural resources overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.7.2 Purpose

- (1) The purpose of the Natural resources overlay code is to ensure that the natural resources in the Western Downs region are protected from inappropriate development that may adversely impact on the productive use of natural resources by present and future generations.
- (2) The purpose of the Natural resources overlay code will be achieved through the following overall outcomes:
 - (a) development occurring within or adjacent to Key Resource Areas and local resource areas does not adversely affect or prejudice the ability of existing or future extractive industries to viably win the resource;
 - (b) development occurring within or adjacent to Key Resource Area transport routes or transport investigation areas does not constrain or otherwise conflict with the safe and efficient transportation of the extractive resource;
 - (c) the impacts of extractive industries on sensitive land uses within or adjacent to key resource areas and local resource areas and associated transport routes and transport investigation areas are mitigated to maintain high levels of safety and amenity;
 - (d) the alienation, loss or fragmentation of ALC Class A and B land is avoided, except where an overriding need exists for the development in terms of public benefit, where no suitable alternative site exists, and the loss or fragmentation of ALC Class A and B land is minimised;
 - (e) water resource catchment areas are protected from activities that have the potential to negatively impact the quality and sustainability of groundwater.

8.2.7.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.7.1 - Natural resources overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Extractive resources	
PO1 Development within a Resource Processing Area identified on the Extractive industry overlay maps (OM-007) EI does not prevent or constrain the current or future viability and efficient winning or processing of mineral or extractive resources.	AO1 Development within a Resource Processing Area identified on the Extractive industry overlay maps (OM-007) EI is for: <ol style="list-style-type: none"> (a) <i>Extractive industry</i> or activities directly associated with <i>Extractive industry</i>; or (b) a <i>temporary use</i> which would not constrain existing or future <i>Extractive industry</i> activities.

Performance outcomes	Acceptable outcomes
<p>PO2 Development for <i>Extractive industry</i> within the Separation Area does not compromise the function of the Separation Area in providing a buffer between extractive and processing operations and any incompatible uses or <i>sensitive land uses</i> located outside of the Separation Area.</p>	<p>AO2 Extractive industry is not undertaken within a Separation Area identified on the Extractive industry overlay maps (OM-007) EI.</p> <p>Note- AO2 does not apply to the transportation of extractive resources undertaken on a Transport Route identified on the Extractive industry overlay maps (OM-007) EI.</p>
<p>PO3 <i>Sensitive land uses</i> are sited so as not to prevent or constrain the efficient winning or processing of mineral or extractive resources from the Resource Processing Area, and are designed to manage the impacts of <i>Extractive industry</i> operations having regard to:</p> <ul style="list-style-type: none"> (a) the acoustic amenity of sensitive land uses, in particular noise emissions associated with blasting, crushing, screening, and haulage operations; (b) air quality, and in particular particulate emissions associated with extractive industry and mining operations; (c) wellbeing, health and safety of the occupants of sensitive land uses; (d) lighting impacts associated with night operations; and (e) vibration impacts associated with blasting operations. <p>Note- to demonstrate compliance with this outcome, applicants are likely to have to supply adequate information to demonstrate that the proposed uses would not be subject to adverse impacts from existing and future extractive operations by:</p> <ul style="list-style-type: none"> (a) locating buildings and structures the greatest distance practicable from the resource / processing area and associated transportation route; (b) designing buildings so the areas where people live, work and congregate (habitable rooms) are furthestmost from the resource / processing area and associated transportation route; and (c) minimising openings in walls closest to these effects; and (d) providing mechanical ventilation to habitable rooms; and (e) providing private outdoor recreation space adjacent to a building façade shielded from the <i>Extractive industry</i> operations or potential <i>Extractive industry</i> operations. 	<p>AO3.1 <i>Sensitive land uses</i> are not located within:</p> <ul style="list-style-type: none"> (a) Resource Processing Areas or Separation Areas identified on Extractive industry overlay maps (OM-007) EI; (b) 100 metres from either side of a road reserve boundary identified as a Transport Route Separation Area on Extractive industry overlay maps (OM-007) EI; (c) 1000 metres from an <i>Extractive industry</i> or mining resource where blasting, crushing or screening is involved as identified on Extractive industry overlay maps (OM-007) EI; (d) 200 metres from a sand or gravel resource or other <i>Extractive industry</i> or mining resource which does not involve blasting, crushing or screening as identified on Extractive industry overlay maps (OM-007) EI. <p>Where for Reconfiguring a Lot</p> <p>AO3.2 Reconfiguring a Lot does not result in the creation of a new lot wholly within a Separation Area.</p> <p>AO3.3 Where Reconfiguring a Lot results in the creation of a lot partly within a Separation Area, <i>sensitive land uses</i> are excluded from that part of the lot identified as Separation Area.</p>

Performance outcomes	Acceptable outcomes
<p>PO4 Where native vegetation exists between the intended location of a <i>sensitive land use</i> and an extractive resource area or mining resource area or haul route, the vegetation is retained and enhanced to provide a screen effect to light, dust and visual impacts of mining.</p>	<p>AO4 Native vegetation is retained within the separation areas identified in AO3.1 (b), (c) and (d).</p>
<p>PO5 Vehicular accesses on Transport Routes identified on Extractive resources overlay maps (OM-008) do not adversely affect the safe and efficient operation of vehicles using the Transport Route for the conveyance of extractive materials.</p>	<p>AO5 No new vehicular accesses are created on Transport Routes identified on Extractive industry overlay maps (OM-007) EI.</p>
Agricultural Land	
<p>PO6 Loss or fragmentation of ALC Class A and B Land is avoided unless: (a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; (c) loss or fragmentation is minimised to the extent possible.</p>	<p>Where for a Material Change of Use in the Rural Zone AO6.1 Development (inclusive of the <i>development footprint</i>) is not located on land identified as ALC Class A and B Land on the Agricultural Land overlay maps (OM-008) unless identified in Table 8.2.7.2.</p> <p>Where for Reconfiguring a Lot in the Rural Zone AO6.2 Reconfiguring a lot does not result in the creation of a lot with an area less than 500 hectares on land identified as ALC A and B Land on the Agricultural Land overlay maps (OM- 008).</p>
<p>PO7 <i>Sensitive land uses</i> in proximity to ALC Class A and B Land are located and designed in a manner that: (a) avoids land use conflict; (b) avoids the alienation of the resource; (c) manages impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; and (d) does not adversely affect public health, safety and amenity; (e) unless it is demonstrated that the area does not support ALC Class A and B Land as mapped.</p> <p>Note- Note where Reconfiguring a lot occurs within land identified as <i>ALC Class A and B Land</i> for <i>urban purposes</i> within a <i>Future urban area</i> or <i>Urban investigation area</i> and is otherwise consistent with the Planning Scheme (including Part 4 - Strategic Plan) and other relevant State policy, State planning regulatory provisions and State legislation a buffer to <i>sensitive land uses</i>, dedicated as public open space may be provided in accordance with a structure plan.</p>	<p>Where for Reconfiguring a Lot in the Rural Zone or a Residential Zone Category on land that adjoins the Rural Zone AO7 Lots created for <i>sensitive land uses</i> within land identified as ALC Class A and B Land area identified on Agricultural Land maps (OM-008) provide a public open space buffer area with a minimum width of: (a) 300 metres where open ground conditions apply; or (b) 50 metres minimum width where vegetated in accordance with a detailed landscape plan and maintained in accordance with a public open space management plan.</p>

Performance outcomes	Acceptable outcomes
Water Resource Catchment Area	
<p>PO8 Development in water resource catchment areas identified on Water resource catchment areas overlay maps (OM-009) ensures groundwater quality is maintained.</p>	<p>Where for Material Change of Use in the Rural Zone AO8.1 The following activities are not located on land identified as a Water Resource Catchment Area on Water resource catchment areas overlay maps (OM- 009):</p> <ul style="list-style-type: none"> (a) <i>Animal keeping</i>; (b) <i>Intensive animal industry</i>; (c) <i>Intensive horticulture</i>; (d) <i>Industry activities</i>. <p>Where for Reconfiguring a Lot in the Rural Zone AO8.2 Reconfiguring a lot does not result in the creation of a lot with an area less than 500 hectares on land identified as a Water Resource Catchment Area on Water resource catchment areas overlay maps (OM-009).</p>

Table 8.2.7.2 Acceptable development within Agricultural Land

<ul style="list-style-type: none"> (a) <i>animal husbandry</i>; (b) <i>animal keeping</i>; (c) <i>aquaculture</i>; (d) <i>cropping including a building, structure or activity supporting cropping</i>; (e) <i>dwelling house</i>; (f) <i>home based business</i>; (g) <i>intensive animal industry</i>; (h) <i>intensive horticulture</i>; (i) <i>landing</i>; (j) <i>outdoor lighting</i>; (k) <i>permanent plantation</i>; (l) <i>roadside stalls</i>; (m) <i>wholesale nursery</i> (n) <i>winery</i>.

8.2.8 Regional infrastructure corridor – stock route overlay code

8.2.8.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational work development applications for development adjoining the stock route in the Rural zone as shown on the **Regional infrastructure corridor – stock route overlay maps (OM-010)** contained in Schedule 2 and identified as requiring assessment against the **Regional infrastructure corridor – stock route overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.8.2 Purpose

- (1) The purpose of the Regional infrastructure corridor - stock route overlay code is to ensure that stock routes facilitate the proper and safe movement of stock and maintain public health and safety.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) stock routes are maintained free of impediments, obstructions or diversions;
 - (a) development for *urban purposes* is not located where it will increase the health and safety risk of people by exposure to vector borne disease.

8.2.8.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.8.1 - Regional infrastructure corridor - stock route overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
PO1 Development maintains: <ol style="list-style-type: none"> (a) the operational efficiency and safety of the stock route; (b) public health and safety. 	AO1.1 Any new access from a road servicing a stock route includes a gate or grid to prevent stock entry to premises. AO1.2 Boundary fencing is maintained to the <i>road boundary</i> adjoining the stock route. Where for Accommodation activities AO1.3 <i>Buildings</i> have a minimum <i>setback</i> of 50 metres to the <i>road boundary</i> adjoining the stock route.

8.2.9 Scenic amenity overlay code

8.2.9.1 Application

This code applies to assessing material change of use or operational works development applications for development identified on the **Scenic amenity overlay maps (OM-011)** contained in Schedule 2 and identified as requiring assessment against the **Scenic amenity overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.9.2 Purpose

- (1) The purpose of the scenic amenity overlay code is to ensure that development does not adversely affect scenic amenity and landscape values within the Western Downs region.
- (2) The purpose of the scenic amenity overlay code will be achieved through the following overall outcomes:
 - (a) development protects and enhances the significant landscape elements and features which contribute to the unique character and identity of the Western Downs region including:
 - (i) High Landscape Value Areas;
 - (ii) Scenic Routes; and
 - (iii) Urban Gateways.

8.2.9.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.9.1 - Scenic amenity overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
High Landscape Values Area	
<p>PO1 Development within High Landscape Value Areas identified on the Scenic amenity overlay maps (OM-011):</p> <ol style="list-style-type: none"> (a) maintains and enhances the landscape character, scenic amenity and tourism values of the locality and the Western Downs region; (b) mitigates the scenic amenity impacts of <i>buildings</i> or <i>structures</i> visible at the skyline or positioned on a ridgeline when viewed from a highway, main road or Scenic Route; (c) is fully screened by an existing natural landform or native vegetation, or will be fully screened by native vegetation within 5 years of construction when viewed from a Scenic Route unless development supports tourism; (d) retains existing vegetation and incorporates landscaping to visually soften built form elements; 	<p>AO1.1 <i>Buildings</i> and <i>structures</i> have a maximum <i>building height</i> of 8.5 metres and two <i>storeys</i> within High Landscape Value Areas identified on Scenic amenity overlay maps (OM-011).</p> <p>OR</p> <p>AO1.2 <i>Buildings</i> and <i>structures</i> are associated with <i>Rural activities</i>.</p> <p>AO1.3 <i>Buildings</i>, <i>structures</i> and operational works are located a minimum of 50 metres from ridges or peaks within High Landscape Value Areas identified on Scenic amenity overlay maps (OM-011).</p> <p>AO1.4 Where within High Landscape Value Areas identified on Scenic amenity overlay maps (OM-011) no vegetation clearing occurs:</p>

Performance outcomes	Acceptable outcomes
<p>(e) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character of the locality; and</p> <p>(f) minimises visual impacts on the High Landscape Values area in terms of:</p> <ul style="list-style-type: none"> (i) the scale, height and setback of buildings; (ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; and (i) the scale, extent and visual prominence of <i>advertising devices</i>. <p>Note- a landscape assessment must be undertaken in accordance with SC6.4 – Planning Scheme Policy 3 – Landscape Character Analysis in satisfaction of a Performance Outcome.</p>	<ul style="list-style-type: none"> (a) within 100 metres of ridgelines or peaks; (b) on land with a slope greater than 15 percent; (c) within 100 metres of waterways; (d) within 100 metres of wetlands; (e) unless where in accordance with Part 8.2 - Bushfire hazard overlay code. <p>Note – waterways and wetlands are identified on Wetlands overlay maps (OM-014) and Waterway corridors overlay maps (OM-013).</p> <p>AO1.5 <i>Buildings</i> are screened by an existing natural landform or native vegetation from roads, where within High Landscape Value Areas identified on Scenic amenity overlay maps (OM-011).</p> <p>AO1.6 <i>Advertising devices</i>:</p> <ul style="list-style-type: none"> (a) refer only to the name and contact details for the proprietor, the name of the business or premises, the nature of uses conducted on the premises and the hours of operation; (b) are for one or more of the following uses: <ul style="list-style-type: none"> (i) <i>Nature-based tourism</i>; (ii) <i>Rural activities</i>. (c) has a sign face area not exceeding 1.5m² per side (up to two sides); (d) has a maximum height of 2 metres; (e) are not illuminated.
Scenic routes	
<p>PO2 Development within a Scenic Route buffer identified on the Scenic amenity overlay maps (OM-011):</p> <ul style="list-style-type: none"> (a) retains visual access to waterway crossings; (b) retains existing vegetation and incorporates landscaping to visually screen and soften built form elements, whilst not impeding distant views or view corridors from the Scenic Route; (c) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character; and (d) minimises visual impacts on the Scenic Route in terms of: <ul style="list-style-type: none"> (i) the scale, height and setback of buildings; 	<p>AO2.1 <i>Buildings and structures</i> have a maximum <i>building height</i> of 8.5 metres and two <i>storeys</i> within Scenic Route Buffer Areas identified on Scenic amenity overlay maps (OM-011). OR</p> <p>AO2.2 <i>Buildings and structures</i> are associated with <i>Rural activities</i>.</p> <p>AO2.3 <i>Buildings and structures</i> are setback a minimum of 100 metres from Scenic Routes and waterway crossings identified on the Scenic amenity overlay maps (OM-011), unless for the following land uses:</p> <ul style="list-style-type: none"> (a) <i>Food and drink outlet</i>; (b) <i>Winery</i>; (c) <i>Tourist attraction</i>;

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (ii) the extent of earthworks and impacts on the landform including the location and configuration of access roads and driveways; and (i) the scale, extent and visual prominence of <i>advertising devices</i>. <p>Note- a landscape assessment must be undertaken in accordance with SC6.4 – Planning Scheme Policy 3 – Landscape Character Analysis in satisfaction of a Performance Outcome.</p>	<ul style="list-style-type: none"> (d) <i>Nature-based tourism</i>; (e) <i>Short-term accommodation</i>. <p>AO2.4 No vegetation clearing is undertaken within 100 metres of a Scenic Route identified on the Scenic amenity overlay maps (OM-011).</p> <p>AO2.5 <i>Advertising devices</i>:</p> <ul style="list-style-type: none"> (a) refer only to the name and contact details for the proprietor, the name of the business or premises, the nature of uses conducted on the premises and the hours of operation; (b) are for one or more of the following uses: <ul style="list-style-type: none"> (i) <i>Food and drink outlet</i>; (ii) <i>Winery</i>; (iii) <i>Tourist attraction</i>; (iv) <i>Nature-based tourism</i>; (v) <i>Rural activities</i>; (vi) <i>Short-term accommodation</i>. (c) are setback 100 metres from waterway crossings; (d) has a sign face area not exceeding 1.5m² per side (up to two sides); (e) has a maximum height of 2 metres; (f) are not illuminated.
For assessable development (code, code (fast tracked) and impact)	
Urban Gateways	
<p>PO3 Development within Urban Gateways reinforces the gateway function of these areas through:</p> <ul style="list-style-type: none"> (a) landscaping that enhances the entry to urban areas, including street tree planting; (b) low rise high quality built form; (c) open space buffers between the road and new estates for <i>Industrial activities</i>, <i>Accommodation activities</i> and <i>Business activities</i> where for reconfiguring a lot; (d) retention of existing vegetation, including street trees; (e) <i>advertising devices</i> that: <ul style="list-style-type: none"> (i) are consistent with a gateway image; and (ii) do not contribute to the proliferation of visual clutter. <p>Note- a landscape assessment must be undertaken in accordance with SC6.4 – Planning Scheme Policy 3 – Landscape Character Analysis in satisfaction of a Performance Outcome.</p>	<p>AO3 No acceptable outcome.</p>

8.2.10 Stormwater overland flow path overlay code

8.2.10.1 Application

This code applies to assessing building work, material change of use, reconfiguring a lot or operational works development applications for development identified on the **Stormwater overland flow path overlay maps (OM-012)** contained in Schedule 2 and identified as requiring assessment against the **Stormwater flow path overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.10.2 Purpose

- (1) The purpose of the code is to manage development outcomes in stormwater overland flow path areas so that risk to life, property, community and the environment is minimised, including other property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) prevent or minimise adverse social and environmental impacts on the region's waterways, stormwater overland flow paths, constructed drainage network, from stormwater run-off originating from, or passing through development;
 - (b) provide an efficient and cost effective integrated stormwater run-off management system, that adequately protects people and the natural and built environments from an unacceptable level of stormwater flood risk.

8.2.10.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.10.1 - Stormwater overland flow path overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
All flood hazard areas	
<p>PO1 Development provides for the integrated management of stormwater overland flow paths in order to:</p> <ol style="list-style-type: none"> (a) protect stormwater overland flow paths from development that may affect the hydraulic capacity of flow paths; (b) minimise localised stormwater flood events; (c) protect and enhance environmental values of receiving waters; (d) maximise the use of water sensitive urban design principles; (e) maximise the use of natural waterway corridors and natural channel design principles; (f) maximise community benefit; (g) minimise safety risk to all persons. <p>Note – where for a performance based solution, a Site Based Stormwater Management Plan (SBSMP) is prepared for all major and minor stormwater management measures. The SBSMP must provide for the following where applicable:</p>	<p>Where for Material Change of Use or Building Work</p> <p>AO1.1 No <i>buildings</i> are located within a Major Flow Path or Minor Flow Path identified on Stormwater overland flow path overlay maps (OM-012).</p> <p>AO1.2 Design levels for <i>buildings</i> must comply with the flood immunity standards specified in Table 8.2.10.2 and Table 8.2.10.3 where within a Major Flow Path or Minor Flow Path or associated buffer areas identified on Stormwater overland flow path overlay maps (OM-012).</p> <p>Note- Refer to SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards for definition of development type categories identified in Table 8.2.11.2.</p>

Performance outcomes	Acceptable outcomes
<p>(a) an underground and/or open drain/ overland flowpath network maximising the use of natural channel design and water sensitive urban design principles;</p> <p>(b) make provision for detention/retention storage basins where required;</p> <p>(c) an Erosion and Sediment Control (ESC) Program where required by Council's Erosion and Sediment Control Standard;</p> <p>(d) retention of natural waterway corridors;</p> <p>(e) safety of all persons and risk management measures;</p> <p>(f) an acceptable level of stormwater overland flow path immunity.</p>	<p>Where for Reconfiguring a Lot AO1.3 No new lots are created within a Major Flow Path or associated buffer area identified on Stormwater overland flow path overlay maps (OM-012) except where for the creation of a lot for the purposes of public open space.</p> <p>AO1.4 No new lots are created within a Minor Flow Path identified on Stormwater overland flow path overlay maps (OM-012) except where for the creation of a lot for the purposes of public open space.</p> <p>Where for Material Change of Use or Building Work or Operational Works AO1.5 Filling above <i>ground level</i> is not undertaken in Major Flow Paths or Minor Flow Paths identified on Stormwater overland flow path overlay maps (OM-012).</p>

Table 8.2.10.2 Stormwater overland flow path immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Category A	50y ARI + 0.5 metres
Category B	50y ARI + 0.3 metres
Category C	50y ARI
Category D	50y ARI
Category E	20y ARI

Table 8.2.10.3 Community infrastructure immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
<i>Emergency services</i>	100y ARI + 0.5m
<i>Hospital</i>	100y ARI + 0.5m
<i>Community use</i> (where for the storage of valuable records or items of historic or cultural significance including libraries and museums)	50y ARI
<i>Special industry</i> (where for power station)	200y ARI
<i>Substations</i>	200y ARI
<i>Utility installation</i> (where for a sewage treatment plant)	DFE
<i>Utility installation</i> (where for a water treatment plant)	200y ARI
<i>Utility installation</i> (other)	Refer to SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards .
Air services	Refer to SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards .

8.2.11 Waterway corridors overlay code

8.2.11.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational works development applications for development within waterway corridors or waterway corridor buffer areas identified on the **Waterway corridors overlay maps (OM-013)** contained in Schedule 2 and identified as requiring assessment against the **Waterway corridors overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.11.2 Purpose

- (1) The purpose of the waterway corridors overlay code is to ensure that waterways are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is appropriately setback from waterways to minimise direct and indirect impacts on water quality and biodiversity;
 - (b) riparian vegetation is protected and enhanced to improve water quality and natural ecosystem function.

8.2.11.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.11.1 - Waterway corridors overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
<p>PO1 Waterways are protected by:</p> <ol style="list-style-type: none"> (a) maintaining adequate separation distances between waterways and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining bank stability by minimising bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (e) retaining and improving existing riparian vegetation. <p>Note- An Ecological Site Assessment must be prepared in a manner consistent with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>AO1.1 No clearing of native vegetation is undertaken within waterway corridors or waterway corridor buffer areas identified on the Waterway corridors overlay maps (OM-013).</p> <p>Where for Material Change of Use AO1.2 A minimum setback is provided between <i>buildings</i> and <i>structures</i> and the top of the high bank of a waterway corridor as identified on the Waterway corridors overlay maps (OM-013) by a distance not less than identified in Table 8.2.11.2.</p> <p>Where for Reconfiguring a Lot AO1.3 A minimum setback is provided between a new boundary created by <i>reconfiguring a lot</i> and the top of the high bank of a waterway corridor as identified on the Waterway</p>

Performance outcomes	Acceptable outcomes
	<p>corridors overlay maps (OM-013) by a distance not less than identified in Table 8.2.11.2.</p> <p>Where for Operational Works (comprising works for infrastructure or excavating or filling or landscape works)</p> <p>AO1.4 A minimum setback is provided between <i>operational works</i> and the top of the high bank of a waterway corridor as identified on the Waterway corridors overlay maps (OM-013) by a distance not less than identified in Table 8.2.11.2.</p> <p>Note- The “high bank” is to be determined in accordance with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>
<p>PO2 Stormwater and wastewater discharges are treated prior to entering a waterway or associated buffer area to ensure the biological integrity of aquatic ecosystems.</p> <p>Note- A performance outcome must be supported by:</p> <ul style="list-style-type: none"> (a) an Ecological Site Assessment prepared in a manner consistent with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines; and (b) a Site Based Stormwater Management Plan. 	<p>AO2.1 No stormwater is discharged to a waterway or waterway corridor buffer area identified on the Waterway corridors overlay maps (OM-013).</p> <p>AO2.2 No wastewater (treated or untreated) is discharged to a waterway corridor or waterway buffer area identified on the Waterway corridors overlay maps (OM- 013).</p>
<p>PO3 Areas of waterway buffer area identified in accordance with AO1 which are cleared, degraded or disturbed as a consequence of the development are rehabilitated to contribute to the establishment of a functional and connected habitat network having regard to:</p> <ul style="list-style-type: none"> (a) the use of native plant species of local provenance that support the habitat needs of any rare or threatened species; and (b) replication of the species and structure of adjacent remnant habitats, including understorey vegetation. <p>Note- An Ecological Site Assessment must be prepared in a manner consistent with SC6.3 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>AO3 No acceptable outcome.</p>

Performance outcomes	Acceptable outcomes
<p>PO4 Management arrangements facilitate the ongoing conservation and protection of nature conservation and biodiversity areas within the Urban Area identified on Settlement Pattern Strategic Plan Map 1.</p>	<p>AO4 Waterways identified on Waterway corridors overlay maps (OM-013) and associated buffer areas identified in accordance with AO1 are:</p> <ul style="list-style-type: none"> (a) dedicated as public open space for purposes consistent with the ecological values and functions of the area where for <i>Reconfiguring a Lot</i>; or (b) included within a voluntary statutory covenant for purposes consistent with the ecological values and functions of the area where for <i>Material Change of Use</i>.

Table 8.2.11.2 Waterway corridor setbacks

Waterway stream order	Minimum Setback (m)
Waterway (Stream order 3 or 4)	25
Waterway (Stream order greater than 4)	50

8.2.12 Wetlands overlay code

8.2.12.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational works development applications for development within wetlands or wetland buffer areas identified on the **Wetlands overlay maps (OM-014)** contained in Schedule 2 and identified as requiring assessment against the **Wetlands overlay code** by the tables of assessment in Part 5.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.2.12.2 Purpose

- (1) The purpose of the wetlands overlay code is to ensure that wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide habitat for flora and fauna
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is appropriately setback from wetlands to minimise direct and indirect impacts on water quality and biodiversity;
 - (b) vegetation associated with wetlands is protected and enhanced to improve water quality and natural ecosystem function.

8.2.12.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 8.2.12.1 - Wetlands overlay code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
<p>PO1 Wetlands are protected by :</p> <ol style="list-style-type: none"> (a) maintaining adequate separation distances between wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; (c) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (d) retaining and improving existing wetland associated vegetation. <p>Note- An Ecological Site Assessment must be prepared in a manner consistent with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>AO1.1 No clearing of native vegetation is undertaken within wetland buffer areas identified on the Wetlands overlay maps (OM-014).</p> <p>Where for Material Change of Use AO1.2 A minimum setback is provided between <i>buildings</i> and <i>structures</i> and the edge of a wetland as identified on the Wetlands overlay maps (OM-014) by a distance not less than identified in Table 8.2.12.2.</p> <p>Where for Reconfiguring a Lot AO1.3 A minimum setback is provided between a new boundary created by <i>reconfiguring a lot</i> and the edge of a wetland as identified on the Wetlands overlay maps (OM-014) by a distance not less than identified in Table 8.2.12.2.</p>

Performance outcomes	Acceptable outcomes
	<p>Where for Operational Works (comprising works for infrastructure or excavating or filling or landscape works)</p> <p>AO1.4 A minimum setback is provided between <i>operational works</i> and the edge of a wetland as identified on the Wetlands overlay maps (OM-014) by a distance not less than identified in Table 8.2.12.2.</p>
<p>PO2 Stormwater and wastewater discharges are treated prior to entering a wetland or associated buffer area to ensure the biological integrity of terrestrial and aquatic ecosystems.</p> <p>Note- A performance outcome must be supported by:</p> <p>(a) an Ecological Site Assessment prepared in a manner consistent with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines; and</p> <p>(b) a Site Based Stormwater Management Plan.</p>	<p>AO2.1 No stormwater is discharged to a wetland or wetland buffer area identified on the Wetlands overlay maps (OM-014).</p> <p>AO2.2 No wastewater (treated or untreated) is discharged to a wetland or wetland buffer area identified on the Wetlands overlay maps (OM-014).</p>
<p>PO3 Areas of wetland buffer area identified in accordance with AO1 which are cleared, degraded or disturbed as a consequence of the development are rehabilitated to contribute to the establishment of a functional and connected habitat area having regard to:</p> <p>(a) the use of native plant species of local provenance that support the habitat needs of any rare or threatened species; and</p> <p>(b) replication of the species and structure of adjacent remnant habitats, including understorey vegetation.</p> <p>Note- An Ecological Site Assessment must be prepared in a manner consistent with SC6.2 - Planning Scheme Policy 2 – Ecological Site Assessment Guidelines.</p>	<p>AO3 No acceptable outcome.</p>

Table 8.2.12.2 Wetland corridor setbacks

Wetland	Minimum Setback (m)
Wetland (High Ecological Significance)	200
Wetland (other)	50

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 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 the planning scheme area:
 - (a) Community residence code requirements applying to development that may not be made assessable development under the planning scheme.
 - (b) Cropping (involving (forestry for wood production) code applying to development that may not be made assessable development under the planning scheme.
 - (c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code applying to development for which code assessment is required under schedule 10, part 12 and schedule 10, part 14 division 2 of the Regulation.
- (5) The following are the use codes for the planning scheme:
 - (a) Accommodation activities code;
 - (b) Extractive industry code
 - (c) Home based business code;
 - (d) Rural activities code;
 - (e) Telecommunications facility code.
- (6) The following are the other development codes for the planning scheme:
 - (a) Advertising devices code;
 - (b) Infrastructure services code;
 - (c) Operational works code;
 - (d) Reconfiguring a lot code; and
 - (e) Transport, access and parking 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 Western Downs 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

9.3 Use codes

9.3.1 Accommodation activities code

9.3.1.1 Application

This code applies to assessing material change of use development applications for development involving the following *Accommodation activities* uses in all zones:

- (a) *Dwelling house (secondary dwelling)*;
- (b) *Dwelling house (small lot)*;
- (c) *Dual occupancy*;
- (d) *Caretaker's accommodation*;
- (e) *Non-resident workforce accommodation*;
- (f) *Multiple dwelling*;
- (g) *Relocatable home park*;
- (h) *Residential care facility*;
- (i) *Retirement facility*;
- (j) *Rural workers accommodation*; and
- (k) *Tourist park*.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.1.2 Purpose

- (1) The purpose of the Accommodation activities code is to ensure that *Accommodation activities* uses are designed, located and operated to maintain and protect the amenity of residents and amenity expectations of neighbourhoods,
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the type, location, scale, density and setbacks of *accommodation activities* is consistent with the character and amenity of the applicable zone;
 - (b) *buildings* and *structures* associated with a dwelling house and caretaker's accommodation uses are compatible in terms of the built form and scale with surrounding development;
 - (c) *dwelling house* development on *small lots* ensures that the amenity of occupants and neighbours is not compromised;
 - (d) *accommodation activities* incorporate crime prevention through environmental design principles and promote casual surveillance of the street;
 - (e) *Accommodation activities* are provided with appropriate service areas to ensure that occupants daily activities can be undertaken, whilst not prejudicing the residential amenity and streetscape of the locality;
 - (f) *Accommodation activities* are provided with appropriate levels of landscaping, private open space and/or communal open space;
 - (g) *Retirement facility* and *Residential care facility* uses are provided with appropriate on site access and mobility opportunities to utilise communal open space;
 - (h) *Tourist parks* support and enhance the caravan and recreation vehicle tourist industry; and
 - (i) *Rural workers accommodation* is subordinate to the primary use of the premises for *rural activities* and is appropriate for the accommodation of permanent and/or temporary rural workers.

9.3.1.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 9.3.1.1 - Accommodation activities code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Dwelling House (Second Dwelling)	
<p>PO1 An additional dwelling on the same site as a dwelling house:</p> <ul style="list-style-type: none"> (a) is located on a site with sufficient area to accommodate the dwelling house and the additional dwelling ; (b) maintains an acceptable level of residential amenity for occupants of the additional dwelling , the dwelling house and the adjoining land; (c) has a built form that is integrated with the dwelling house; and (d) is occupied by a relative of one of the occupants of the dwelling house. 	<p>AO1 An additional <i>dwelling</i>:</p> <ul style="list-style-type: none"> (a) is located on a lot with a minimum site area of 800m²; (b) is attached to the dwelling house by: <ul style="list-style-type: none"> i. sharing a common wall; or ii. a garage/carport; or iii. breezeway/walkway/covered patio. (c) has a maximum gross floor area of 50m² or 50% of the gross floor area of the existing dwelling house, whichever is the lesser; (d) is located on the same lot as the dwelling house; (e) includes building materials that are compatible and/or consistent with the primary dwelling house; (f) includes a roof pitch that is consistent with the primary dwelling house; and (g) provides a minimum of one (1) additional car parking space.
Dwelling House (Small Lot)	
Site Coverage	
<p>PO2 <i>Buildings on small lots</i> must include an appropriate balance of building form and open space.</p>	<p>AO2 <i>Site cover</i> is a maximum of 60% of the total site area.</p>
Building Height	
<p>PO3 All <i>buildings</i> must be limited in height to complement the local neighbourhood character and to protect the residential amenity of adjoining lots.</p>	<p>AO3 <i>Buildings and structures</i> have a maximum <i>building height</i> of 8.5 metres and not more than 2 storeys above natural <i>ground level</i>.</p>
Setbacks	
<p>PO4 <i>Dwelling houses</i> on small lots must provide for sufficient setbacks from boundaries to:</p> <ul style="list-style-type: none"> (a) protect and enhance the residential amenity and streetscape; (b) ensure separation of <i>habitable rooms</i> and private open space from adjoining <i>dwellings</i>; (c) limit overshadowing of private open space on adjoining sites; and (d) variation of front setbacks to the streetscape. 	<p>AO4.1 <i>Buildings and structures</i> have a minimum <i>setback</i> of 4.5 metres from the <i>primary road frontage</i>, measured to the wall.</p> <p>Note- except where varied by A05.2.</p> <p>AO4.2 Eaves, window hoods and decks, porches, patios and upper level covered balconies, including support structures and ancillary <i>structures</i> of open construction have a minimum setback of 3.0 metres from the <i>primary road frontage</i>.</p> <p>Note- open construction includes screening that has openings which make it no more than 50% opaque and</p>

	does not include walls.
Performance Outcomes	Acceptable Outcomes
	<p>AO4.3 For a corner allotment, <i>buildings</i> and <i>structures</i> have a minimum setback of 3.0 metres from the <i>secondary frontage</i>.</p> <p>AO4.4 <i>Buildings</i> shall be setback from the side and rear boundaries no less than:</p> <ul style="list-style-type: none"> (a) 1.2 metres, measured from the outermost projection of that part of the <i>building</i>, which is 4.5 metres or less above <i>ground level</i>; (b) 2 metres, measured from the outermost projection of that part of the building which is greater than 4.5 metres but not greater than 7.5 metres above <i>ground level</i>; (c) 2 metres, plus 0.5 metres for every three metres or part thereof, measured from the outermost projection of that part of the building, which is greater than 7.5 metres above <i>ground level</i>. <p>Note- the abovementioned setbacks may be reduced by the horizontal dimension of eaves, fascias, gutters, downpipes, sunhoods and/or privacy screens which extend beyond the outermost face of the external wall of the building. The setback encroachment must not to exceed 0.6 metres.</p> <p>AO4.5 Built to boundary walls:</p> <ul style="list-style-type: none"> (a) the <i>building</i> is built to one side boundary only; (b) have a maximum height of 3.5 metres; (c) have a maximum setback of 150mm from the side boundary; (d) have a maximum length of 8.0 metres (e) where a built to boundary, the wall is punctuated by a wall setback from the boundary, for a length less than 3.0 metres, this length is to be included in the maximum 8.0 metre length; (f) the aggregate length of built to boundary walls does not exceed 50% of the length of the boundaries; and (g) must be a rendered finish. <p>AO4.6 Rain water tanks that are located wholly below ground may be located within the front, side and rear boundary setbacks.</p>
Built Form	
<p>PO5 The <i>building</i> must be oriented to the street to facilitate casual surveillance, provide visual interest and to ensure good quality urban design outcomes.</p>	<p>AO5.1 The building has a door, <i>habitable room</i> window or balcony that faces the <i>primary road frontage</i> and <i>secondary road frontage</i> (where applicable).</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO5.2 All <i> dwellings</i> have a visible entry from the <i> primary road frontage</i>.</p>
<p>PO6 The <i> building</i> is designed and sited to achieve an acceptable level of privacy for the occupants of the <i> dwelling</i> and neighbouring <i> dwellings</i>.</p>	<p>AO6.1 Any <i> habitable room</i> window that directly faces a habitable window of another <i> dwelling</i> has one or more of the following characteristics:</p> <ul style="list-style-type: none"> (a) has a sill height of 1.7 metres above floor level; (b) has fixed obscure glazing in any part of the window below 1.7 metres above floor level; (c) has the view from the <i> habitable room</i> window screened by a structure not greater than 1.8 metres in height that has openings which make it no more than 50 per cent transparent. <p>AO6.2 Where direct views exist into the private open space of an adjoining dwelling from, <i> habitable room</i> windows ,balconies, verandahs, terraces, decks and other communal or public areas this view is obscured or screened by:</p> <ul style="list-style-type: none"> (a) privacy screens that have openings which make it no more than 50% transparent.
<p>PO7 Building design, detailing and finishes must incorporate the articulation of roofs, building footprints and fragmentation of building bulk and appearance to:</p> <ul style="list-style-type: none"> (a) add visual interest to the streetscape; (b) provide differentiation between buildings by means of articulation; and (c) maximise the amenity of adjoining residences. 	<p>AO7 The length of a wall does not exceed 15 metres in one plane, without being offset by a minimum of 1.0 metre of building articulation which could be achieved by either decks, balconies, verandahs and/or other projections.</p>
<p>PO8 The building is oriented to ensure that garages, bathrooms, toilets and laundries do not dominate the streetscape.</p>	<p>AO8.1 The opening to the garage must not exceed a width of 6.0 metres.</p> <p>AO8.2 Bathroom, laundry and toilet windows do not face the street, unless they are obscured by glass or screened by privacy screens that have openings which make it no less than 50% transparent.</p>
Services	
<p>PO9 Service facilities are:</p> <ul style="list-style-type: none"> (a) provided to meet the needs of residents (b) are sited and designed in an unobtrusive and convenient manner; and (c) are appropriately screened from public view. 	<p>AO9 Service facilities include:</p> <ul style="list-style-type: none"> (a) an open air clothes drying facility that is a minimum of 10m² and located in an external, ventilated and convenient location that is screened from the streetscape or public view; (b) a waste and recycling bin storage area that is sited more than 6 metres from the

Performance Outcomes	Acceptable Outcomes
	road frontage and capable of accommodating two waste bins.
Private Open Space	
<p>PO10 Private open space must have sufficient area to:</p> <ul style="list-style-type: none"> (a) suit the recreation needs of residents; (b) provide for service functions such as clothes drying. 	<p>AO10.1 Private open space is provided for each dwelling which comprises:</p> <ul style="list-style-type: none"> (a) a minimum area of 25m² with no part having a minimum dimension of less than 3 metres; (b) an eastern or northern orientation; and (c) is directly accessible from a living area. <p>AO10.2 Decks, balconies, verandahs or covered ground level recreation areas such as patios comprise at least 15% of the total private open space area.</p> <p>AO10.3 The slope of the private open space is not more than 1 in 10.</p>
Landscaping	
<p>PO11 Landscaping must be provided to soften the visual effects of the built environment, screen driveways from adjoining properties and add visual interest to the street frontage.</p>	<p>AO11.1 A landscaped area with an average width of 900mm is provided between the driveway and side boundary.</p> <p>AO11.2 Existing street trees are to be retained.</p> <p>AO11.3 A minimum of 30% of the <i>site</i> is to contain functional landscaped open space areas (inclusive of private open space).</p>
Caretaker's Accommodation	
<p>PO12 The provision of <i>Caretaker's accommodation</i> does not compromise the role, function and operation of the zone.</p>	<p>AO12.1 <i>Caretaker's accommodation</i> comprises a <i>dwelling</i> with a maximum <i>gross floor area</i> of 100m².</p> <p>AO12.2 <i>Caretaker's accommodation</i> must be located where non- residential activities are carried out on the site and the use has a demonstrated need for a caretaker to be on site on a permanent basis.</p> <p>AO12.3 Only one <i>Caretaker's accommodation</i> is established on a site.</p>
Multiple dwellings, Dual Occupancy, Retirement facility, Residential care facility or Non-resident workforce accommodation (where for more than one dwelling and in an Urban Area)	
Built form	
<p>PO13 The building must be oriented to the street to facilitate casual surveillance, provide visual interest and to ensure good urban design outcomes.</p>	<p>AO13.1 The building has a door, <i>habitable room</i> window or balcony that faces the <i>primary road frontage</i>, and <i>secondary road frontage</i> (where applicable).</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO13.2 All dwellings have a visible entry from the primary road frontage.</p>
<p>PO14 The building is designed and sited to achieve an acceptable level of privacy for the occupants of the dwelling and neighbouring dwellings.</p>	<p>AO14.1 Any habitable room that directly faces a habitable window of another dwelling and has one or more of the following characteristics:</p> <ul style="list-style-type: none"> (a) has a sill height of 1.7 metres above floor level (b) has fixed obscure glazing in any part of the window below 1.7 metres above floor level (c) has the view from the habitable room window screened by a structure not greater than 1.8 metres in height that has openings which make it no more than 50% transparent. <p>AO14.2 Where direct views exist into the private open space of an adjoining dwelling from, windows, landing stairs, terraces, decks and other private communal or public areas this view is:</p> <ul style="list-style-type: none"> (d) obscured or screened by privacy screens that have openings which make it no more than 50% transparent.
Private open space	
<p>PO15 Private open space is conveniently located and of a practical size that meets the needs of residents, having regard to:</p> <ul style="list-style-type: none"> (a) liveability; (b) recreation; (c) privacy; (d) outdoor entertaining; (e) landscaping; (f) amenity; (g) outlook; and (h) climate. 	<p>AO15.1 Private open space is provided for each dwelling which comprises:</p> <ul style="list-style-type: none"> (d) a minimum area of 25m² with no part having a minimum dimension of less than 3 metres; (e) has an eastern or northern orientation; and (f) is directly accessible from a living area. <p>AO15.2 Decks, balconies, verandahs or covered ground level recreation areas such as patios, comprise at least 15% of the total private open space area.</p> <p>Where for multiple dwellings and where dwelling are above ground level</p> <p>AO15.3 Private open space may be provided in the form of a balcony having a minimum area of 8m² and a minimum dimension of 2 metres and that is directly accessible from a living area.</p>
Multiple dwellings, Retirement facility, Residential care facility or Non-resident workforce accommodation (where for more than one dwelling and in an Urban Area)	
Landscaping and communal open space	
<p>PO16 Landscaped open space contributes to the character and amenity of the site and locality.</p>	<p>AO16.1 A minimum of 15% of the site area is provided as landscaped open space.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO16.2 Acoustic screening is provided adjacent to any vehicle movement or vehicle parking areas along the side or rear boundary.</p> <p>AO16.3 A 1 metre wide vegetated buffer and 1.8 metre screen fence is provided adjacent to any movement or parking areas along the side or rear boundary.</p>
<p>PO17 Communal open space for recreation is provided where dwellings do not have access to <i>ground level</i> private open space.</p>	<p>AO17 Where <i>dwellings</i> do not have access to ground level private open space, communal open space is provided in accordance with the following:</p> <ul style="list-style-type: none"> (a) one area of 50m²; (b) a minimum dimension of 5 metres; and (c) must include recreational facilities such as a shaded and landscaped barbecue area.
Refuse storage and collection	
<p>PO18 Refuse storage and collection facilities are located in areas that:</p> <ul style="list-style-type: none"> (a) provide reasonable standards of amenity for residents; (b) maintain the amenity of adjoining premises; 	<p>AO18.1 Refuse storage is located for convenient use and designed such that it:</p> <ul style="list-style-type: none"> (a) is an outdoor area that is: <ul style="list-style-type: none"> (i) no closer than 3 metres to any frontage or <i>dwelling</i> and 1.5 metres to any other <i>site</i> boundary; (ii) enclosed on three sides with a screen wall extending 0.2 metres above the height of the refuse bin storage; or (iii) screened by dense mature planting. <p>AO18.2 Where for 10 or more <i>dwelling</i> units a communal refuse storage area is provided (for a bulk refuse bin) and is serviced by a private contractor.</p>
Services and equipment	
<p>PO19 Service facilities are provided to meet the needs of residents and are sited and designed in an unobtrusive and convenient manner.</p>	<p>AO19.1 Each dwelling is provided with an open air clothes drying facility that is a minimum of 8m² and located in an external, ventilated and convenient location that is screened from the streetscape or public view.</p> <p>Note- clothes drying areas are to be provided in addition to private open space or communal open space areas.</p> <p>AO19.2 All equipment ancillary to any <i>buildings</i> or <i>structures</i> are located or screened so as not to be viewed from the road or public open space.</p> <p>Note- Equipment does not include solar panels for electricity generation or water heating and does not include antennae and the like.</p>

Performance Outcomes	Acceptable Outcomes
Retirement facility or residential care facility	
Mobility and access	
<p>PO20 The use is located on land that has a gradient conducive to aided mobility.</p>	<p>AO20 The following areas are provided with a slope of 1 in 14 or less: (a) pedestrian movement areas; (b) private open space; (c) communal open space; and (d) communal clothes drying facilities.</p>
<p>PO21 The pedestrian movement system: (a) enables residents to easily navigate the <i>site</i> on foot or with the assistance of mobility aids; (b) provides non-discriminatory access; (c) incorporates covered or protected walkways, particularly those linking dwelling units with communal facilities; (d) provides landscaped and comfortable vantage points to rest, socialise and observe surrounding activities; (e) provides a variety of circulation options; and (f) links with external pedestrian paths.</p>	<p>AO21 Pedestrian movement areas: (a) provide continuous access from all <i>dwelling</i> entries to the <i>primary road frontage</i>; (b) have a minimum width of 2 metres tapered to 3.5 metres when combined with a seating area; (c) comply with <i>AS1428.1-4: 2010 - Design for Access and Mobility</i>; (d) have a firm, level, well drained non-slip surface; (e) provide handrails where there are grade changes or other areas of potential risk to pedestrians; and (f) provide a covered principal walkway that links all on-site communal facilities (g) dense landscaping is a minimum of 30% of the <i>site</i> is to contain functional landscaped open space areas (inclusive of private open space).</p>
Non-resident workforce accommodation	
Character	
<p>PO22 The roof form of <i>non-resident workforce accommodation</i> is consistent with the predominant character of roof forms exhibited in the locality.</p>	<p>AO22.1 The <i>non-resident workforce accommodation</i> includes one or more of the following roof types with a pitch of 20 degrees or greater: (a) skillion; (b) gable; (c) hipped; (d) pitched.</p> <p>AO22.2 The <i>non-resident workforce accommodation</i> includes eaves with a minimum width of 600mm.</p>
Landscaping	
<p>PO23 Landscaped open space meets the private and communal recreation needs of <i>non-resident workers</i> and contributes to the protection and enhancement of local character.</p>	<p>AO23.1 A minimum of 20% of the front setback area of the premises is landscaped with drought tolerant vegetation with a minimum width of: (a) 2 metres to the road frontage boundary; and (b) 1 metre to all side boundaries.</p> <p>AO23.2 Where adjoining a sensitive receptor, a solid fence having a minimum height of 1.8 metres is provided along all side and rear boundaries.</p>

Performance Outcomes	Acceptable Outcomes
Rehabilitation	
<p>PO24 The agricultural and/or environmental capacity of the site is reinstated and/or enhanced to ensure that the:</p> <p>(a) sustainable productivity of the land is protected; and</p> <p>(b) the character and amenity of the site and surrounds is reinstated.</p>	<p>AO24 The site is rehabilitated following cessation of the <i>non-resident workforce accommodation</i> use.</p>
Rural Workers Accommodation	
<p>PO25 The <i>Rural workers accommodation</i> is directly associated with an agricultural based rural activity on the same <i>premises</i> and is commensurate with the scale of the primary agricultural operations.</p>	<p>AO25.1 The <i>Rural workers accommodation building</i> is limited to the accommodation of one rural worker for every 100 hectares and up to a maximum of ten rural workers.</p> <p>AO25.2 The agricultural based rural activity is a minimum of 100 hectares in area. In order to establish Rural workers accommodation it must be demonstrated that there is a need for rural workers to be accommodated on site.</p>
<p>PO26 <i>Rural workers accommodation</i> is provided with amenities commensurate with the needs of the employees and the permanent or seasonal nature of the employment.</p>	<p>AO26.1 The <i>Rural workers accommodation</i> is for permanent occupation and is fully self-contained. OR</p> <p>AO26.2 The <i>Rural workers accommodation</i> is for seasonal occupation (up to 3 months), is in an approved structure and shares facilities with an existing <i>Dwelling house</i> or <i>Caretaker's residence</i>.</p> <p>AO26.3 The <i>Rural workers accommodation</i> is located within 100 metres of the <i>Dwelling house</i> or <i>Caretaker's residence</i>.</p>
Relocatable Home Park and Tourist Parks	
<p>PO27 <i>Tourist park</i> accommodation is located:</p> <p>(a) in proximity to a centre zone; or</p> <p>(b) is on a scenic route in an urban area.</p>	<p>AO27 No acceptable outcome.</p>
Size, scale and setbacks	
<p>PO28 The use provides suitable levels of buffering, amenity, privacy, and recreation areas commensurate with the reasonable expectations of visitors and residents having regard to the nature of the accommodation use, and the character of the locality.</p>	<p>AO28.1 A <i>Tourist park</i> or <i>Relocatable home park</i> is located on a <i>site</i> with a minimum area of 1 hectare.</p> <p>AO28.2 The <i>site cover</i> for <i>buildings</i>, <i>roofed structures</i> or <i>relocatable homes</i> is a maximum of 40% of the total site area.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO28.3 The development complies with the provision in Table 9.3.1.2 with respect to:</p> <ul style="list-style-type: none"> (a) minimum <i>site</i> area for each accommodation type; (b) <i>setbacks</i> to internal road frontages; (c) distances to amenities; (d) distance from refuse storage areas; and (e) minimum area for communal recreation. <p>AO28.4 The <i>Relocatable home park</i> provides communal recreation facilities for the exclusive use of residents. Facilities include but are not limited to, children's play equipment, swimming pools and barbeque areas.</p>
<p>PO29 <i>Tourist parks</i> provide a variety of accommodation types to meet the diversity of tourists visiting the Western Downs and in particular promote caravan and recreation vehicle based tourism.</p>	<p>AO29 <i>Tourist parks</i> provide a minimum of 3 caravan/ recreation vehicle site for every 1 relocatable home or cabin accommodation types.</p>

Table 9.3.1.2 - Tourist park and relocatable home requirements

Aspects	Type of Accommodation			
	Relocatable home park	Tourist Park		
	Relocatable home	Caravan/RV*	Cabin	Tent
Minimum site area (m ²)	200	100	150	50
Minimum setback from any internal road frontage of a site to the nearest point of any vehicle or structure (m)	1.5	1.5	1.5	N/A
Minimum distance to any toilet ablation building on the land (m)	20	20	20	20
Maximum distance to any amenity building providing toilet, laundry and ablation facility (m)	100	100	100	100
Minimum distance to any bulk storage refuse bin (m)	50	50	50	50
Minimum recreation space(percentage of total site area)	10 per cent			

*Recreation Vehicle.

9.3.2 Extractive industry code

9.3.2.1 Application

This code applies to assessing material change of use development applications for development involving Extractive industry in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.2.2 Purpose

- (1) The purpose of the Extractive Industry Code is to ensure that extractive industry operations are undertaken in a safe and efficient manner, are sensitive to environmental and sensitive receptors and minimises off- site impacts.
- (2) The purpose of the Extractive Industry Code will be achieved through the following overall outcomes:
 - (a) extractive resources are appropriately separated from incompatible and sensitive land uses;
 - (b) waterways, wetlands and riparian areas are protected from the impacts caused by extractive industries, including haulage of the resource;
 - (c) haulage routes associated with extractive industry do not interfere with the safe and efficient operation of the road network or adversely impact on the amenity of sensitive land uses adjacent to the route;
 - (d) ensure that the operation of the development adequately provides for both the ongoing and post-extraction site rehabilitation;
 - (e) *Extractive industry* establishment and operations mitigates the introduction and spread of weeds and pest animals.

9.3.2.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 9.3.2.1 - Extractive industry code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Buffers, separation and amenity	
<p>PO1 The effects of <i>Extractive industry</i> operations (dust, air and noise emissions, blasting, vibration and overpressure) and from associated transport movements do not create significant environmental harm or unreasonably disrupt the amenity of sensitive land uses or land identified for future sensitive land uses.</p> <p>Note - to demonstrate compliance with this Performance Outcome, the following information will be required, which may include (but is not limited to):</p> <ol style="list-style-type: none"> i. the term, extent, sequencing and nature of extraction proposed over the life of the operation; ii. the nature and frequency of blasting and measures to be taken to warn and protect the public when blasting is planned; iii. the type of vehicles and equipment involved both on and off the site; iv. measures to control air pollution and noise; v. the proximity and type of nearby <i>sensitive land uses</i> and receptors; 	<p>AO1.1 <i>Extractive industry</i> operations that involve blasting, crushing or screening are located with a minimum separation distance of 1,000 metres from a <i>sensitive land use</i> or land in a residential zone category.</p> <p>AO1.2 <i>Extractive industry</i> operations that do not involve blasting, crushing or screening are located with a minimum separation distance of 200 metres from a <i>sensitive land use</i> or land in a residential zone category.</p> <p>AO1.3 Haul routes, except those that involve a State-controlled Road or an existing rail line, are more than 100 metres from a <i>sensitive land use</i> or land in a residential zone category.</p>

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> vi. likely haul routes, including a description of the environments through which they pass; and vii. environmental nuisance report detailing weeds, dust, waste and noise mitigation measures. 	<p>AO1.4 <i>Extractive industry</i> operations are located a minimum of 500 metres from a <i>Protected Area</i>.</p>
<p>PO2 <i>Extractive industry</i> buildings, machinery operating areas and access ways are to be located and effectively screened from public roads, public vantage points and neighbouring properties, in the protection of the prevailing visual character of the locality.</p> <p>Note- to demonstrate compliance with this Performance Outcome, adequate information on the methods to be employed to reduce visual impacts is required, which may include (but is not limited to):</p> <ul style="list-style-type: none"> i. locating exposed features behind natural barriers; ii. constructing amenity banks and vegetation screens; iii. carrying out timely rehabilitation works; iv. minimising signage; v. construct and paint buildings and facilities using materials and colours existing in the landscape; vi. limit and contain security and night lighting within the site; vii. align access and haulage roads to prevent direct views into the site. 	<p>AO2 No acceptable outcome.</p>
Hours of operation	
<p>PO3 <i>Extractive industry</i> occurs at times that will not result in disturbance of <i>sensitive land uses</i>.</p>	<p>AO3.1 Blasting operations are limited to between the hours of 9.00am to 5.00pm Monday to Friday.</p> <p>AO3.2 Extraction, crushing, screening, loading haulage and the operation or maintenance of plant equipment and vehicles are only to be undertaken between the hours of: (a) 6.00am and 6.00pm Monday to Friday; and (b) 8.00am and 2.00pm on Saturdays.</p> <p>AO3.3 No <i>Extractive industry</i> operations are conducted on a Sunday or public holiday.</p>
Managing the effects of Extractive Industry operations	
<p>PO4 Water run-off from the site is managed so as not to adversely affect the quality of adjoining and downstream waterways or groundwater, minimise erosion, and does not create any worsening of the quality and quantity of water discharged from the site onto or towards any other land, including roads.</p> <p>Note- to demonstrate compliance with this Performance Outcome, the following information is required, which may include (but is not limited to):</p>	<p>AO4 No acceptable outcome.</p>

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> i. Site levels before, during and after excavation works; ii. the location and description of potentially affected waters, including waterways, wetlands and groundwater; iii. erosion and sediment control; iv. means used to prevent downstream contamination caused by the storage, maintenance and operation of machinery and equipment (e.g. bunding, spill cleanup procedures); and v. means used to retain stormwater during significant rainfall events. 	
<p>PO5 <i>Extractive industry</i> operations minimise lighting impacts on roads, public vantage points and neighbouring properties by taking into consideration:</p> <ul style="list-style-type: none"> (a) illumination levels; (b) periods of illumination; (c) direction of lighting; (d) use of vegetation buffers; (e) proximity to <i>sensitive land uses</i>. 	<p>AO5 Fixed site lighting complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p>PO6 The haulage of extractive material does not result in the deterioration of roads used by ensuring:</p> <ul style="list-style-type: none"> (a) the roads used as haulage routes are of an adequate standard to accommodate the type and frequency of traffic generated; (b) haulage routes are maintained including the removal of dirt and other spillage from trucks; and (c) Haulage routes do not compromise traffic safety or amenity in the area. <p>Note- a road maintenance plan is required to demonstrate compliance with this Performance Outcome.</p>	<p>AO6 No acceptable outcome.</p>
<p>PO7 Public access to the site is managed to protect the health and safety of the public.</p>	<p>AO7.1 Suitable fencing is provided and maintained on the perimeter of the site.</p> <p>AO7.2 Warning signs are to be placed on the perimeter fence where access is obtained on any frontage to a public road.</p>
Landscaping and Rehabilitation	
<p>PO8 Landscaping is utilised to screen operational areas, and complement the biodiversity values of the surrounding area.</p> <p>Note- landscaping incorporates the following elements where appropriate:</p> <ul style="list-style-type: none"> i. native plants of local origin; ii. known food and habitat trees and shrubs; iii. replication of adjacent healthy remnant habitats, including understorey vegetation; and iv. no declared noxious plants, weeds or invasive plants likely to displace native flora species or degrade fauna habitat. 	<p>AO8 No acceptable outcome.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO9 Progressive rehabilitation of the site is to be carried out over the life of the <i>Extractive industry</i> operations to minimise the potential for impacts on the environment and to retain the environmental values and natural appearance of the surroundings.</p>	<p>AO9 No acceptable outcome.</p>

9.3.3 Home based business code

9.3.3.1 Application

This code applies to assessing material change of use development application for development involving a *Home based business* use in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.3.2 Purpose

- (1) The purpose of the Home Based Business Code is to facilitate the establishment of low impact, small scale businesses in residential *dwelling*s.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) *home based business* uses do not detract from the prevailing residential character or amenity of the area;
 - (b) *home based business* is operated so as to protect and maintain the amenity of adjoining residential uses; and
 - (c) *home based businesses* do not negatively impact on public or environmental safety.

9.3.3.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 9.3.3.1 - Home based business code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Scale and appearance	
<p>PO1 The scale and appearance of the <i>Home based business</i> is:</p> <ol style="list-style-type: none"> (a) subordinate to the residential use of the <i>dwelling</i>; (b) compatible with the character and amenity of the local area; and (c) does not compromise the viability of the Western Downs activity centre network. 	<p>AO1.1 The <i>gross floor area</i> occupied by the <i>Home based business</i> does not exceed 50m².</p> <p>AO1.2 The external character, scale and appearance of the <i>dwelling</i> is not modified to accommodate the <i>Home based business</i>.</p> <p>AO1.3 The equipment, materials, or goods associated with the <i>Home based business</i> are:</p> <ol style="list-style-type: none"> (a) displayed or stored in a building and/or structure; and (b) are not visible from the road frontage.
Operation	
<p>PO2 The operation of the <i>Home based business</i> is complementary to the residential amenity of the local area and protects the viability of the Zone as well as the Western Downs activity centre network.</p>	<p>AO2.1 Operating hours of the <i>Home based business</i> are limited to:</p> <ol style="list-style-type: none"> (a) 8.30am to 5.00pm Monday to Friday; and (b) 8:30am to 12:00 noon Saturday and Sunday. <p>AO2.2 The <i>Home based business</i> is not frequented by more than 6 clients or customers per working day.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO2.3 A maximum of 1 person other than occupants of the <i>dwelling</i> are employed in the <i>Home based business</i>.</p> <p>AO2.4 A maximum of seven children including the occupants of the <i>dwelling</i> are cared for where for home based child care.</p> <p>AO2.5 The sale of goods is not undertaken on the premises except where sold in association with a service provided by the Home based business.</p>
<p>PO3 The <i>Home based business</i> must not detract from the amenity of the local area through unacceptable noise impacts.</p>	<p>AO3 <i>Home based business</i> activities do not produce noise emissions at the boundary of adjoining premises in excess of (whichever is the greater):</p> <p>(a) 5 dBa above background noise; or (b) 40 dBa.</p>
<p>For assessable development (code, code (fast tracked) and impact)</p>	
<p>Amenity</p>	
<p>PO4 The <i>Home based business</i> must not detract from the amenity of the local area through unacceptable impacts including:</p> <p>(a) vibration; (b) light; (c) odour; (d) emissions or by-products including fumes, smoke, vapour, steam, waste water, soot, ash, dust, grit, oil, waste water; (e) electrical or other interference</p> <p>Note - a Home based business does not include any use included within the Industrial activities group.</p>	<p>AO4 No acceptable outcome.</p>
<p>PO5 The storage of hazardous goods associated with the Home based business must not compromise the safety of persons, either on or adjoining the premises.</p>	<p>AO5 The storage of flammable and combustible materials or liquids complies with the minor storage provisions of <i>Australian Standards AS1940 – The Storage and Handling of Flammable and Combustible Liquids</i>.</p>
<p>PO6 The use does not generate traffic loads greater than reasonably associated with a <i>Dwelling house</i>.</p>	<p>AO6.1 The <i>Home based business</i> does not generate more than 12 vehicle movements per working day.</p> <p>AO6.2 The <i>Home based business</i> does not rely on transport greater than a three tonne rigid vehicle from frequently the dwelling.</p>

Performance Outcomes	Acceptable Outcomes
Guest Accommodation	
<p>PO7 Guest accommodation must be easily accessible to the touring public, and located in proximity to scenic routes, tourist nodes or centres.</p>	<p>AO7 Guest accommodation is located within 400 metres of a:</p> <ul style="list-style-type: none"> (a) Tourist Node identified on Economic Development and Natural Resources Strategic Plan Map 4; or (b) Scenic Route identified on Economic Development and Natural Resources Strategic Plan Map 4; or a (c) Centre Zone.
<p>PO8 Guest accommodation is provided for short-term purposes only.</p>	<p>AO8 Guests are accommodated for up to a maximum of 14 nights.</p>
<p>PO9 Guest accommodation provides reasonable levels of privacy and amenity for adjoining properties and the local area.</p>	<p>AO9.1 The maximum number of guest accommodation rooms is two.</p> <p>AO9.2 The maximum number of guests accommodated at any one time is four.</p>
<p>PO10 The guest accommodation provides reasonable levels of privacy and convenience for residents and guests.</p>	<p>AO10 Guest accommodation is:</p> <ul style="list-style-type: none"> (a) capable of being enclosed to prevent visual or other intrusion by residents; and (b) provided with bathroom and toilet facilities for the exclusive use by guests.

9.3.4 Rural activities code

9.3.4.1 Application

This code applies to assessing material change of use development applications for development involving the following *Rural activities* uses in the Rural Zone:

- (a) *Animal husbandry*;
- (b) *Animal keeping*;
- (c) *Aquaculture*;
- (d) *Intensive animal industry*;
- (e) *Intensive horticulture*;
- (f) *Roadside stall*;
- (g) *Rural industry*; and
- (h) *Winery*.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.4.2 Purpose

- (1) The purpose of the Rural Activities Code is to facilitate the establishment of sustainable rural uses whilst maintaining the environmental values of rural land and minimising adverse amenity impacts.
- (2) The purpose of the Rural Activities Code will be achieved through the following overall outcomes:
 - (a) *rural activities* mitigate negative environmental impacts on air quality, acoustic amenity, water quality and the productive capacity of the land;
 - (b) intensive *rural activities* do not cause environmental harm or environmental nuisance to sensitive land uses and receptors;
 - (c) development is located and designed so as not to adversely impact upon rural landscape character or scenic amenity;
 - (d) retail and administrative uses associated with *rural activities* remain subservient to the rural activity and do not negatively impact the Western Downs Activity Centre Network;
 - (e) *animal keeping, animal husbandry, aquaculture and intensive animal industry* uses are appropriately separated from sensitive land uses.

9.3.4.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 9.3.4.1 - Rural activities code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
All Rural activities	
PO1 Administrative areas are integral and subservient to the rural activity.	AO1 Areas for administration purposes do not exceed 10% of the <i>gross floor area</i> of the <i>building</i> or 50m ² , whichever is the lesser.
Rural industry and Winery	
PO2 Sales associated with development are integral and subservient to the rural activity and do not negatively impact on the economic viability of the Western Downs Activity Centre Network.	AO2 Sales associated with the development are undertaken within an area with a maximum <i>gross floor area</i> of 100m ² .

Performance Outcomes	Acceptable Outcomes
Roadside stall	
<p>PO3</p> <p>The display and sales of goods from rural activities are subservient to the rural activity and do not negatively impact on the economic viability of the Western Downs Activity Centre Network.</p>	<p>AO3</p> <p><i>Roadside stalls:</i></p> <p>(a) are not located in the road reserve. (b) have a maximum display area of 10m².</p>
Animal husbandry	
Bee keeping	
<p>PO4</p> <p>Bee hives are located a safe distance from <i>sensitive land uses</i> and land intended predominately for accommodating housing and public roads to protect public health and safety.</p>	<p>AO4.1</p> <p>Bee hives have a minimum <i>setback</i> of 25 metres to any a road frontage.</p> <p>AO4.2</p> <p>Bee hives have a minimum <i>setback</i> of 200 metres from:</p> <p>(a) a <i>sensitive land use</i>; or (b) land in the following zone(s): (i) Residential zone category; (ii) Centre zone category; and (iii) Township zone.</p>
Animal Keeping	
<p>PO5</p> <p><i>Animal keeping:</i></p> <p>(a) is undertaken on a site that has a suitable area to provide for adequate setbacks of buildings, pens and waste disposal areas from: (i) site boundaries; (ii) roads; and (iii) <i>sensitive land uses</i>;</p> <p>(b) does not cause an adverse impact on the residents of the premises or adjoining sensitive land uses from emissions including, but not limited to: (i) noise; and (ii) odour.</p>	<p>AO5.1</p> <p>The <i>site</i> has a minimum area of:</p> <p>(a) 4,000m² for a cattery; (b) 8,000m² for an aviary or wildlife refuge; (c) 4,000m² for every animal stable; (d) 20,000m² for a kennel.</p> <p>AO5.2</p> <p><i>Buildings and structures</i> for the purposes of <i>Animal Keeping</i> have a minimum <i>setback</i> of:</p> <p>(a) 20 metres from a road frontage; (b) 50 metres from any existing <i>dwelling</i> on the same premises; and (c) 50 metres from any existing <i>sensitive land use</i> on adjoining premises; and (d) 15 metres from any side or rear boundary.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO6 The development must be sited, constructed and managed such that:</p> <ul style="list-style-type: none"> (a) animals are securely housed; (b) the generation of any noise does not cause a nuisance to adjoining properties or other noise sensitive uses or receptors. 	<p>AO6.1 Premises must be fenced to a minimum height of 1.8 metres. Note- the fence must be designed to prevent animals from escaping.</p> <p>AO6.2 <i>Buildings</i> for the accommodation of animals are to be constructed with impervious reinforced concrete floors.</p> <p>AO6.3 <i>Buildings</i> for the accommodation of animals comprise walls that are acoustically treated to limit noise emissions.</p> <p>AO6.4 Animals are kept within roofed <i>buildings</i> or <i>structures</i> at all times and between the hours of 6.00pm and 7.00am.</p>
<p>PO7 Disposal of solid waste and liquid waste generated by <i>Animal keeping</i> does not result in any on-site or off-site contamination of soil, surface water and ground water, or create any nuisance from odour, dust or vermin.</p>	<p>AO7 No acceptable outcome.</p>
Aquaculture	
<p>PO8 The use is located on a <i>site</i> which has sufficient area to:</p> <ul style="list-style-type: none"> (a) accommodate the intensity and scale of the use, including <i>buildings</i>, pens, ponds, other structures and waste disposal areas; and (b) adequately separating the use from <i>sensitive land uses</i>. 	<p>Where the <i>site</i> has a minimum area of 1 hectare</p> <p>AO8.1 <i>Buildings, structures</i> and areas associated with the use have a minimum <i>setback</i> of:</p> <ul style="list-style-type: none"> (a) 10 metres from any road frontage; and (b) 10 metres from any side or rear boundary. <p>Where the <i>site</i> has a minimum area of 100 hectares</p> <p>AO8.2 <i>Buildings, structures</i> and areas associated with the use have a minimum <i>setback</i> of:</p> <ul style="list-style-type: none"> (a) 50 metres from any road frontage; and (b) 10 metres from any side or rear boundary.

Performance Outcomes	Acceptable Outcomes
<p>PO9 The scale of the use: (a) is consistent with the character and amenity of the zone; (b) has regard to proximity to <i>sensitive land uses</i> or receptors.</p>	<p>Where the site has a minimum area of 1 hectare AO9.1 The <i>total water surface area</i> does not exceed 50m². AO9.2 <i>Buildings</i> and <i>structures</i> associated with the use do not exceed a total area of 25m². Where the site has a minimum area of 100 hectares AO9.3 <i>Buildings</i> and <i>structures</i> associated with the use do not exceed a total area of 100m². AO9.4 The <i>total water surface area</i> does not exceed 5 hectares.</p>
<p>PO10 Wastewater effluent and solid waste disposal does not result in an adverse impact on the environment or result in environmental harm or nuisance.</p>	<p>AO10.1 Wastewater is disposed of via: (a) collection for lawful offsite disposal; or (b) disposal to the reticulated sewer network. OR Where in the Rural Zone AO10.2 Development is connected to a safe and efficient on-site waste water disposal system in accordance with <i>Queensland, Plumbing and Wastewater Code</i> and <i>Australian Standard A3500</i>.</p>
Intensive Animal Industry	
<p>PO11 Intensive animal industry is located to ensure they do not cause environmental harm or environmental nuisance to sensitive land uses or receptors.</p>	<p>AO11 Operational activities, <i>buildings</i> (other than for <i>accommodation activities</i> or administrative purposes), pens, ponds, <i>structures</i> and waste disposal areas associated with an <i>intensive animal industry</i> comply with minimum setbacks specified in Table 9.3.4.2 – Separation Distances to Residential and Environmentally Sensitive Land Uses Note: Council recommends that applicants seeking approval for intensive animal industries refer to the National guidelines for Beef Cattle Feedlots in Australia or guideline relevant at time of lodgment and that applicants consult with Department of Agriculture and Fisheries prior to the lodgment of a development application.</p>

<p>PO12 The physical, chemical and biological integrity and quality of the soil is maintained by ensuring nutrient loads do not exceed the buffering capacity of the soil or the landscape.</p>	<p>AO12 No acceptable outcome.</p>
<p>Performance Outcomes</p>	<p>Acceptable Outcomes</p>
<p>PO13 Effluent management practices associated with <i>intensive animal industry</i> demonstrates sustainable disposal (to soil and landscape) by ensuring effluent disposal and treatment activities do not cause:</p> <ul style="list-style-type: none"> (a) negative impacts on the natural hydrological cycle; (b) soil, groundwater or surface water salinity; (c) leaching of nutrients and/or pesticides, into surface water, groundwater or offsite areas that may be at risk (particularly areas down slope). 	<p>AO13 No acceptable outcome.</p>
<p>PO14 The haulage of animals and goods associated with the use does not result in the deterioration of roads used by ensuring:</p> <ul style="list-style-type: none"> (d) the roads used as haulage routes are of an adequate standard to accommodate the type and frequency of traffic generated; (e) haulage routes are maintained including the removal of dirt and other spillage from trucks; and (f) Haulage routes do not compromise traffic safety or amenity in the area. <p>Note- a road maintenance plan is required in demonstration of compliance with this Performance Outcome.</p>	<p>AO14 No acceptable outcome.</p>

Table 9.3.4.2 – Separation Distances to Residential and Environmentally Sensitive Land Uses

Use/Activity	Separation Distance (m)
Poultry Farms	Minimum 1km taken from the closest outside boundary of the shed/conglomeration of sheds.
Piggery	Minimum 1.5km taken from the closest outside boundary of the shed/conglomeration of sheds.
Feedlots	Minimum 1.5km taken from the outside extremity of the closest animal holding yard.
Cattle Dips and Yards	Minimum 200m from the outside extremity of the closest part of the yard or dip.
Abattoirs	Minimum 500m from the nearest part of the built facility or effluent disposal area.

Dairy Bails and Yards	Minimum 300m from nearest part of the facility.
Stock Saleyards	Minimum 500m from the nearest part of the facility used for holding animals.

9.3.5 Telecommunications facility code

9.3.5.1 Application

This code applies to assessing all development applications for a material change of use for development involving a *telecommunications facility* use in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.5.2 Purpose

- (1) The purpose of the Telecommunications facility code is to facilitate the provision of telecommunications facility infrastructure that provides an appropriate standard of service whilst minimising the potential impacts of the infrastructure on community health and the environment.
- (2) The purpose of the Telecommunications Facility Code will be achieved through the following overall outcomes:
 - (a) the design and location of telecommunications facilities protects community, environmental and local character and scenic amenity values;
 - (b) telecommunications facilities are co-located with other telecommunications facilities where appropriate and practical; and
 - (c) the telecommunications facilities are designed, located and constructed to a standard that protects and maintains community safety in regard to structural integrity and electromagnetic emissions.

9.3.5.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 9.3.5.1 - Telecommunications facility code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Buffers, separation and amenity	
<p>PO1 <i>Telecommunications facilities</i> are located, designed and constructed to integrate visually with the surrounding natural or built environment and do not visually intrude upon or dominate the landscape.</p>	<p>AO1 <i>Telecommunications facilities</i> are constructed of non-reflective and visually recessive materials and colours.</p>
<p>PO2 All practical measures are undertaken to ensure public health and safety by ensuring:</p> <ol style="list-style-type: none"> (a) potentially hazardous emission levels from equipment and infrastructure comply with the relevant industry standard; and (b) security fencing and signage provided where it is necessary to prohibit access by the public and maintain public safety. 	<p>AO2.1 <i>Telecommunications facilities</i> which include potentially climbable structures are enclosed by a secure perimeter fence to prevent unauthorised access.</p> <p>AO2.2 Electromagnetic radiation (EMR) emissions from the telecommunications device or facility are in accordance with the maximum exposure levels set by the <i>Radiation Protection Standard – Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz</i> (Australian Radiation Protection and Nuclear Safety Agency 2003).</p>

Performance Outcomes	Acceptable Outcomes
<p>P03 Where practicable, telecommunications facilities that have a significant visual impact such as radio masts or towers are co-located to reduce the cumulative visual impacts of multiple facilities.</p>	<p>A03 Telecommunications facilities are co-located with existing facilities where possible.</p>

9.4 Other development codes

9.4.1 Advertising devices code

9.4.1.1 Application

This code applies to assessing development applications involving development for operational works for *advertising device* development in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.4.1.12 Purpose

- (1) The purpose of the Advertising Device Code is to ensure advertising devices contribute positively to the character, landscape and amenity of the region and have no detrimental impacts on the streetscape, land uses or public safety.
- (2) The purpose of the Advertising Device Code will be achieved through the following overall outcomes:
 - (a) advertising devices complement and enhance the existing or desired character of the area;
 - (b) advertising devices are integrated with development to minimise visual clutter;
 - (c) advertising devices in areas of high scenic amenity do not detract from the overall landscape values of the region;
 - (d) the safety of pedestrians, motorists and cyclists is not compromised by the structure or location of an advertising device.

9.4.1.23 Assessment benchmarks

Part A - Criteria for assessable development

Table 9.4.1.1 - Advertising devices code

Performance Outcomes	Acceptable Outcomes
For assessable development (code, code (fast tracked) and impact)	
Advertising devices in all Zones except Centre Zones, Industry Zones and Community Purposes Zone	
<p>PO1 An advertising device:-</p> <ol style="list-style-type: none"> (a) is compatible with the prevailing or intended character of the area; (b) protects the amenity values of scenic routes, high landscape value areas, heritage places and open space; (c) is designed, sited and integrated with development so as not to be visually intrusive; and 	<p>AO1.1 The advertising device is limited to one of the following sign types:</p> <ol style="list-style-type: none"> (a) a <i>home based business</i> sign being an advertising device identifying a home based business; (b) an entry statement sign being an <i>advertising device</i> identifying an estate; or (c) an identification sign being an <i>advertising device</i> other than described above. <p>AO1.2 Where for a <i>home based business</i> the <i>advertising device</i>:</p> <ol style="list-style-type: none"> (a) includes only the name of the business operator, contact details and the business conducted on the premises; (b) has a maximum sign face area not exceeding 0.6m²; and (c) has a maximum height of 1.5 metres above ground level.

Performance Outcomes	Acceptable Outcomes
	<p>AO1.3 Where the <i>advertising device</i> is an entry statement sign, the <i>advertising device</i>:</p> <ul style="list-style-type: none"> (a) is placed only at the entrance of an estate and indicates only the name of the estate; (b) has a maximum sign face area not exceeding 4m²; (c) has a maximum height of 1.0 metre above ground level; and (d) is designed to integrate and be incorporated with the natural landscape theme of the estate. <p>AO1.4 Where the <i>advertising device</i> is an identification sign, the <i>advertising device</i>:</p> <ul style="list-style-type: none"> (a) refers only to the name and contact details for the proprietor, the name of the business or premises, the nature of uses conducted on the premises and the hours of operation; (b) has a sign face area not exceeding 1.5m² per side (up to two sides); (c) has a maximum height of 3 metres; and (d) has a minimum setback of 3 metres from the side boundary.
Advertising devices in Centre Zones, Industry Zones and Community Facilities Zone	
<p>PO2 An advertising device:-</p> <ul style="list-style-type: none"> (a) is compatible with the prevailing or intended urban character of the area; (b) protects the amenity values of scenic routes, high landscape value areas, heritage places and open space; (c) is integrated with development so as not to contribute to the proliferation of visual clutter; (d) incorporates illumination and lighting that is appropriate to an urban environment, does not create nuisance and does not detract from the amenity of the area. 	<p>AO2.1 The total of all <i>advertising devices</i> on a site is limited to:</p> <ul style="list-style-type: none"> (a) one freestanding sign: <ul style="list-style-type: none"> (i) not exceeding 5.0 metres above ground level; and (ii) having a maximum sign face area of 4m² per side (up to two sides); <p>AND</p> <ul style="list-style-type: none"> (b) one horizontally or vertically orientated sign projecting from the wall of a building: <ul style="list-style-type: none"> (i) not exceeding dimensions of 2.5 metres by 0.6 metres; (ii) having a maximum sign face area of 1.5m²; (iii) located a minimum of 2.4 metres above a pedestrian area, road or vehicle access; (iv) having no part projecting above the roof or parapet; and (v) not projecting more than 1.5 metres from the wall of a building. <p>AO2.2 The total of all <i>advertising devices</i> per tenancy on a site is limited to:</p> <ul style="list-style-type: none"> (a) one above awning sign where: <ul style="list-style-type: none"> (i) located on top of an awning or verandah with no parts projecting above the roof, parapet or beyond the edge of the awning;

Performance Outcomes	Acceptable Outcomes
	<ul style="list-style-type: none"> (ii) having a maximum sign face area of 2.5m²; (iii) not exceeding two faces; (iv) the angle between two faces does not exceed 45 degrees; (v) displayed greater than 3.0 metres from another under awning sign; (vi) having a minimum <i>setback</i> of 1.5 metres from the side boundary; (vii) the height of the advertising device face is less than its width; (viii) the supporting framework is not visible from the public domain. <p>AND</p> <ul style="list-style-type: none"> (b) one below awning sign where:- <ul style="list-style-type: none"> (i) fixed below an awning or verandah and located a minimum of 2.4 metres above road or pedestrian pavement; (ii) oriented perpendicular to the face of the building; (iii) having a minimum <i>setback</i> of 1.5 metres from the side boundary; (iv) displayed greater than 3.0 metres from another under awning sign; (v) having a maximum sign face area of 1.5m² per side; (vi) having a horizontal dimension less than the width of the awning; (vii) having a vertical dimension less than 0.5 metres; (viii) having a maximum depth of 60mm; <p>AND</p> <ul style="list-style-type: none"> (c) a sign painted or affixed to the wall (including windows) of a building where: <ul style="list-style-type: none"> (i) having a maximum depth of 30mm; (ii) projecting less than 100mm from the wall to which it is affixed. <p>AO2.3 The total sign face area for all advertising devices on a site does not exceed 0.75m² per metre of site frontage up to a maximum of 14m².</p> <p>AO2.4 The <i>advertising device</i>: <ul style="list-style-type: none"> (a) has a maximum luminance of 500cd/m²; (b) does not incorporate flashing lights or neon lighting; and (c) is not in use between 11.00pm and sunrise the following day. </p>
All Zones	
<p>PO3 Advertising devices are designed and located so as not to adversely impact on the safety of pedestrians, cyclists or vehicles.</p>	<p>AO3.1 <i>Advertising devices</i> do not physically obstruct the passage of pedestrians, cyclists or motor vehicles.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO3.2 <i>An advertising device</i> does not obstruct a pedestrian's view of traffic, or a motorist's or cyclist's view of pedestrians, other traffic or the road ahead.</p> <p>AO3.3 Freestanding signs are not located within 10 metres of an intersection, traffic signal, or railway crossing.</p> <p>AO3.4 <i>An advertising device</i> is designed so as not to be confused with a traffic control device.</p> <p>Note: Road side advertising devices proposed to be located within 25 metres of a State Controlled Road or future State Controlled Road are designed to meet the relevant standards for advertising outside the boundaries of, but visible from, a State Controlled Road, outlined within the Roadside Advertising Guide, Department of Transport and Main Road, 2013 or the relevant document as updated by this Department.</p>

9.4.2 Infrastructure services code

9.4.2.1 Application

This code applies to assessing material change of use development applications for development in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.4.2.12 Purpose

- (1) The purpose of the Infrastructure services code is to ensure that all development is appropriately serviced by physical infrastructure stormwater drainage and the provision of public utilities and services including sewerage reticulation, water supply reticulation, electricity and ancillary works are provided with best management land development practices in accordance with **Planning Scheme Policy 1 – Design and Construction Standards**.
- (2) The purpose of the Infrastructure services code will be achieved through the following overall outcomes:
 - (a) development is provided with water supply, sewerage, stormwater, electricity and telecommunications infrastructure sufficient to meet the needs of end users; and
 - (b) infrastructure is cost effective over its life cycle.

9.4.2.23 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 9.4.2.1 - Infrastructure services code

Performance outcomes	Acceptable outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Water supply	
PO1 Premises have an adequate volume and supply of water that: <ol style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for firefighting purposes. (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	Where within an <i>Urban Zone</i> or Rural Residential Zone (Rural Residential 4000 Precinct, Rural Residential 8000 Precinct) AO1.1 Development is connected to a reticulated water supply system in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards . Where within the Rural Zone or Rural Residential Zone (Rural Residential 20000 Precinct) AO1.2 Development is connected to a safe and efficient on-site water supply in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards .

Performance outcomes	Acceptable outcomes
Wastewater disposal	
<p>PO2 Premises provide for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) ensures the health, safety and convenience of the community; and (c) minimises adverse impacts on the receiving environment. 	<p>Where within an <i>Urban Zone</i> AO2.1 Development is connected to a reticulated sewerage system in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p> <p>Where within the Rural Zone or Rural Residential Zone Where outside a sewerage service area AO2.2 Development is connected to a safe and efficient on-site waste water disposal system in accordance with <i>Queensland, Plumbing and Wastewater Code</i> and <i>Australian Standard AS/NZ3500</i>.</p>
Stormwater infrastructure	
<p>PO3 Stormwater drainage is designed and managed to avoid adverse impacts on surrounding development or compromise the natural health and functioning of adjoining waterway systems.</p>	<p>AO3 Development is provided with stormwater infrastructure in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p>
Electricity supply	
<p>PO4 Premises are provided with an adequate supply of electricity to meet the needs of the development.</p>	<p>AO4 Development is connected to the electricity supply network in accordance with the requirements of the service provider.</p>
Telecommunications infrastructure	
<p>PO5 Premises are provided with an adequate supply of telecommunications infrastructure.</p>	<p>AO5 Development is connected to the telecommunications services network in accordance with the requirements of the service provider.</p>

9.4.3 Operational works code

9.4.3.1 Application

This code applies to assessing development involving operational works in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5

9.4.3.2 Purpose

- (1) The overall outcomes are the purpose of the Operational works code.
- (2) The purpose of the Operational works code will be achieved through the following overall outcomes:
 - (a) infrastructure is designed and constructed to be safe, functional and meet the current and future needs of the community;
 - (b) earthworks associated with filling or excavation are consistent with character and amenity of the neighbourhood and do not increase the potential for land instability;
 - (c) filling and excavation does not impact on environmental values and processes including water quality, hydrological flows or significant vegetation;
 - (d) development impacts on the environment, natural landforms, wetlands, water courses and riparian corridors arising from altered stormwater quality and flow are avoided or minimised during development and construction activities;
 - (e) development over or near major electricity infrastructure does not compromise or interfere with the integrity of the infrastructure;
 - (f) development facilitates an efficient use of water resources;
 - (g) vegetation is managed to ensure the protection of ecological values, landscape character and amenity;
 - (h) landscaping is resilient and enhances the natural landscape character of the area.

9.4.3.3 Assessment benchmarks

Part A - Criteria for development

Table 9.4.3.1 - Advertising devices code

Performance Outcomes	Acceptable Outcomes
For assessable development (code, code (fast tracked) and impact)	
Works for infrastructure (water supply)	
PO1 Premises have an adequate volume and supply of water that: <ol style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for firefighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	Where within an <i>Urban Zone</i> or Rural Residential Zone (Rural Residential 4000 Precinct, Rural Residential 8000 Precinct) AO1.1 Water supply reticulation is designed and constructed in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards . Where within the Rural Zone or Rural Residential Zone (Rural Residential 20000 Precinct) AO1.2 A safe and adequate on-site water supply is designed and constructed in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards .

Performance Outcomes	Acceptable Outcomes
Works for infrastructure (wastewater disposal)	
<p>PO2 Premises provide for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) ensures the health, safety and convenience of the community; and (c) minimises adverse impacts on the receiving environment. 	<p>Where within an <i>Urban Zone</i> AO2.1 Sewerage reticulation is designed and constructed in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p> <p>Where within the Rural Zone or Rural Residential Zone AO2.2 A safe and efficient on-site waste water disposal system is designed and constructed in accordance with <i>Queensland, Plumbing and Wastewater Code</i> and <i>Australian Standard AS/NZS3500</i>.</p>
Works for infrastructure (stormwater infrastructure)	
<p>PO3 Stormwater drainage is designed and managed to avoid adverse impacts on surrounding development or compromise the natural health and functioning of adjoining waterway systems.</p>	<p>AO3 Stormwater infrastructure is designed and constructed in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p>
Works for infrastructure (electricity supply)	
<p>PO4 Premises are provided with an adequate supply of electricity.</p>	<p>AO4 Electricity supply is designed and constructed in accordance with the requirements of the service provider.</p>
<p>PO5 Development within a major electricity infrastructure buffer shown on Infrastructure overlay maps (OM-006):</p> <ul style="list-style-type: none"> a) is located and designed in a manner that maintains a high level of security of supply; and b) is located and designed so as not to impede upon the functioning and maintenance of major electricity infrastructure. 	<p>AO5 Development does not involve works within a major electricity infrastructure buffer.</p>
<p>PO6 Earthworks are designed to ensure access to major electricity infrastructure and substations shown on Infrastructure overlay maps (OM-006) are maintained.</p>	<p>AO6 Earthworks do not restrict access to substations or to and along major electricity infrastructure by utility providers using their normal vehicles and equipment.</p>
Works for infrastructure (telecommunications infrastructure)	
<p>PO7 Premises are provided with an adequate supply of telecommunications infrastructure.</p>	<p>AO7 Telecommunications services are designed and constructed in accordance with the requirements of the service provider.</p>
Works for infrastructure (gates and grids)	
<p>PO8 The installation of gates and grids across public roads is undertaken to ensure that they do not interfere with:</p> <ul style="list-style-type: none"> (a) the safe movement of pedestrians and 	<p>AO8 Gates and grids across public roads are designed and constructed in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p>

Performance Outcomes	Acceptable Outcomes
vehicles; or (b) the proper maintenance of the public road.	
Excavation or filling	
<p>PO9 Filling and/or excavation does not:</p> <ul style="list-style-type: none"> (a) negatively impact the character and amenity of neighbourhoods; (b) increase flood or drainage impacts on neighbouring properties; (c) cause pollution or contamination of nearby land or watercourses. 	<p>AO9.1 Filling and/or excavation is undertaken in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p> <p>AO9.2 Retaining structures exceeding 1 metre in height are setback a minimum of half the height of the structure from any property boundary and the setback area is landscaped or screened to a minimum height of 1.2 metres.</p> <p>Where in a Residential, Rural Residential 4000 Precinct, Rural Residential 8000 Precinct, Centre or Industrial Zone category</p> <p>AO9.3 Excavation is limited to a maximum vertical depth of one metre.</p> <p>AO9.4 Excavation or filling does not result in the permanent retention of surface water.</p> <p>Where in the Rural Residential 20,000 Precinct</p> <p>AO9.5 Excavation is limited to a maximum vertical depth of 2 metres.</p>
<p>PO10 Filling or excavation does not result in works or structures that extract or retain overland water flows, unless approval has been given to incorporate works that retain overland flows in accordance with the provisions of a Water Resource Plan approved under the <i>Water Act 2000</i>.</p>	<p>AO10.1 Excavating or filling does not increase the ‘take’ of overland flow runoff above that provided under a water entitlement.</p> <p>AO10.2 No filling is carried out in a waterway.</p>
<p>PO11 Filling and/or excavation works are designed using appropriate engineering standards.</p>	<p>AO11.1 All filling or excavation works are designed by a Registered Professional Engineer of Queensland or certified by a statement from a Registered Professional Engineer of Queensland that the works are structurally sound.</p> <p>AO11.2 Filling and excavation is designed and constructed in accordance with AS3798.</p>
<p>PO12 Filling and/or excavation does not:</p> <ul style="list-style-type: none"> (a) increase flood or drainage impacts on neighbouring properties; or (b) cause pollution or contamination of nearby lands or watercourses. 	<p>AO12.1 Filling does not result in the ponding or pooling of water on the premises or adjoining properties.</p> <p>AO12.2 Filling or excavation does not result in an</p>

Performance Outcomes	Acceptable Outcomes
	<p>increase in the velocity of overland flow to the extent of causing erosion, scouring or other damage to adjacent land.</p> <p>AO12.3 For filling, only clean fill is used.</p> <p>AO12.4 For excavation, no contaminated material is excavated.</p>
<p>PO13 Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AO13 During construction soil erosion and sediment is controlled in accordance with standards contained in SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p>
Vegetation clearing	
<p>PO14 Vegetation must be protected to ensure that:</p> <ul style="list-style-type: none"> (a) vegetation of historical, cultural or visual significance is retained; (b) vegetation is retained for erosion prevention and slope stabilisation; (c) the character of the local area is maintained; (d) pedestrian shading is maintained; (e) the conservation of natural biodiversity is assisted. 	<p>AO14.1 Street trees are retained.</p> <p>AO14.2 No vegetation clearing (unless <i>minor operational works</i>).</p> <p>OR</p> <p>AO14.3 Vegetation clearing is essential for carrying out work authorised or required under another Act.</p> <p>OR</p> <p>AO14.4 Vegetation clearing is within the path of, or within three metres of road, water supply, sewage or stormwater drainage works.</p> <p>OR</p> <p>AO14.5 Vegetation clearing is within three metres (as measured from the centre of the diameter of the tree’s trunk, at ground level) of an existing building or structure.</p> <p>OR</p> <p>AO14.6 Vegetation clearing is authorised by Council and is considered as one or more of the following:</p> <ul style="list-style-type: none"> (a) actually or potentially dangerous as a result of being dead, dying or diseased, structurally unsound, or having a growth form or habit which is hazardous; (b) a threat to the safety of persons or property or the environment integrity; (c) restricting the habitability of the dwelling on the site. <p>OR</p> <p>AO14.7 Vegetation clearing is essential for the survey of the property boundary by a licensed cadastral surveyor.</p> <p>OR</p> <p>AO14.8 Vegetation clearing is undertaken to:</p>

Performance Outcomes	Acceptable Outcomes
	(a) maintain an existing fire break; undertake works in order to implement an approved fire management plan; (c) or establish a fire break during a fire event or to contain fire in some other way during a fire event.
PO15 Vegetation cleared from the site is disposed of in a manner that does not result in smoke being released into an <i>urban area</i> which would likely cause an impact on human health and safety.	AO15.1 Vegetation is transported off-site for disposal or reuse. OR AO15.2 Vegetation is processed on site for use in landscaping or erosion and sedimentation control.
Landscaping works	
PO16 Where landscaping is to be provided, it shall: <ul style="list-style-type: none"> (a) be planted with species that are recognised as low maintenance and needing minimum water; (b) provided with suitable soils or soil conditioners to assist with growth; and (c) provided with suitable mulch and watering systems. 	AO16 Landscaping is undertaken in accordance with SC6.2 – Design and Construction Standards.

9.4.14 Reconfiguring a lot code

9.4.4.1 Application

This code applies to assessing reconfiguring a lot development application for development in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.4.4.12 Purpose

- (1) The purpose of the Reconfiguring a Lot Code is to ensure that reconfiguring a lot results in development that is consistent with the purpose and overall outcomes of the zone or precinct in which the land is located.
- (2) The purpose of the Reconfiguring a lot Code will be achieved through the following overall outcomes:
 - (a) a range of lot sizes are provided to meet the diverse requirements of people with different housing needs and to promote housing affordability;
 - (b) lots are of a suitable size and shape for the intended or probable use having regard to the relevant zone;
 - (c) reconfiguring a lot does not result in an increased risk to life or property as a result of exposure to natural hazards including bushfire, flood and landslip;
 - (d) lots are provided with safe and efficient access that is not likely to create or exacerbate traffic problems or adversely impact on the functioning of the road network;
 - (e) lots have efficient and cost effective access to the full range of development infrastructure and services and are integrated with transport networks;
 - (f) reconfiguring of lots does not result in the fragmentation of ALC Class A and B Land, create uneconomical rural lot sizes or compromise ongoing rural production of lot;
 - (g) lot layout and design does not result in adverse impacts on environmental values;
 - (h) reconfiguring a lot does not compromise the future development of adjoining land;
 - (i) rural residential lots are consolidated within identified nodes that have efficient access to necessary facilities and services.

9.4.4.23 Assessment benchmarks

Part A - Criteria for assessable development

Table 9.4.4.1 - Reconfiguring a lot code

Performance Outcomes	Acceptable Outcomes
For assessable development (code, code (fast tracked) and impact)	
Lot size and dimension	
<p>PO1 The layout and design of lots enable:</p> <ol style="list-style-type: none"> (a) density of land uses to be consistent with the intended character and amenity of the neighbourhood, as expressed through the relevant zone; (b) provides an appropriate building envelope to accommodate <i>buildings</i> and service areas; (c) provides safe and legible vehicle access, car parking and manoeuvring areas; (b) provision of private outdoor space and on-site landscaping. 	<p>AO1.1 The minimum lot area and street frontage dimensions are in accordance with Table 9.4.4.2 – Minimum lot size and frontages</p> <p>AO1.2 No rear lots or battle-axe allotments are created.</p> <p>AO1.3 Lots are regular in shape.</p> <p>AO1.4 Lots have a slope not exceeding 15%.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO2 Where rearranging the boundaries of a lot, the rearrangement results in: (a) the usability of all lots being retained or improved; and (b) access to all lots is maintained or improved.</p>	<p>AO2 No acceptable outcome.</p>
<p>PO3 The subdivision layout must encourage <i>active transport</i> and a safe pedestrian environment.</p>	<p>AO3.1 One street tree per lot is provided.</p> <p>AO3.2 Streets are landscaped in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p>
<p>PO4 Land intended for public open space must be of a physical standard and condition that permits use of the land for its intended purpose.</p>	<p>AO4 Park for public open space purposes is provided exclusive of: (a) medium, high or extreme flood hazard area identified on Flood hazard overlay map (OM-004); (b) land affected by unacceptable hazards such as contaminated land under the <i>Contaminated Land Act 1991</i>; (c) infrastructure easements; (d) land affected by stormwater or overland flow; (e) land subject to cut and fill, with a batter slope that exceeds a grade of more than 1 in 6; (f) areas of land less than 15 metres wide.</p>
<p>PO5 The public open space network: (a) is suitably located, sized and shaped to meet the needs of the community; (b) provides or incorporates a range of recreation settings and can accommodate adequate facilities and embellishments to meet the needs of the community; (c) provides well distributed public open space that contributes to the legibility, accessibility and character of the neighbourhood; (d) where practical, is linked to the surrounding open space system; (e) is subject to surveillance from surrounding properties and/or adjacent public domain.</p>	<p>AO5.1 Public parks are provided in accordance with the Local Government Infrastructure Plan (LGIP).</p> <p>AO5.2 Public parks are landscaped in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p>
<p>PO6 Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>AO6 All lots must have vehicle access to a formed road. Access is to be designed and constructed in accordance with SC6.2 - Planning Scheme Policy 1 - Design and Construction Standards.</p>
Utilities	
<p>PO7 Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for firefighting purposes;</p>	<p>Where within an <i>Urban Zone</i> or Rural Residential Zone (Rural Residential 4000 Precinct, Rural Residential 8000 Precinct)</p> <p>AO7.1 Each lot is connected to Council's reticulated</p>

<p>(c) ensures the health, safety and convenience of the community; and</p> <p>(d) minimises adverse impacts on the receiving environment.</p>	<p>water supply system in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p> <p>Where within the Rural Zone or Rural Residential Zone (Rural Residential 20000</p>
<p>Performance Outcomes</p>	<p>Acceptable Outcomes</p>
	<p>Precinct) AO7.2</p> <p>Each lot contains an area capable of accommodating safe and efficient on-site water supply in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p>
<p>PO8</p> <p>Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <p>(a) meets the needs of users;</p> <p>(b) ensures the health, safety and convenience of the community; and</p> <p>(c) minimises adverse impacts on the receiving environment.</p>	<p>Where within an Urban Zone AO8.1</p> <p>Each lot is connected to Council's reticulated sewerage system in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p> <p>Where within the Rural Zone or Rural Residential Zone AO8.2</p> <p>Each lot contains an area capable of accommodating safe and efficient on-site waste water disposal in accordance with <i>Queensland, Plumbing and Wastewater Code</i> and <i>Australian Standard A3500</i>.</p>
<p>PO9</p> <p>Stormwater drainage is designed and managed to avoid adverse impacts on surrounding development or compromise the natural health and functioning of adjoining waterway systems.</p>	<p>AO9</p> <p>Stormwater drainage is provided in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p>
<p>PO10</p> <p>Each lot is provided with an adequate supply of electricity.</p>	<p>AO10.1</p> <p>Each lot is connected to the reticulated electricity supply network in accordance with the requirements of the service provider.</p> <p>Where in the Rural Zone AO10.2</p> <p>Each lot is capable of being connected to power.</p>
<p>PO11</p> <p>Each lot is provided with an adequate supply of telecommunications infrastructure.</p>	<p>AO11</p> <p>Each lot is connected to the telecommunications services network in accordance with the requirements of the service provider.</p>
<p>PO12</p> <p>Street lighting is provided:</p> <p>(a) to ensure safety for vehicles, cyclists and pedestrians; and</p> <p>(b) to an appropriate engineering standard.</p>	<p>AO12</p> <p>Street lighting is designed and constructed in accordance with AS1158.</p>

Performance Outcomes	Acceptable Outcomes
Vegetation	
<p>PO13 Reconfiguring a lot retains vegetation where practical for the:</p> <ul style="list-style-type: none"> (a) protection of scenic amenity; (b) protection of general habitat; (c) protection of soil quality; (d) maintenance and establishment of open space corridors and networks; and (e) purpose of positive climate response. 	<p>AO13 No acceptable outcome.</p>
Need	
<p>PO14 The reconfiguring a lot satisfies a community need.</p>	<p>AO14 No acceptable outcome.</p>

Table 9.4.4.2 - Minimum lot size and frontages

Zone	Precinct	Within a Priority Infrastructure Area**		Outside a Priority Infrastructure Area***	
		Minimum Area	Minimum Frontage	Minimum Area	Minimum Frontage
Community Facilities	-	*	*	*	*
District Centre	-	500m ²	15m	*	*
Local Centre	-	500m ²	15m	*	*
Low Density Residential	-	800m ²	20m	4,000m ²	40m
Low Impact Industry	-	2,000m ²	40m	4,000m ²	40m
Major Centre	-	400m ²	10m	*	*
Medium Density Residential	-	400m ²	10m	*	*
Medium Impact Industry	-	4,000m ²	50m	4,000m ²	50m
Recreation and Open Space	-	*	*	*	*
Rural Residential	Rural Residential 4000	4,000m ²	40m	4,000m ²	40m
Rural Residential	Rural Residential 8000	8,000m ²	100m	8,000m ²	100m
Rural Residential	Rural Residential 20000	20,000m ²	200	20,000m ²	200m
Rural	-	1000ha ²	800m	1000ha ²	800m
Rural	Rural 10	10ha ²	80m	10ha ²	80m
Rural	Rural 100	100ha ²	400m	100ha ²	400m
Township	-	800m ²	20m	2,000m ² ****	40m
Township	Mowbullán – Bunya Mountains Residential	800m ²	20m	4000m ²	40m
Township	Mowbullán – Bunya Mountains Tourist	500m ²	15m	4000m ²	40m

* No minimum lot size specified.

** where within both 'Sewer' and 'Water' service areas on Plans for Trunk Infrastructure (PFTI) maps in **Schedule 3**.

*** if the site does not meet the qualifications for 'within a Priority Infrastructure Area' per the above note it is considered 'outside a Priority Infrastructure Area'.

**** 1,000m² where located within the following Townships: Bell, Brigalow, Gulugaba, Jimbour, Kaimkillenbun, Kogan, Macalister and Warra.

9.4.5 Transport, access and parking code

9.4.5.1 Application

This code applies to assessing material change of use, reconfiguring a lot or operational development applications for development in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.4.5.12 Purpose

- (1) The overall outcomes are the purpose of the Transport, access and parking code.
- (2) The purpose of the Transport, access and parking code will be achieved through the following overall outcomes:
 - (a) development is integrated with the transport network to maximise the accessibility and efficiency of traffic and transport movement;
 - (b) the hierarchy of the transport network is maintained and reinforced by development;
 - (c) development provides safe, efficient and convenient access to and from the road network for vehicles, cyclists and pedestrians;
 - (d) on-site car parking is provided that is adequate to meet the reasonable requirements of specific development;
 - (e) on-site car parking and manoeuvring areas are provided that are safe, convenient and legible for vehicle and pedestrian movements;
 - (f) adequate access and manoeuvring areas for service vehicles are provided to meet the expected servicing needs of the development;
 - (g) parking facilities do not adversely impact adjoining development in terms of nuisance emissions or amenity impacts;
 - (h) development limits impacts on the safety and efficiency of transport corridors.

9.4.5.23 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 9.4.5.1 - Transport, access and parking code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
<p>PO1 Vehicle crossovers to public roads are minimised to reduce:</p> <ol style="list-style-type: none"> (a) interference with the function and operation of public roads; (b) pedestrian to vehicle conflict; and (c) impacts on the character and amenity of the street. 	<p>AO1.1 Vehicle crossovers are constructed in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p> <p>AO1.2 A maximum of one (1) vehicle crossover per lot is provided.</p> <p>OR</p> <p>AO1.3 A maximum of two (2) vehicle crossovers per lot where the frontage exceeds 15 metres.</p> <p>AO1.4 Vehicle crossovers are not located on a bend in the road with a radius of less than 450 metres.</p> <p>AO1.5 Vehicle crossovers are not located within:</p> <ol style="list-style-type: none"> (a) 15.0 metres of a signalised road

Performance Outcomes	Acceptable Outcomes								
	intersection; (b) 12.0 metres of an un-signalised road intersection in an Industry Zone or Centre Zone or 10.0 metres in any other zone; (c) 2.0 metres of any adjoining property access, including shared property accesses; and (d) 1.0 metre of any street signage, power pole, street light, street tree, manhole, stormwater gully pit, or other Council asset.								
PO2 Vehicle access is designed and constructed to ensure safe, all weather, functional operation for motorists and pedestrians.	AO2 Vehicle access is designed and constructed in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards .								
PO 3 Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.	AO3 All lots must have vehicle access to a formed road. Access is to be designed and constructed in accordance with SC6.2 - Planning Scheme Policy 1 - Design and Construction Standards .								
PO4 Car parking is: (a) adequate for the expected demand; (b) designed to ensure safe and functional operation for motorists and pedestrians; (c) allows for the safe and efficient servicing of the site; and (d) located to protect the amenity of surrounding land uses.	AO4 Car parking is provided in accordance with the requirements identified in Table 9.4.5.2 - Car parking generation rates and service vehicle requirements . Note- Car parking rates are to be rounded up to the nearest whole number.								
For assessable development (code, code (fast tracked) and impact)									
Vehicular									
PO5 Vehicle crossovers are configured to satisfy the basic traffic design criteria having regard to: (a) the volume of traffic generated at that driveway by the development; (b) the type of road to which access is sought; (c) the existing and predicted future traffic volumes of the road to which access is sought; (d) the number of carparking spaces served by the driveway; (e) the size and type of the largest vehicle likely to use the driveway on a regular basis (usually a service vehicle); (f) the number of service bays served by the driveway.	AO5.1 Vehicle crossovers meet the minimum widths identified below: <table border="1" data-bbox="837 1352 1385 1503" style="margin-left: 20px;"> <thead> <tr> <th>Number of spaces</th> <th>Minimum width (metres)</th> </tr> </thead> <tbody> <tr> <td>1-5 spaces</td> <td>3.5</td> </tr> <tr> <td>6-40 spaces</td> <td>6.0</td> </tr> <tr> <td>41+ spaces</td> <td>7.0</td> </tr> </tbody> </table> AO5.2 Where service vehicle spaces are required in accordance with Table 9.4.5.2 - Car parking generation rates and service vehicle requirements vehicle crossovers are constructed in accordance with AS2890.2 – <i>Parking facilities – Off-street commercial vehicle facilities</i> .	Number of spaces	Minimum width (metres)	1-5 spaces	3.5	6-40 spaces	6.0	41+ spaces	7.0
Number of spaces	Minimum width (metres)								
1-5 spaces	3.5								
6-40 spaces	6.0								
41+ spaces	7.0								
Car Parking									
PO6 The provision of parking for disabled users is to be adequate for the proposed use.	AO6 Provision of parking for persons with disability and general access is to be made in								

	accordance with the requirements of <i>Australian Standards AS1428 – Design for access and mobility</i> and <i>AS2890.6 – Parking facilities</i> , in relation to parking space width and location, manoeuvring areas for mobility aides, gradients, location of stairs, ramps, doorways and signage.
Performance Outcomes	Acceptable Outcomes
PO7 The provision of bicycle storage is adequate to meet the demand of proposed use.	AO7 Bicycle parking is to be provided in accordance with the requirements identified in <i>Australian Standards AS2890.3</i> and <i>AUSTROADS Guide to Traffic Management Part 11: Parking</i> .
PO8 Service vehicle provision is adequate for the use and ensures safe and functional operation for motorists and pedestrians.	AO8 Service vehicle spaces are to be provided in accordance with the requirements identified in Table 9.4.5.2 - Car parking generation rates and service vehicle requirements .
PO9 All car parking spaces are constructed with appropriate line marking to the correct size and standard.	AO9.1 Car parking dimensions are designed and line-marked in accordance with Australian Standard <i>AS 2890.1 Parking Facilities – Off Street Parking</i> using a B99 as the design vehicle (Minimum Class 2 User Class). AO9.2 Service vehicle spaces are designed in accordance with Australian Standard <i>AS 2890.2 Parking Facilities – Commercial Off Street Parking</i> . AO9.3 Car parking spaces for people with disability are designed and constructed in accordance with Australian Standard <i>AS 2890.6 - Off-street parking for people with disabilities</i>
PO10 Adequate car and service vehicle manoeuvrability is provided on site to ensure safe and functional vehicle movements on the: (a) site; (b) vehicle access; and (c) road network.	AO10.1 Vehicles must enter and exit the site in a forward gear unless for a: (a) <i>dwelling house</i> ; or (b) <i>dual occupancy</i> and the premises does not: i. adjoin a Collector Street or Arterial Road as defined in Table 9.4.5.3 – Road Hierarchy Levels and Objectives ; or ii. adjoin a road that contains a constructed pedestrian footpath at the frontage of the premises. AO10.2 Development provides a vehicle manoeuvring area that: (a) accommodates the service vehicle specified in Table 9.5.4.2 - Car parking generation rates and service vehicle requirements;

	<p>(b) <i>complies with Part 7 - Car Parking and Manoeuvring Standards of SC6.2 – Planning Scheme Policy 1 – Design and Construction Standard</i></p>
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Performance Outcomes	Acceptable Outcomes
	<p>AO10.3 Servicing areas have a height clearance to accommodate the type of service vehicle required to service the type of development identified in Table 9.4.5.2 - Car parking generation rates and service vehicle requirements.</p>
<p>PO11 Car parking areas provide appropriate room for the queuing of vehicles to maintain the safe and efficient functioning of the car park and the road network, taking into consideration:</p> <ul style="list-style-type: none"> (a) the size of the car parking area and the design turnover rates; (b) the type and capacity of any control facility; (c) the road hierarchy; (d) the design of the car parking area beyond the queuing area. 	<p>AO11 Car parking areas accommodate a queuing vehicle storage capacity of:</p> <ul style="list-style-type: none"> (a) 4% of on-site spaces for car parks under 100 spaces; OR (b) 2% of on-site spaces for car parks between 100 and 250 spaces; OR (c) 1% of on-site spaces for car parks above 250 spaces.
<p>PO12 The development provides safe and efficient access between car park entry/exit points and parking modules.</p>	<p>AO12 Ramps are to be designed and constructed in accordance with Australian Standard <i>AS2890.1 and AS2890.1 Parking Facilities – Off Street Car Parking.</i></p>
<p>PO13 Loading facilities have sufficient area to provide for the safe and manoeuvring, standing and loading or unloading of service vehicles.</p>	<p>AO13 Loading areas are provided in accordance with the standards set out in <i>AS2890.2 – Parking Facilities – Off-Street Commercial Vehicle Facilities.</i></p>
Road network infrastructure design and standards	
Road Hierarchy	
<p>PO14 The road hierarchy provides a safe and efficient transport network catering for the movement of people and goods throughout the region whilst maintaining the amenity of urban and rural areas.</p> <p>Geometric design features of each road type must:</p> <ul style="list-style-type: none"> (a) convey its primary function for all relevant design vehicle types; (b) have horizontal and vertical alignment that discourages excessive speeds; (c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; and (d) ensure unhindered access by emergency vehicles. 	<p>AO14.1 New roads are consistent with the role and function of the road hierarchy in accordance with Table 9.4.5.3 - Road hierarchy levels and objectives and Road Hierarchy Overlay Map (OM-017)</p> <p>AO14.2 Roads and streets are to be designed and constructed in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p>
<p>PO15 Where a new road is created as part of Reconfiguring a Lot, the road is capable of accommodating appropriate on-street car parking.</p>	<p>AO15 On street car parking is provided at a rate of one (1) space per residential lot and located on road shoulders immediately adjacent to residential lots.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO16 A safe pedestrian/cycle network is provided to ensure the development connects into the broader network of proposed and existing pathways.</p>	<p>A16 All cycle infrastructure is to be designed and constructed in accordance with <i>AUSTROADS Guide to Road Design – Part 3: Geometric Design</i> and <i>Part 6A: Pedestrians and Cyclists Paths</i>, <i>AUSTROADS Guide to Traffic Management: Part 6 – Intersections, Interchanges and Crossings (2007)</i> and Parts 4, 4A, 4B and 4C of the <i>Guide to Road Design</i> (Austroads 2009c, 2009d, 2009e and 2009f respectively).</p>
<p>PO17 Bridges are to be constructed to a high standard to support the anticipated land uses and associated vehicle types (including construction vehicles) that the bridge provides a connection to.</p>	<p>AO17 Bridges are to be constructed and implemented in accordance with <i>Austroads Bridge Design Code 1992 Sections 1 – 7</i>.</p>
<p>PO18 Traffic control devices (all signs, traffic signals, pavement markings, traffic islands, or other devices) are installed to regulate and guide traffic.</p>	<p>AO18 Traffic control devices are to be constructed and implemented in accordance with the <i>Manual of Uniform Traffic Control Devices Parts 1 – 14</i>.</p>
<p>PO19 Adequate street lighting is provided that avoids abrupt changes in lighting levels during both day and night operation.</p>	<p>AO19 Street lightning is to be designed in accordance with <i>Australian Standard AS1158</i>.</p>

Table 9.4.5.2 – Car parking generation rates and service vehicle requirements

Use	Car Parking Rate	Service Vehicle
animal husbandry	1 space per employee (full time equivalent); plus the provision of parking for the loading and unloading of goods including livestock within the site.	AV
animal keeping	3 spaces; plus 1 additional space per employee (full time equivalent).	MRV
bulk landscape supplies	1 space per 400m ² of total use area.	AV
caretaker's accommodation	1 space.	LRV
cemetery	A minimum of 30 visitor spaces.	SRV
child care centre	1 space per employee (full time equivalent); plus 1 space per 10 children to be accommodated.	HRV/MRV
club	1 space per 30m ² of <i>gross floor area</i> .	MRV
community residence	1 space per resident support worker.	
community use	Sufficient spaces are provided to accommodate the amount vehicular traffic likely to be generated by the use.	MRV
correctional facility	Sufficient spaces are provided to accommodate the amount vehicular traffic likely to be generated by the use.	LR/Bus
crematorium	A minimum of 30 spaces.	SRV
dual occupancy	1 space per dwelling; plus 1 visitor space per dwelling (may be provided in tandem and of which 1 must be covered); plus 1 space per bathroom for every bathroom in excess of 3 bathrooms per	
dwelling house	2 spaces.	B99
dwelling unit	1 space.	B99
educational establishment	1 space per employee full time equivalent; Where involving: - secondary school: 1 space per 15 students; - tertiary education: 1 space per 5 students; - special education: 1 space per 10 students; - primary and secondary school: 1 space per 15 students; - secondary education (year 12 only): 1 space per 10 students.	AV/Long Rigid Bus

food & drink outlet	<p>Car parking is to be provided at a rate of 1 space per 60m² of <i>gross floor area</i>; plus queuing for 6 vehicles is to be provided for any drive through facility.</p> <p>Where the use is within a Centre Zone category, on-street car parking is to be utilised or additional provided in the first instance. Car parking is to be provided within 50m of the entrance to the use.</p>	MRV
funeral parlour	1 space per employee (with a minimum of 5 spaces); plus 1 spaces per person capable of being accommodated in any associated chapel.	SRV
garden centre	4 spaces; plus 1 space per 500m ² of the use area excluding any area used for parking or manoeuvring.	HRV
hardware and trade supplies	2 spaces per 100m ² of <i>gross floor area</i> .	AV
health care services	1 space per 30m ² of <i>gross floor area</i> .	RCV/LRV RCV or HRV
home based business	1 space in addition to parking provided for the dwelling.	To be determined at application stage
hotel	1 space per short term accommodation unit; plus 1 space per 30m ² of <i>gross floor area</i> excluding short term accommodation areas; plus queuing for 6 vehicles associated with any drive-through bottle shop.	RCV
high impact industry	1 space per 3 employees; or 1 space per 100m ² of <i>gross floor area</i> or part thereof, whichever is the greater.	AV/B Double
low impact industry	1 space per employee (full time equivalent); plus 1 space per 100m ² of <i>gross floor area</i> .	AV/B Double
medium impact industry	1 space per employee (full time equivalent); plus 1 space per 100m ² of <i>gross floor area</i> .	AV/B Double
multiple dwelling	1 space per dwelling; plus 0.5 visitor spaces per dwelling; plus 1 space per bathroom for every bathroom in excess of 3 bathrooms per dwelling.	MRV, HRV (if over 10 units)
Non-resident workforce accommodation	1 space per <i>accommodation unit</i> .	HRV
office	<p>1 space per 60m² of <i>gross floor area</i>.</p> <p>Where the use is within a Centre Zone category, on-street car parking is to be utilised or additional provided in the first instance. Car parking is to be provided within 50m of the entrance to the use.</p>	Van
outdoor sport and recreation	Sufficient spaces are provided to accommodate the amount of vehicular traffic likely to be generated by the use.	HRV/Bus

park	Sufficient spaces are provided to accommodate the amount of vehicular traffic likely to be generated by the use.	MRV
place of worship	7 spaces per 100m ² of <i>gross floor area</i> .	SRV
relocatable home park	1 space per relocatable home; plus 1 visitor space per 4 relocatable homes.	HRV
residential care facility	1 space per 10 bed; 0.25 spaces per bed for visitor parking; 0.5 spaces per employee.	MRV
sales office	2 spaces.	To be determined at application stage
service station	5 spaces per 100m ² of total use area; sufficient queuing space is to be provided based upon the vehicular traffic likely to be generated by the use.	AV/B Double (depending on product type)
Shop	1 space per 60m ² of <i>gross floor area</i> ; plus queuing for 6 vehicles associated with any drive-through shop. Where the use is within a Centre Zone category, on-street car parking is to be utilised or additional provided in the first instance. Car parking is to be provided within 50m of the entrance to the use.	
shopping centre	1 space per 40m ² of <i>gross floor area</i> ; plus 1 space per 100m ² of internal storage and loading areas.	<i>gross floor area</i> 0-400m ² - 1 SRV; <i>gross floor area</i> 401m ² - 3,000m ² - 1 Van, 1 SRV; <i>gross floor area</i> 3,001m ² - 6,000m ² - 3 Van, 1 SRV, 1 MRV; <i>gross floor area</i> 6,000m ² - as determined by Council
short term accommodation	1 space per unit; plus 1 space for a manager's flat; plus 0.25 spaces per accommodation unit for visitors and staff. Note - where developments include dual key units each unit is counted as 1 accommodation unit for the purpose of calculating car parking spaces.	HRV
showroom	1 space per 40m ² of <i>gross floor area</i> .	HRV
theatre	1 space per 5 seats.	HRV
tourist park	1 spaces per site.	AV
utility installation	1 space per 100m ² of <i>gross floor area</i> .	AV
veterinary services	1 space per 60m ² <i>gross floor area</i> .	SRV
warehouse	1 space per 100m ² of <i>gross floor area</i> .	AV

any other use	Car parking is provided at a rate sufficient to accommodate the expected demand for the use.	Service vehicle parking is provided at a rate sufficient to accommodate the expected demand for the use.
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- (1) 'No specific rate' – means the required number of parking spaces (or facilities for service vehicles) will be based on the circumstances of the specific proposal and assessed against the Performance Criteria and information provided with the application.
- (2) SRV - means Small Rigid Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS 2890.2 – Off Street Parking – Commercial Vehicle Facilities).
- (3) HRV - means Heavy Rigid Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS 2890.2 – Off Street Parking – Commercial Vehicle Facilities).
- (4) AV - means Articulated Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS 2890.2 – Off Street Parking – Commercial Vehicle Facilities).

Table 9.4.5.3 - Road hierarchy levels and objectives

Arterial Roads				Collector Streets					Local Streets			
<ul style="list-style-type: none"> through traffic movements between towns; longer distance strategic traffic movements; primary connection between town and employment, economic; education or entertainment centres; line haul public transport task; primary freight and dangerous goods routes; where possible limit direct access to properties, from lower order roads; regional cycle movements. 				<ul style="list-style-type: none"> carry traffic having a trip end within the specific area; direct access to properties; collecting and distributing traffic from local areas to the wider network; access to public transport; local cycle movements. 					<ul style="list-style-type: none"> direct access to properties; provide exclusively for one activity of function; pedestrian movements; local cycle movements. 			
Highways	Main Roads	Urban Arterial	Rural Arterial	Major Urban Collector	Urban Collector	Rural Collector	Urban Feeder	Rural Feeder	Urban Access	Rural Access	Service Roads	Unformed
Include National highways and other state highway High speed, high volume routes	State Strategic roads generally of this class.	Generally State Strategic. Regional roads or major local government roads	Mainly Regional roads and major local government roads.	Mainly Regional roads, Significant Local Government road links in urban areas. Conveys through traffic.	Local Government collector and trunk collectors. These are roads and street that provide a link between residential access roads to a higher class of road within township areas.	Mainly district roads and local government collector roads local traffic.	These roads provide the access to commercial or industrial properties to allow for the carrying out day to day activities, business or occupations.	All weather road pre-dominantly two-laned and mainly sealed.	These roads provide the access to commercial or industrial properties to allow for the carrying out day to day activities, business or occupations.	All weather two leaned road formed and graveled or single lane sealed road with gravel shoulders.	These roads are roads within show-grounds, sporting facilities, community facilities, rubbish dumps, council offices, aerodrome s, depots, treatment plants.	A single lane two-way dry weather, unformed track/road, made from local materials

Part 10 Other Plans

10.1 Other Plans

There are no other plans for the Western Downs Planning Scheme.

Schedule 1 Definitions

SC1.1 Use definitions

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

Table SC1.1.1—Index of use definitions

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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or • the sale or display of underwear or lingerie or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air services	Premises used for any of the following: <ul style="list-style-type: none"> • the arrival and departure of aircraft • the housing, servicing, refueling, maintenance and repair of aircraft • the assembly and dispersal of passengers or goods on or from an aircraft • any ancillary activities directly serving the needs of passengers and visitors to the use • associated training and education facilities • aviation facilities. 	Airport, airstrip, helipad, public or private airfield	
Animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.	Cattle studs, grazing of livestock, non- feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Animal keeping	Premises used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non- feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time. The use may include ancillary sale of food for consumption on the premises and entertainment activities.		Club, hotel, nightclub entertainment facility, tavern
Brothel	Premises made available for prostitution by two or more prostitutes at the premises.		Adult store, club, nightclub, entertainment facility, shop
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour

Column 1 Use	Column 2 Definition	Column 3 Examples Include	Column 4 Does not include the following examples
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub, entertainment facility, place of worship, theatre
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short- term accommodation
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub, entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil. The use includes harvesting and the storage and packing of	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production,	Permanent plantations, intensive horticulture, rural industry

Column 1 Use	Column 2 Definition	Column 3 Examples Include	Column 4 Does not include the following examples
	produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	plant fibre production, sugar cane growing, vineyard	
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	Premises containing two dwellings, each for a separate household, and consisting of: <ul style="list-style-type: none"> • a single lot, where neither dwelling is a secondary dwelling or • two lots sharing common property where one dwelling is located on each lot. 	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply	Dwelling house, multiple dwelling
Dwelling house	A residential use of premises for one household that contains a single dwelling. The use includes domestic outbuildings and works normally associated with a dwelling and may include a secondary dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short- term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non residential use(s).	"Shop-top" apartment	Caretaker's accommodation, dwelling house

Column 1 Use	Column 2 Definition	Column 3 Examples Include	Column 4 Does not include the following examples
Educational establishment	<p>Premises used for training and instruction designed to impart knowledge and develop skills.</p> <p>The use may include outside hours school care for students or on-site student accommodation.</p>	<p>Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres</p>	<p>Childcare centre, home based child care, family day care</p>
Emergency services	<p>Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.</p>	<p>State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres</p>	<p>Community use, hospital, residential care facility</p>
Environment facility	<p>Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.</p>	<p>Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides</p>	
Extractive industry	<p>Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.</p>	<p>Quarry</p>	

Column 1 Use	Column 2 Definition	Column 3 Examples Include	Column 4 Does not include the following examples
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital

Column 1 Use	Column 2 Definition	Column 3 Examples Include	Column 4 Does not include the following examples
High impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for significant offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates a significant demand on the local infrastructure network • the use may involve night time and outdoor activities • onsite controls are required for emissions and dangerous goods risks. 	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note— additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry</p>
Home based business	<p>A dwelling used for a business activity where subordinate to the residential use.</p>	<p>Bed and breakfast, home office, home based childcare</p>	<p>Hobby, office, shop, warehouse, transport depot</p>
Hospital	<p>Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation.</p> <p>The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.</p>		<p>Health care services, residential care facility</p>
Hotel	<p>Premises used primarily to sell liquor for consumption.</p> <p>The use may include short-term accommodation, dining and entertainment activities and facilities.</p>	<p>Pub, tavern</p>	<p>Nightclub, entertainment facility</p>

Column 1 Use	Column 2 Definition	Column 3 Examples Include	Column 4 Does not include the following examples
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub, entertainment facility theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand. The use includes the ancillary storage and packing of feed and produce.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina

Column 1 Use	Column 2 Definition	Column 3 Examples Include	Column 4 Does not include the following examples
Low impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • minimal traffic generation and heavy-vehicle usage • demands imposed upon the local infrastructure network consistent with surrounding uses • the use generally operates during the day (e.g. 7am to 6pm) • offsite impacts from storage of dangerous goods are negligible • the use is primarily undertaken indoors. 	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note— additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry</p>
Major electricity infrastructure	<p>All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i>.</p> <p>The use may include ancillary telecommunication facilities.</p>	<p>Powerlines greater than 66kV</p>	<p>Minor electricity infrastructure, substation</p>
Major sport, recreation and entertainment facility	<p>Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.</p>	<p>Convention and exhibition centres, entertainment centres, sports stadiums, horse racing</p>	<p>Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation</p>
Marine industry	<p>Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure.</p> <p>The use may include the provision of fuel and disposal of waste.</p>	<p>Boat building, boat storage, dry dock</p>	<p>Marina</p>

Column 1 Use	Column 2 Definition	Column 3 Examples Include	Column 4 Does not include the following examples
Market	<p>Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables.</p> <p>The use may include entertainment provided for the enjoyment of customers.</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for noticeable offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of locality or the road network • generates an elevated demand on the local infrastructure network • onsite controls are required for emissions and dangerous goods risk • the use is primarily undertaken indoors • event or night activities are undertaken indoors and not outdoors 	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining timber truss making or wood working)</p> <p>Note— additional examples may be shown in SC1.1.2 industry thresholds.</p>	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry
Motor sport facility	Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation

Column 1 Use	Column 2 Definition	Column 3 Examples Include	Column 4 Does not include the following examples
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	<p>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> • maintain a nature based focus or product • promote environmental awareness, education and conservation • carry out sustainable practices. 	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	<p>Premises used to provide entertainment, which may include cabaret, dancing and music.</p> <p>The use generally includes the sale of liquor and food for consumption on site.</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<p>Premises used to provide accommodation for non-resident workers.</p> <p>The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors</p>	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples Include	Column 4 Does not include the following examples
Office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one for more of the following:</p> <ul style="list-style-type: none"> • business or professional advice • service of goods that are not physically on the premises • office based administrative functions of an organisation. 	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	<p>Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.</p>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<p>Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability.</p> <p>The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	<p>Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people.</p> <p>The use provides for intermittent short stay and/or long term camping.</p> <p>The use may involve permanent low scale built infrastructure.</p>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples Include	Column 4 Does not include the following examples
Park	<p>Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities.</p> <p>Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.</p>	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	<p>Premises used by an organised group for worship and religious activities.</p> <p>The use may include ancillary facilities for social, educational and associated charitable activities.</p>	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	<p>Premises used for the following:</p> <ul style="list-style-type: none"> • the arrival and departure of vessels • the movement of passengers or goods on or off vessels • any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels. 	Marina, ferry terminal	Landing
Relocatable home park	<p>Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.</p> <p>The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.</p>		Tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples Include	Column 4 Does not include the following examples
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components. The use may include emerging industries such as energy, aerospace, and biotechnology.	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including: <ul style="list-style-type: none"> • restaurants and bars • meeting and function facilities • sporting and fitness facilities • staff accommodation • transport facilities directly associated with the tourist facility such as a ferry terminal and air services. 	Island resort	
Retirement facility	A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.	Retirement village	Residential care facility
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market

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

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

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

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

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

Column 1 Use	Column 2 Definition	Column 3 Examples Include	Column 4 Does not include the following examples
	<p>by wholesale where ancillary to storage.</p> <p>The use does not include retail sales from the premises or industrial uses.</p>		
Wholesale nursery	<p>Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.</p> <p>The use may include sale of gardening materials where these are ancillary to the primary use.</p>		Bulk landscape supplies, garden centre
Winery	Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.		Rural industry

SC 1.1.1 Defined activity groups

- (1) Defined use terms listed in Table SC1.1.1.2 are able to be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined use terms listed in column 2.
- (3) An activity group is able to be referenced in Part 5.
- (4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

Table SC1.1.1.1— Index of defined activity groups

Accommodation activities	Community activities	Recreational activities
Business activities	Entertainment activities	Rural activities
Centre activities	Industry activities	Waterfront activities

Table SC1.1.1.2—Defined activity groups

Column 1 Activity group	Column 2 Use Terms
Accommodation activities	<ul style="list-style-type: none"> • Caretaker's accommodation • Community residence • Dual occupancy • Dwelling house • Dwelling unit • Home based business • Multiple dwelling • Nature-based tourism • Non-resident workforce accommodation • Outstation • Relocatable home park • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural workers' accommodation • Short-term accommodation
Business activities	<ul style="list-style-type: none"> • Adult Store • Air services • Agricultural supplies store • Bulk landscaping supplies • Brothel • Car wash • Food and drink outlet • Garden centre • Hardware and trade supplies • Market • Office • Outdoor sales • Parking station • Sales office • Service industry • Service station • Shop • Shopping centre • Showroom • Storage Sheds • Veterinary services

Column 1 Activity group	Column 2 Uses
Centre activities	<ul style="list-style-type: none"> • Bar • Caretaker's accommodation • Car wash • Child care centre • Club • Community care centre • Community use • Educational establishment (where excluding exclusive outdoor recreation facilities) • Food and drink outlet • Function facility • Health care services • Hospital • Hotel • Market • Multiple dwelling • Nightclub entertainment facility • Office • Parking station • Place of worship • Residential care facility • Retirement facility • Rooming accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Storage sheds • Theatre
Community activities	<ul style="list-style-type: none"> • Cemetery • Child care centre • Club • Community care centre • Community residence • Community use • Crematorium • Detention facility • Educational establishment • Emergency services • Funeral parlour • Health care services • Hospital • Major electrical infrastructure • Outstation • Place of worship • Renewable energy facility • Substation • Telecommunication facility • Utility installation

Column 1 Activity group	Column 2 Uses
Entertainment activities	<ul style="list-style-type: none"> • Bar • Club • Entertainment facility • Function facility • Hotel • Indoor sport and recreation • Night entertainment facility • Theatre • Tourist attraction • Tourist park
Industry activities	<ul style="list-style-type: none"> • Air services • Extractive industry • High impact industry • Low impact industry • Marine industry • Medium impact industry • Research and technology industry • Service industry • Special industry • Transport depot • Warehouse
Recreation activities	<ul style="list-style-type: none"> • Environment facilities • Indoor sports and recreation • Major sport, recreation and entertainment facility • Motor sport facility • Outdoor sport and recreation • Park
Rural activities	<ul style="list-style-type: none"> • Agricultural supplies store • Animal husbandry • Animal keeping • Aquaculture • Cropping • Intensive animal industry • Intensive horticulture • Permanent plantation • Roadside stall • Rural industry • Rural workers' accommodation • Veterinary services • Wholesale nursery • Winery
Waterfront activities	<ul style="list-style-type: none"> • Landing • Marine industry • Port service

SC1.1.2 Industry thresholds

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

Table SC1.1.2.1—Industry thresholds

Column 1 Use term	Column 2 Additional examples include
Low impact industry	<ul style="list-style-type: none"> (1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting (2) Repairing and servicing lawn mowers and outboard engines (3) Fitting and turning workshop (4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting (5) Assembling wood products not involving cutting, routing, sanding or spray painting (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components
Medium impact industry	<ul style="list-style-type: none"> (1) Metal foundry producing less than 10 tonnes of metal castings per annum (2) Boiler making or engineering works producing less than 10 000 tonnes of metal product per annum (3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the <i>Work Health and Safety Act 2011</i> (4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum (5) Enamelling workshop using less than 15 000 litres of enamel per annum (6) Galvanising works using less than 100 tonnes of zinc per annum (7) Anodising or electroplating workshop where tank area is less than 400 square metres (8) Powder coating workshop using less than 500 tonnes of coating per annum (9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20 000 litres of paint per annum (10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components (11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum (12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum

Column 1 Use	Column 2 Additional examples include
	<ul style="list-style-type: none"> (13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum (14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum (15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum (16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum (17) Recycling and reprocessing batteries (18) Repairing or maintaining boats (19) Manufacturing substrate for mushroom growing (20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum (21) Recycling or reprocessing tyres including retreading (22) Printing advertising material, magazines, newspapers, packaging and stationery (23) Transport depot, distribution centre, contractors depot and storage yard (24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools) (25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum (26) Reconditioning metal or plastic drums (27) Glass fibre manufacture less than 200 tonnes per annum (28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum. (29) Concrete batching and producing concrete products less than 200 tonnes per annum.
High impact industry	<ul style="list-style-type: none"> (1) Metal foundry producing 10 tonnes or greater of metal castings per annum (2) Boiler making or engineering works producing 10 000 tonnes or greater of metal product per annum (3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes (4) Scrap metal yard including a fragmentiser (5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum (6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum (7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1 000 tonnes per annum

	<ul style="list-style-type: none"> (8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum (9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum (10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum (11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum (12) Enamelling workshop using 15 000 litres or greater of enamel per annum (13) Galvanising works using 100 tonnes or greater of zinc per annum (14) Anodising or electroplating workshop where tank area is 400 square metres or greater (15) Powder coating workshop using 500 tonnes or greater of coating per annum (16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20 000 litres or greater of paint per annum (17) Concrete batching and producing concrete products greater than 200 tonnes per annum (18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote (19) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste (20) Manufacturing fibreglass pools, tanks and boats (21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools) (22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10 000 tonnes or greater per annum (23) Manufacturing tyres, asbestos products, asphalt, cement; glass or glass fibre, mineral wool or ceramic fibre (24) Abattoir (25) Recycling chemicals, oils or solvents (26) Waste disposal facility (other than waste incinerator) (27) Recycling, storing or reprocessing regulated waste (28) Manufacturing batteries (29) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum (30) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum (31) Crematorium (32) Glass fibre manufacture producing 200 tonnes or greater (33) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
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Column 1 Use	Column 2 Additional examples include
Special industry	<ul style="list-style-type: none"> (1) Oil refining or processing (2) Producing, refining or processing gas or fuel gas (3) Distilling alcohol in works producing greater than 2 500 litres per annum (4) Power station (5) Producing, quenching, cutting, crushing or grading coke (6) Waste incinerator (7) Sugar milling or refining (8) Pulp or paper manufacturing (9) Tobacco processing (10) Tannery or works for curing animal skins, hides or finishing leather (11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing (12) Rendering plant (13) Manufacturing chemicals, poisons and explosives (14) Manufacturing fertilisers involving ammonia (15) Manufacturing polyvinyl chloride plastic.

SC1.2 Administrative terms

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

Table SC1.2.1—Index of administrative definitions

<ul style="list-style-type: none"> • Active frontage* • Activity centre* • Adjoining premises • Advertising device • Affordable housing • Average width • Base date • Basement • Boundary clearance • Building height • Community infrastructure* • Defined flood event* • Development footprint* • Demand unit • Development footprint • Domestic outbuilding • Dwelling 	<ul style="list-style-type: none"> • Frontage* • Filling and excavation* • Gross floor area • Ground level • Gross leaseable area* • Habitable floor level* • Habitable room* • Heavy vehicle* • Household • Lawful point of discharge* • Low impact aquaculture* • Minor building work • Minor electricity infrastructure • Minor Operational work* • Mixed-use building* • Net developable area • Netserv plan • Noise sensitive use* • Non-resident workers • Outermost projection • Plan of development* • Planning assumptions 	<ul style="list-style-type: none"> • Plot ratio • Primary frontage* • Projection area(s) • Residential Density* • Secondary dwelling • Secondary frontage* • Sensitive land use* • Sensitive zone* • Setback • Service catchment • Site • Site cover • Site density* • Storey • Temporary use • Total use area* • Ultimate development • Urban purposes • Vegetation clearing*
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Editor's note - Terms noted with * are additional to the terms listed in the Standard Planning Scheme Provisions (Queensland Planning Provisions).

Table SC1.2.2—Administrative definitions

Column 1 Term	Column 2 Definition
Active frontage*	<p>A building that ensures interactivity and encourages cross-movement between the public and private domains at ground level and above ground levels, by the way the buildings are designed and oriented. An active frontage is one that avoids blank walls and facades and instead:</p> <ul style="list-style-type: none"> (a) includes windows, openings, entry statements, balconies and awnings (b) uses a variety of materials, textures and colours (c) creates opportunity for surveillance and interface between different user groups (d) provides a variety of activities to occur along the building front.
Activity centre*	<p>A community focal point which includes activities such as commercial, retail, higher-density housing, entertainment, tourism, civic, community, higher education and medical services. Activity centres vary in size and diversity and are designed to be well-serviced by public transport. They are generally defined as Principal, Major, District or Local centres.</p>
Adjoining premises	<p>Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point</p>
Advertising device	<p>Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.</p>
Affordable housing	<p>Housing that is appropriate to the needs of households with low to moderate incomes.</p>
Average width	<p>In regard to a lot, the distance between the midpoints of the side boundaries of the lot.</p>
Base date	<p>The date from which a local government has estimated its projected infrastructure demands and costs.</p>
Basement	<p>A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.</p>
Boundary clearance	<p>The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including:</p> <ul style="list-style-type: none"> (a) if the projection is a roof and there is a fascia – the outside face of the fascia; or (b) if the projection is a roof and there is no fascia – the roof structure. The term does not include rainwater fittings or ornamental or architectural attachments.
Building height	<p>If specified:</p> <ul style="list-style-type: none"> (a) In metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like; (b) In storeys, the number of storeys above ground level; or (c) In both metres and storeys, both (a) and (b) apply.

Community infrastructure*	A use that provides essential services vital to the wellbeing of the community, including: <ul style="list-style-type: none"> (a) police and emergency services facilities including emergency shelters (b) hospitals and associated institutions (c) facilities for the storage of valuable records or items of cultural or historical significance (d) State controlled roads (e) Railway lines, stations and associated facilities (f) Aeronautical facilities (g) Communication network facilities (h) Works of an electricity entity under the <i>Electrical Safety Act 2002</i>, <i>Electricity Act 1994</i> and <i>Electricity Regulation 2006</i> (i) Water cycle management infrastructure
Define flood event*	The higher of the 1% Annual Exceedence Probability flood event or the 1% Annual Exceedence Probability storm tide inundation event for the fully developed catchment including an allowance for greenhouse climate change (20% increase in rainfall intensity), general sea level rise(0.8m) to the planning horizon year 2100 and blockages (as specified in the <i>Queensland Urban Drainage Manual</i>).
Development footprint*	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas. Editor's note - includes designated building pad, building envelopes, mandatory building areas, designated building areas identified in previous planning schemes and development approvals.
Demand unit	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
Domestic outbuilding	A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
Dwelling	A building or part of a building used or capable of being used as a self-contained residence that must include the following: <ul style="list-style-type: none"> (a) food preparation facilities (b) a bath or shower (c) a toilet and wash basin (d) clothes washing facilities This term includes outbuildings, structures and works normally associated with a dwelling.
Frontage*	Any boundary line, or part thereof, of a lot which abuts a roads reserve.
Filling and excavation*	Includes the non-commercial removal, relocation or importation of material to or from a property that will change the contours of the land.
Gross floor area	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: <ul style="list-style-type: none"> (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading and manoeuvring of motor vehicles (f) unenclosed private balconies whether roofed or not.
Ground level	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.

Gross leaseable area*	The total floor area of a building capable of being occupied by a tenant for their exclusive use.
Habitable floor level*	Is the finished floor level of a room which is designed or used on a regular basis for a residential accommodation activity. Examples include: bedrooms, living rooms, rumpus rooms, hobby rooms, kitchens, toilets, ensuites, laundries and home offices. Exclusions include: spaces that are permanently open to the elements on one or more sides, rooms with an earth floor, spaces designed or used solely for car or other vehicle accommodation.
Habitable room*	Habitable room is that defined in the <i>Building Code of Australia</i> (Volume 1).
Heavy Vehicle*	A vehicle with a gross vehicle mass of more than 4.5t, or a combination that includes a vehicle with a gross vehicle mass of more than 4.5t.
Household	An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.
Lawful point of discharge*	A point of discharge which is either under the control of a Local Authority or Statutory Authority, or at which discharge rights have been granted by registered easement in favour of the Local Authority or Statutory Authority, and at which discharge from a development will not create a worse situation for downstream property owners than that which existed prior to the development.
Low impact aquaculture*	Aquaculture that is regarded as low-impact aquaculture under the 'Code for self-assessable development - Low impact aquaculture' (AQUA01).
Minor building work	An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of, less than five per cent of the gross floor area of the existing building(s) or 50 square metres, whichever is the lesser.
Minor electricity infrastructure	All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i> , (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV. This includes: (a) augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase (b) augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.

<p>Minor operational work*</p>	<p>Any of the following is minor operational work:</p> <ul style="list-style-type: none"> • <i>Landscape work</i> where: <ul style="list-style-type: none"> – not involving a structure other than a fence or boundary fence; or – not exceeding a cumulative site area of fifty square metres (over any period) where not in association with a material change of use or reconfiguring a lot; or – for the conservation or restoration of natural areas; or – associated with a <i>Dwelling House</i> (not involving a structure other than a fence or boundary fence); and – not involving land in an Extreme flood hazard area or High flood hazard area identified on Flood Hazard Overlay Map (OM-004) except where the fence or boundary fence is not less than 50% permeable; • <i>Vegetation clearing</i> where: <ul style="list-style-type: none"> – not involving vegetation in an area of Local Ecological Significance (LES) or General Ecological Significance (GES) or High Ecological Significance (HES) on Biodiversity Areas Overlay Maps (OM-002); and – not involving vegetation in an area identified on Waterway Corridors Overlay Maps (OM-014); and – not involving vegetation in an area identified on Wetlands Overlay Map (OM-015); and – not involving vegetation in a High Landscape Value or Scenic Route Buffer Area identified on Scenic Amenity Overlay Map (OM-013); and – not involving vegetation on Council’s significant tree register; and – results in the removal of, or damage to, vegetation that has a circumference of less than sixty centimetres measured at one metre above ground level; – associated with an existing <i>Dwelling House</i> and located in a <i>Residential Zone Category</i> and on a lot less than 1,000m² (all vegetation clearing qualifications identified above also apply). • <i>Excavating or filling</i> where: <ul style="list-style-type: none"> – not involving land in an Extreme flood hazard area or High flood hazard area identified on Flood Hazard Overlay Map (OM-004); and – in an <i>Urban Zone</i> and not exceeding a volume of 20 cubic metres of fill or excavation and is not closer than two metres from a boundary; and – in an <i>Urban Zone</i> and not exceeding a volume of 50 cubic metres of fill or excavation, is not closer than two metres from a boundary and where also not involving land in a Medium flood hazard area or Low flood hazard area identified on Flood Hazard Overlay Map (OM-004); and – in the Rural Residential 4000 Precinct and Rural Residential 8000 Precinct not exceeding a volume of 100 cubic metres of fill or excavation and is not closer than two metres from a boundary; and – in the Rural Residential 20,000 Precinct and not exceeding a volume of 500 cubic metres of fill or excavation and is not closer than two metres from a boundary; and – in a Rural Zone. • <i>Works for infrastructure</i> where for <i>Minor electricity infrastructure</i>. • <i>Works for infrastructure</i> where for the maintenance or repair of existing infrastructure: <ul style="list-style-type: none"> – in an on-maintenance period prior to transfer of ownership to a public entity; or – where for lawfully approved private infrastructure; or – where for lawfully approved gates and grids. • <i>Advertising device</i> where: <ul style="list-style-type: none"> – the maximum height of the advertising device is two metres above ground level; and – not within one metre of the boundary of an <i>adjoining premises</i>; and – not illuminated, nor animated, nor involving movement of any kind; and – in a Centre Zones category and not exceeding a <i>total signage area</i> of four square metres, painted on or securely attached to a fence, or building and does not extend beyond the extremities thereof, including an outward projection of less than 30 millimetres; – in any other Zones category and not exceeding a <i>total signage area</i> of 0.6 square metres, painted on or securely attached to a fence.
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	or building and does not extend beyond the extremities thereof, including an outward projection of less than 30 millimetres.
Mixed-use building*	A building that integrates residential uses with non-residential uses.
Net developable area	The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulphate soils, conservation land, flood affected land or steep slope. Note—for the purpose of a local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).
Netserv Plan	A distributor-retailer's plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Noise sensitive use*	Means each of the following defined land uses: (a) child care centre (b) community care centre (c) community residence (d) dual occupancy (e) dwelling house (f) education establishment (g) health care services (h) hospital (i) multiple dwelling (j) nature-based tourism (k) office (l) relocatable home park (m) residential care facility (n) resort complex (o) retirement facility (p) rooming accommodation (q) short term accommodation (r) tourist park
Non-resident workers	Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.
Outermost projection	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Plot ratio	The ratio of gross floor area to the area of the site.
Primary frontage*	Means: (a) For a laneway lot - the non-laneway frontage; or (b) For all other lots - the highest order road (not a motorway); or (c) For lots with two road frontages (including a corner lot) to the same order road - the road that is dominant, having regard to: i. the number of vehicle movements over a standard day ii. its width and length iii. its role in providing the setback pattern and character of the surrounding area. Note- Refer to Overlay map - Road hierarchy for road classification.

Projection area(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Residential density*	The number of dwellings per net hectare.
Secondary dwelling	<p>A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.</p> <p>A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.</p>
Secondary frontage*	A frontage that is not the primary frontage.
Sensitive land use*	<p>Means each of the following defined land use:</p> <ul style="list-style-type: none"> (a) child care centre (b) community care centre (c) community residence (d) dual occupancy (e) dwelling house (f) educational establishment (g) health care services (h) hospital (i) multiple dwelling (j) nature-based tourism (k) relocatable home park (l) residential care facility (m) resort complex (n) retirement facility (o) rooming accommodation (p) short-term accommodation (q) tourist park <p>Note - Where a sensitive use and sensitive land use is used in relation to or in the context of hazardous chemicals, the definition in the <i>'State Planning Policy Guideline, State Interest - emissions and hazardous activities, Guidance on development involving hazardous chemicals'</i> will apply.</p>
Sensitive zone*	<p>Means:</p> <ul style="list-style-type: none"> (a) any residential or accommodation zone in the Queensland Planning Provisions (b) any centre zone in the Queensland Planning Provisions, except where a precinct or overlay is used to make sensitive land uses impact assessable.
Service catchment	<p>An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>Note—for example:</p> <ul style="list-style-type: none"> • stormwater network service catchments can be delineated to align with watershed boundaries • open space network service catchment can be determined using local government accessibility standards • water network service catchment can be established as the area serviced by a particular reservoir.
Setback	For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot, excluding any eaves and sun shading devices.

Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
Site cover	<p>The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage.</p> <p>The term does not include:</p> <ul style="list-style-type: none"> (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure (b) basement car parking areas located wholly below ground level. (c) Eaves and sun shading devices
Site density*	Site density is the total number of dwellings in a development divided by the site area in hectares (the property on which the building(s) are constructed, not including roads, footpaths or parks). Site density only includes the residential component of the land area. It is the most concentrated measure of density and is useful when considering the density of smaller developments, such as multiple dwellings. This is often calculated on a per hectare basis. An example of site density would be 10 dwellings, sitting on a 0.3ha site (10 dwellings divided by the site area of 0.3ha), would equal 33.33dw/ha.
Storey	<p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:</p> <ul style="list-style-type: none"> (a) a lift shaft, stairway or meter room (b) a bathroom, shower room laundry, water closet, or other sanitary compartment (c) a combination of the above <p>A mezzanine is a storey.</p> <p>A roofed structure on or part of a rooftop that does not solely accommodate building plan and equipment is a storey.</p> <p>A basement is not a storey.</p>
Temporary use	<p>A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.</p> <p>Note—provisions for temporary use timeframes for defined uses may be provided in the section for Local government administrative matters.</p> <p>Editor's Note- it is recommended that local government use the ability under the section for Local government administrative matters to further refine this definition for use in the local government area for defined uses.</p>
Total use area*	<p>The sum of all the areas (exclusive of all walls and columns) of all storeys of a building which are used or intended for use for a particular purpose, plus any other area of a site which is used, or intended to be used, for the same purpose. The term does not include:</p> <ul style="list-style-type: none"> (a) areas (inclusive of all walls and columns) of any lift wells, lift motor rooms, air conditioning and associated mechanical or electrical plant and equipment rooms; (b) areas of any staircases; (c) areas of any common foyer where these are not being used for commercial or retail purposes; (d) areas of any public toilets; (e) areas of any staff toilets, washrooms, recreation areas and lunchrooms, provided that such areas are not open to persons other than staff; and (f) areas used for the access, parking and associated manoeuvring of motor vehicles.
Ultimate development	The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.

Urban purposes	For the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
Vegetation clearing*	Means the damaging or destroying of vegetation by ring bark, topping, lopping, poisoning, burning, flooding, draining, or otherwise injuring vegetation including cutting down, pushing over, and damaging root zone by compaction, excavation or filling within the drip zone of vegetation that may destroy or seriously affect vegetation. Partial clearing such as removal of understory or thinning of native vegetation or the removal of dead habitat tree is classed as clearing. This does not include: (a) maintaining existing open pastures, lawns or creating gardens; and (b) grazing of native pasture by stock.

Schedule 2 Mapping

SC2.1 Map index

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

Editor's note—mapping for the LGIP is contained within Schedule 3 of the planning scheme.

Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic plan maps		
SPM-001	Settlement Pattern	14 July 2017
SPM-002	Natural Environment	14 July 2017
SPM-003	Community Identity and Landscape Character	14 July 2017
SPM-004	Economic Development and Natural Resources	14 July 2017
SPM-005	Access, Mobility and Infrastructure	14 July 2017
Zoning maps		
ZM-001-ZM-100	Zone Maps	14 July 2017
Local plan maps		
	Local Plan matters identified on zoning maps	14 July 2017
Overlay maps		
OM-001	Airport Environs Overlay Maps	14 July 2017
OM-002	Biodiversity Areas Overlay Maps	14 July 2017
OM-003	Bushfire Hazard Overlay Maps	14 July 2017
OM-004	Flood Hazard Overlay Maps	14 July 2017
OM-005	Heritage Overlay Maps	14 July 2017
OM-006	Infrastructure Overlay Maps	14 July 2017
OM-007	Extractive Industry Overlay Map	14 July 2017
OM-008	Agricultural land Overlay Maps	14 July 2017
OM-009	Water Resource Catchment Overlay Maps	14 July 2017
OM-010	Regional Infrastructure Corridor – Stock Route Overlay Maps	14 July 2017
OM-011	Scenic Amenity Overlay Maps	14 July 2017
OM-012	Stormwater Overland Flow Path Overlay Maps	14 July 2017
OM-013	Waterway Corridors Overlay Maps	14 July 2017
OM-014	Wetlands Overlay Maps	14 July 2017
OM-015	Road Hierarchy Overlay Maps	14 July 2017
OM-016	Noise Corridor Overlay Maps	14 July 2017
Planning partnerships maps		
-	-	-
Other plans maps		
-	-	-

SC2.2 Strategic plan maps

Table SC2.2.1—Strategic plan map index

SPM-001	Settlement Pattern	
SPM-001.1 - SPM-001.4	Settlement Pattern	14 July 2017
SPM-002	Natural Environment	
SPM-002.1 - SPM-002.4	Natural Environment	14 July 2017
SPM-003	Community Identity and Landscape Character	
SPM-003.1 - SPM-003.5	Community Identity and Landscape Character	14 July 2017
SPM-004	Economic Development and Natural Resources	
SPM-004.1 - SPM-004.4	Economic Development and Natural Resources	14 July 2017
SPM-005	Access, Mobility and Infrastructure	
SPM-005.1 - SPM-005.4	Access, Mobility and Infrastructure	14 July 2017

SC2.3 Zone maps

Table SC2.3.1—Zone map index

ZM-001	Zone Map Index	
ZM-001 – ZM-100	Zone Maps	14 July 2017

SC2.4 Local plans maps

Local plans matters are identified on applicable zoning map.

SC2.5 Overlay maps

Table SC2.5.1—Overlay map index

OM-001	Airport Environs Overlay Map Index	
OM-001.1 – OM001.6	Airport Environs Overlay Maps	14 July 2017
OM-002	Biodiversity Areas Overlay Map Index	
OM-002.1 - OM-002.19	Biodiversity Areas Overlay Maps	14 July 2017
OM-003	Bushfire Hazard Overlay Map Index	
OM-003.1 - OM-003.23	Bushfire Hazard Overlay Maps	14 July 2017
OM-004	Flood Hazard Overlay Map Index	
OM-004.1 - OM-004.91	Flood Hazard Overlay Maps	14 July 2017
OM-005	Heritage Overlay Map Index	
OM-005.1 - OM-005.40	Heritage Overlay Maps	14 July 2017
OM-006	Infrastructure Overlay Map Index	
OM-006.1 - OM-006.43	Infrastructure Overlay Maps	14 July 2017
OM-007	Extractive Industry Overlay Map Index	
OM-007 - OM-007.9	Extractive Industry Overlay Maps	14 July 2017
OM-008	Agricultural land Overlay Map Index	
OM-008.1 - OM-008.19	Agricultural land Overlay Maps	14 July 2017
OM-009	Water Resource Catchment Overlay Map Index	
OM-009.1 - OM-009.10	Water Resource Catchment Overlay Maps	14 July 2017
OM-010	Regional Infrastructure Corridor – Stock Route Overlay Map Index	
OM-010.1 - OM-010.19	Regional Infrastructure Corridor – Stock Route Overlay Maps	14 July 2017
OM-011	Scenic Amenity Overlay Map Index	
OM-011.1 - OM-011.25	Scenic Amenity Overlay Maps	14 July 2017
OM-012	Stormwater Overland Flow Path Overlay Map Index	
OM-012.1 - OM-012.69	Stormwater Overland Flow Path Overlay Maps	14 July 2017
OM-013	Waterway Corridors Overlay Map Index	
OM-013.1 - OM-013.19	Waterway Corridors Overlay Maps	14 July 2017
OM-014	Wetlands Overlay Map Index	
OM-014.1 - OM-014.19	Wetlands Overlay Maps	14 July 2017
OM-015	Road Hierarchy Overlay Index	
OM-015.1 - OM-015.39	Road Hierarchy Overlay Maps	14 July 2017

SC2.6 Other plan maps

There are no other plans maps.

Schedule 3 Local government infrastructure plan mapping and supporting material

Table SC3.1—Map index

Map number	Map title	Gazettal date
Local Government Infrastructure Plan Map LGIP-PIA		
PIP - 001	Planning Scheme with PIA - Index Map, dated 30/10/2015	14 July 2017
PIP- 001.1	Planning Scheme with PIA - Wandoan, dated 30/10/2015	14 July 2017
PIP- 001.2	Planning Scheme with PIA - Miles, dated 30/10/2015	14 July 2017
PIP- 001.3	Planning Scheme with PIA - Chinchilla, dated 30/10/2015	14 July 2017
PIP- 001.4	Planning Scheme with PIA - Jandowae, dated 30/10/2015	14 July 2017
PIP- 001.5	Planning Scheme with PIA - Tara, dated 30/10/2015	14 July 2017
PIP- 001.6	Planning Scheme with PIA - Dalby, dated 30/10/2015	14 July 2017
Local Government Infrastructure Plan Map LGIP-W Plans for trunk water supply infrastructure		
LGIP-W	Water - Index Map 30/10/2015	14 July 2017
LGIP-W-01	Water - Wandoan, dated 30/10/2015	14 July 2017
LGIP-W-02	Water - Miles, dated 30/10/2015	14 July 2017
LGIP-W-03	Water - Chinchilla, dated 30/10/2015	14 July 2017
LGIP-W-04	Water - Jandowae, dated 30/10/2015	14 July 2017
LGIP-W-05	Water - Tara, dated 30/10/2015	14 July 2017
LGIP-W-06	Water - Dalby, dated 30/10/2015	14 July 2017
Local Government Infrastructure Plan Map LGIP- S Plans for trunk sewerage infrastructure		
LGIP-S	Sewerage - Index Map 30/10/2015	14 July 2017
LGIP-S-01	Sewerage - Wandoan, dated 30/10/2015	14 July 2017
LGIP-S-02	Sewerage - Miles, dated 30/10/2015	14 July 2017
LGIP-S-03	Sewerage - Chinchilla, dated 30/10/2015	14 July 2017
LGIP-S-04	Sewerage - Jandowae, dated 30/10/2015	14 July 2017
LGIP-S-05	Sewerage - Tara, dated 30/10/2015	14 July 2017
LGIP-S-06	Sewerage - Dalby, dated 30/10/2015	14 July 2017
Local Government Infrastructure Plan Map LGIP-D Plans for trunk drainage infrastructure		
LGIP-D	Drainage - Index Map, dated 30/10/2015	14 July 2017
LGIP-D-01	Drainage - Wandoan, dated 30/10/2015	14 July 2017
LGIP-D-02	Drainage - Miles, dated 30/10/2015	14 July 2017

LGIP-D-03	Drainage - Chinchilla, dated 30/10/2015	14 July 2017
LGIP-D-04	Drainage - Jandowae, dated 30/10/2015	14 July 2017
LGIP-D-05	Drainage - Tara, dated 30/10/2015	14 July 2017
LGIP-D-06	Drainage - Dalby, dated 30/10/2015	14 July 2017
Local Government Infrastructure Plan Map LGIP-R Plans for trunk transport infrastructure		
LGIP-R	Transport - Index Map, dated 30/10/2015	14 July 2017
LGIP-R-01	Transport - Urban Roads - Wandoan, dated 30/10/2015	14 July 2017
LGIP-R-02	Transport - Urban Roads - Miles, dated 30/10/2015	14 July 2017
LGIP-R-03	Transport - Urban Roads - Chinchilla, dated 30/10/2015	14 July 2017
LGIP-R-04	Transport - Urban Roads - Jandowae, dated 30/10/2015	14 July 2017
LGIP-R-05	Transport - Urban Roads - Tara, dated 30/10/2015	14 July 2017
LGIP-R-06	Transport - Urban Roads - Dalby, dated 30/10/2015	14 July 2017
Local Government Infrastructure Plan Map LGIP-P Plan for trunk parks and land for community facilities infrastructure		
LGIP-P	Parks & Community - Index Map, dated 03/05/2016	14 July 2017
LGIP-P-01	Parks & Community - Wandoan, dated 03/05/2016	14 July 2017
LGIP-P-02	Parks & Community - Miles, dated 03/05/2016	14 July 2017
LGIP-P-03	Parks & Community - Chinchilla, dated 03/05/2016	14 July 2017
LGIP-P-04	Parks & Community - Tara, dated 03/05/2016	14 July 2017
LGIP-P-05	Parks & Community - Jandowae, dated 03/05/2016	14 July 2017
LGIP-P-06	Parks & Community - Dalby, dated 03/05/2016	14 July 2017
LGIP-P-07	Parks & Community - Lake Broadwater, dated 03/05/2016	14 July 2017
LGIP-P-08	Parks & Community - Regional Catchment, dated 03/05/2016	14 July 2017
Local Government Infrastructure Plan Map LGIP-F Plan for trunk footpath infrastructure		
LGIP-F	Footpaths - Index Map, dated 30/10/2015	14 July 2017
LGIP-F-01	Footpaths - Wandoan, dated 30/10/2015	14 July 2017
LGIP-F-02	Footpaths - Miles, dated 30/10/2015	14 July 2017
LGIP-F-03	Footpaths - Chinchilla, dated 30/10/2015	14 July 2017
LGIP-F-04	Footpaths - Jandowae, dated 30/10/2015	14 July 2017
LGIP-F-05	Footpaths - Tara, dated 30/10/2015	14 July 2017
LGIP-F-06	Footpaths - Dalby, dated 30/10/2015	14 July 2017

Schedule 4 Notations required under the *Planning Act* 2016

SC 4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC4.1.1—Notation of decisions under section 89 of the Act

Date of decision	Location (real property description)	Decision type	File/Map reference
Chinchilla			
18/09/2009	Lot 4 - 28 on SP231184 Lot 100 on SP273831	ROL	09/08
29/11/2012	Lot 2 on LY844	MCU	030.2012.168.001
24/01/2013	Lot 3 on SP207421 Lot 11 on SP231184 Easement A on RP194574	MCU & ROL	030.2009.812.001 & 035.2009.812.001
15/05/2013	Lot 1-5 on SP245180 Lot 7-8 on SP245180 Lot 10-12 on SP245180 Lot 14-22 on SP245180 Lot 24-26 on SP245180 Lot 28-29 on SP245180 Lot 31-37 on SP245180 Lot 210 on SP245180 Lot 212-215 on SP245180 Lot 217 on SP245180 Lot 219 on SP245180 Lot 235-242 on SP245180 Lot 989 on SP245180 Lot 996-997 on SP245180 Lot 999 on SP245180 Lot 181-186 on SP251608 Lot 188-191 on SP251608 Lot 207-209 on SP251608 Lot 227-229 on SP251608 Lot 231-234 on SP251608 Lot 243-244 on SP251608 Lot 247-248 on SP251608 Lot 0-2 on SP255776 Lot 153-155 on SP255766 Lot 157-159 on SP255766 Lot 161-163 on SP255766 Lot 179-180 on SP255766 Lot 199-202 on SP255766 Lot 204-206 on SP255766 Lot 249-253 on SP255766 Lot 0-2 on SP255777 Lot 0-2 on SP255778 Lot 0-2 on SP255779 Lot 0-2 on SP255780 Lot 0-2 on SP255781	ROL	050.2013.339.001

	Lot 0 2 on SP255782 Lot 0 2 on SP255783 Lot 2000 on SP258770 Lot 165-167 on SP258770 Lot 193-197 on SP258770 Lot 222-225 on SP258770 Lot 38-40 on SP258770 Lot 42-47 on SP258770 Lot 990-991 on SP258770 Lot 0 on SP258754 Lot 501-502 SP258754 Lot 0 on SP258756 Lot 505-506 on SP258756 Lot 0 on SP258757 Lot 507-508 on SP258757 Lot 0-2 on SP258763 Lot 0 on SP258764 Lot 509-510 on SP258764 Lot 0 on SP258765 Lot 511-512 on SP258765 Lot 0 on SP258766 Lot 513-514 on SP258766 Lot 0 on SP258767 Lot 515-516 on SP258767 Lot 0 on SP258768 Lot 517-518 on SP258768 Lot 0-2 on SP258769 Lot 0 on SP261516 Lot 521-522 on SP261516 Lot 0 on SP261517 Lot 523-524 on SP261517 Lot 0 on SP261527 Lot 525-526 on SP261527 Lot 0 on SP261529 Lot 529-530 on SP261529 Lot 0 on SP261530 Lot 351-352 on SP261530 Lot 0-2 on SP262491		
6/08/2013	Lot 101 on SP237004 Lot 0 - 8 on SP271313 Lot 6 - 80 on SP237004	MCU & ROL	030.2009.1542.001 & 035.2009.1542.001
Dalby			
2/12/2008	Lot 60 on SP209503	MCU	050.2008.99.001
23/03/2009	Lot 49 on SP209503	MCU	030.2008.409.001
19/08/2009	Lot 1-21 on SP259235	ROL	035.2009.10.001
3/12/2009	Lot 116 on SP227231	MCU	030.2009.709.001
3/12/2009	Lot 103 on SP216213	MCU	030.2009.178.001

6/10/2010	Lot 151 on SP256004	MCU	030.2010.649.001
Miles			
06/11/2013	Lot 11 on SP193590	ROL	035.2012.1422.001
Wandoan			
14/12/2011	Lot 1 & 6 RP900597	MCU	030.2011.239.001
14/12/2011	Lot 25 & 35 FT349 & Lot 36 FT981	MCU	030.2010.1469.001

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

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

SC 4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC4.2.1—Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information
15 June 2015	1 July 2015	Adopted Infrastructure Charges Resolution No. 4 2015	www.wdrc.qld.gov.au/doing-business/town-planning

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

SC 4.3 Notation of resolution for urban encroachment provisions under section 267 of the Act

Table SC4.3.1—Notation of registrations made under section 267 of the Act

Date of registration of the premises	Date of effect	Details	Contact information
Nil	Nil	Nil	Nil

Schedule 5 Designation of premises for development

Table SC5.1— Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
Chinchilla			
09/01/2004	Not provided	Surat Basin to Tarong Rail Project (provided by Tarong Energy Corporation Limited [TEC] or its contractors.) The following types of infrastructure form part of the Tarong Rail Project: a) 150km heavy haul rail line; and b) coal loading and unloading facilities including associated conveyors.	(m) railway lines, stations and associated facilities (r) storage and works depots assoc. with... community infrastructure...(a) to (q)
Designation matters Not applicable			
29/04/2005	Not provided	The following types of infrastructure form part of the Surat Basin to Tarong Water Pipeline Project: - 150km of pipeline; and - Storage facilities and other associated infrastructure.	(p) water cycle management infrastructure (r) storage and works depots assoc. with... community infrastructure...(a) to (q)
Designation matters Not applicable			
01/07/2005	Not provided	Kogan Creek to Braemar 275 kilovolt transmission line project.	(k) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			
Wambo			
24/03/2000	Not provided	Braemar 500kV Substation (Note - Land for the substation was designated in the same designation notice that designated land for the Interconnection to the National Grid and the Bulli Creek substation.)	(k) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			

24/03/2000	Not provided	Interconnection to the National Grid (Note - Land for the interconnection was designated in the same designation notice that designated land for the Bulli Creek substation and Braemar substation.)	(k) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			
09/01/2004	Not provided	Surat Basin to Tarong Rail Project (provided by Tarong Energy Corporation Limited [TEC] or its contractors.) The following types of infrastructure form part of the Tarong Rail Project: a) 150km heavy haul rail line; and b) coal loading and unloading facilities including associated conveyors.	(m) railway lines, stations and associated facilities (r) storage and works depots assoc. with... community infrastructure...(a) to (q)
Designation matters Not applicable			
29/04/2005	Not provided	The following types of infrastructure form part of the Surat Basin to Tarong Water Pipeline Project: - 150km of pipeline; and - Storage facilities and other associated infrastructure.	(p) water cycle management infrastructure (r) storage and works depots assoc. with... community infrastructure...(a) to (q)
Designation matters Not applicable			
01/07/2005	Not provided	Kogan Creek to Braemar 275 kilovolt transmission line project.	k) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			
Western Downs Regional Council			
24/09/2010	Road	Western Downs Regional Council - Powerlink Queensland's Western Downs 275/500 kilovolt Substation Project, including connection of the Western Downs Substation to the existing Kogan Creek to Braemar transmission line.	(m) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			

10/06/2011	Road	Western Downs Regional Council - Powerlink Queensland's proposed Western Downs Substation to Queensland-New South Wales Interconnector Easement, 275 kilovolt Transmission Line Establishment Project.	(11) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			
17/06/2011	Road	Western Downs Regional Council - Powerlink's proposed Braemar to Queensland Gas Company's (QGC) Kumbarilla Park 275 kilovolt (kV) Transmission Line Project comprising: - a new 13.5km 275 kV double circuit transmission line from the Braemar substation to QGC's Kumbarilla Park site; - a new 1km 132 kV transmission line to allow for future connection to QGC's Jordan site; - two new feeder bays within the Braemar substation.	(11) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			
25/11/2011	Road	1. Condabri North Switching Station - a nominal 200 m x 250 m site suitable for a 132 kilovolt (kV) U-bus configuration with nine bays. 1. Condabri North Switching Station - a nominal 200 m x 250 m site suitable for a 132 kilovolt (kV) U-bus configuration with nine bays. 1. Condabri North Switching Station - a nominal 200 m x 250 m site suitable for a 132 kilovolt (kV) U-bus configuration with nine bays. 2. Condabri Central Switching Station - a nominal 200 m x 250 m site suitable for a 132 kilovolt (kV) U-bus configuration with nine bays. 3. Condabri South Switching Station - a nominal 200 m x 250 m site suitable for a 132 kilovolt (kV) U-bus configuration with seven bays.	(11) operating works under the <i>Electricity Act 1994</i>

Designation matters Not applicable			
16/01/2012	Road	Powerlink Queensland's proposed 275kV Columboola to Wandoan South Double Circuit Transmission Line and 275/132kV Wandoan South Substation.	(11) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			
18/01/2012	Not provided	Powerlink Queensland's proposed Wandoan South to QGC Woleebee 132 kilovolt Transmission Line Project.	(11) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			
21/09/2012	Not provided	Powerlink Queensland's proposed Columboola South 132 kilovolt Transmission Line Project, which consists of a 37 kilometre, 132 kilovolt double circuit transmission line from the Condabri South Switching Station to the Columboola Switching Station.	(11) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			
26/10/2012	Road	Two new 65 kilometre 275 kilovolt double circuit lines between Columboola and Western Downs and a 275/132 kilovolt substation at Columboola.	(11) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			
8/03/2013	Not provided	Orana 275/132 kilovolt substation.	(11) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			
22/11/2013	Not provided	Clifford Creek and Dinoun South Substation Projects.	(11) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			
11/04/2014	Not provided	Wandoan South to Eurombah Transmission Network Project - Wandoan South to Yuleba North Transmission Line (Wandoan South to Dinoun South).	(11) operating works under the <i>Electricity Act 1994</i>

Designation matters Not applicable			
30/05/2014	Not provided	Yuleba North Substation, consisting of a 275/132 kilovolt substation at Yuleba North and an associated access easement, approximately 1.1 kilometres in length.	(11) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			
20/06/2014	67-71 Middle, CHINCHILLA, 4413	Chinchilla Multi-Tenant Service Centre.	(4) community & cultural facilities, inc. where a service under the Child Care Act 2022 is conducted... (15) storage and works depots, inc. admin facilities assoc. with provision or maint. of the CID in this part (16) any other facility not mentioned in this part, intended primarily to accommodate government functions
Designation matters Not applicable			
8/08/2014	Not provided	Wandoan South to Yuleba North Transmission Line (Dinoun South to Yuleba North), consisting of a new 9 kilometre (km) 275 kilovolt (kV) double circuit transmission line from Powerlink's proposed Dinoun South Substation, approximately 47 km west-south-west of Wandoan, to the proposed Yuleba North Substation, approximately 53 km west of Wandoan.	(11) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			
24/09/2014	Not provided	Wandoan South to Eurombah Transmission Network Project (Yuleba North to Eurombah Transmission Line Project) consisting of a new 39 kilometre 275 kilovolt double circuit transmission line from Powerlink's Yuleba North Substation to Powerlink's Eurombah Substation.	(11) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			

7/11/2014	Not provided	Wandoan South to Eurombah Transmission Network Project - Yuleba North to Clifford Creek and Yuleba North to Dinoun South Transmission Lines Project. See amendment gazette 3 December 2014.	(11) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			
6/01/2015	Not provided	Yuleba North to Blythdale Transmission Line Project.	(11) operating works under the <i>Electricity Act 1994</i>
Designation matters Not applicable			

SC6.2 - Planning scheme policy 1 - Design and construction standards

Introduction and Purpose

The Western Downs Region has many and varied towns and areas serviced by infrastructure that has developed over years through the provision of Council constructed roads, drainage, water and wastewater as well as other services and donated assets. The provision of adequate services for these existing areas and new developments must be done in a planned manner and to reasonable standards applicable to the Region. Additionally many new developments will be required to provide internal services and infrastructure which affect the way of life or amenity for residents and workers, and may interact with Council infrastructure and therefore should also be designed and constructed to suitable standards.

The Western Downs 2050 Community Plan states:

"The Western Downs is undergoing a great degree of change and growth. It is important that these processes are managed effectively to ensure that the Western Downs has strong communities that are well connected and well serviced. It is also important that the character and valuable attributes of the Western Downs are maintained and enhanced."

This manual aims to support and bring into practice, the desires and aspirations of the people of the Western Downs. The Western Downs Regional Council Development Manual aims to meet the liveability criteria that the people of the Western Downs expect.

The purpose of this policy is to provide infrastructure design and construction standards, whereby adequate services are provided to development in a sustainable manner, applying fit for purpose considerations and whole of life costs.

Application

The Western Downs Regional Council Development Manual applies to all developments within the Western Downs Regional Council area, requiring the provision or upgrade of infrastructure both internally and/or externally.

Development shall be designed, constructed in accordance with, and assessed against the applicable parts of the manual together with relevant Australian Standards, Codes of Practice and Design Guidelines and Specifications.

Contents

Part 1	Standards for Design of General Subdivisional Roadworks and Design.....
Part 2	Standards for Design of Stormwater Drainage Works.....
Part 3a	Standards for Design of Water Reticulation Works.....
Part 3b	Standards for Construction of Water Reticulation Works.....
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1.1 Introduction (QS1.0)

The guidelines outlined by the Queensland Streets are adopted in principle, and the design parameters used, are to be in accordance with the criteria listed in the current edition of Queensland Streets, except as amended by this document. The sections of the Queensland Streets manual to which comments refer are shown as **QS X X** or **QS X.X**.

The ideal site and road layout will result from consideration of the social, environmental and traffic factors, the development layout and engineering constraints. Complete Streets provides additional guidance on “best practice” principles for contemporary development standards and may be considered as an alternative standard where it can be demonstrated that the engineering constraints in relation to the provision of services, access and safety can be adequately addressed.

Engineering constraints include provision of services, drainage overland flow paths, vertical alignment, horizontal alignment, reasonable access to allotments, etc. and the road layout is to accommodate these constraints.

Prior to preparing the development layout plan, it should be ascertained if a layout already exists for the area in question and to ensure that the road network proposed will generally conform with the overall road hierarchy and open space plan envisaged by the Western Downs Regional Council (WDRC)

It is essential that full and accurate topographical information be available at the roadwork’s design stage, to enable an accurate assessment of the suitability of the proposed road locations.

The classification and design of Streets and Roads are to be in accordance with the recommendations of Queensland Streets.

Within this standard’s manual, Queensland Streets is intended to be applied as the basis for a uniform standard of residential street works and designs and as a technical support to AMCORN. It is a supplement to AMCORN, not a substitute. The sections within this Part 1 of the Manual, relate to the same sections of Queensland Streets.

The provisions of the “Road Design Criteria” (included in Section 1.12 of this document) shall take precedence over any conflicting provisions of Queensland Streets.

Existing roads external to a subdivisional development are not covered by this document, or by Queensland Streets. The internal road network of the subdivision only is covered by this document and Queensland Streets. Refer directly to Council’s Engineering Services Section for treatment of the road network, external to the subdivision.

This document combined with Queensland Streets is to be used in the design of Residential Streets only. Rural Residential streets may also be designed using these principles in conjunction with the “Road Design Criteria” in Section 1.12 of this document.

Carriageway width and street layout should be considered in relation to drainage requirements (particularly overland flowpaths). *Refer also to Part 2 – Stormwater Drainage Design* of this Manual.

For reference purposes, a link to WDRC Standard Drawings is provided [here](#).

Note: The latest version of relevant standards and referenced documents are to be used, unless otherwise agreed to by Council.

1.2 The Residential Street (QS 2.0)

The guidelines outlined by the Queensland Streets are adopted in principle, and the design parameters used, are to be in accordance with the criteria listed in the current edition of Queensland Streets, except as amended by this document.

1.2.2 Traffic Volume (QS2.2)

Entire Section adopted without amendment.

NOTE: A traffic catchment plan is required to be submitted with subdivisional applications. Traffic generation shall be based on 10 trips per day, noting Table 2.2.E "Equivalent Dwellings" of Queensland Streets

1.2.5 Provision for Passing (QS 2.5)

This Section is linked with *Section 1.2.6 – Carriageway Width*.

This Section is adopted in principle. Refer to the "Road Design Criteria" (Section 1.12) for requirements with respect to carriageway width, hence Provision for Passing Requirements.

1.2.6 Carriageway Width (QS 2.6)

This Section adopted in principle. Refer to the "Road Design Criteria" (Section 1.12) for requirements and *Standard Drawing Nos. R-002 & R-003*.

The carriageway width is measured from the invert of the kerb for mountable kerb and face of kerb for barrier kerb.

Bus Routes may be required to be provided on Collector Roads. The nominated carriageway width (measured between channel inverts) is based on a 40km/hr design speed and a truck / two parked cars situation. Refer *Queensland Streets Table 2.6F – Carriageway Width Requirements*.

1.2.7 Street Classification (QS 2.7)

This Section adopted in principle. Refer to the "Road Design Criteria" (Section 1.12) for requirements and *Standard Drawing R-002 & R-003*.

The street hierarchy and bus routes are to be confirmed at the planning stage, prior to commencement of design. In addition, Council should be contacted directly, to determine the requirements with respect to existing frontage roads for the individual development.

1.2.8 Verge (QS 2.8)

This Section adopted with the following modifications:

- (a) The cross-section of the verge (i.e. that portion of the road reserve between the kerb and the property alignment), is to conform to the details of the Type Cross Section (*Drawing No. R-003*) for Access Place, Access Street, Collector Street and Trunk Collector Street. Verge Cross Section - *Figure 2.8F of Queensland Streets* is not to be used;
- (b) Minimum verge width - refer to the "Road Design Criteria" (Section 1.12) for Council's requirements;
- (c) Services and utilities are to be in accordance with WDRC *Standard Drawing No. R-014*. Where Ergon, Telstra or other Service Providers share a joint user trench, conduits are to be located in accordance with the current policies of those Service Providers; and
- (d) Where the construction of a concrete footpath is required, it is to be 1.5 metres in width or 2.5 metres where required as a shared footpath/bikeway and located in accordance with WDRC *Standard Drawing No. R-014*.

1.2.8.2 Access to Allotments (inside private property)

This Section adopted with the following modifications:

- Property accesses should be located with a minimum clearance of 1.5m from street trees, signposts, light posts and other structures.
- Steep side slope of the natural surface can result in difficulty in providing vehicular access to allotments fronting the road. Driveway grades should be limited for safety and amenity;

- The maximum driveway grades therefore are to be as follows; and

Location	Desirable Maximum	Absolute Maximum
(a) Residential	16.6% (1 in 6)	25% (1 in 4)
(b) Industrial	10% (1 in 10)	16.6% (1 in 6)

- Standard footpath profiles are to be maintained and generally in accordance with the grades noted on the WDRC *Standard Drawings R-003 and No. R-014*.

1.2.9 Street Reserve Width (QS 2.9)

1.2.9.1 Truncations

This Section adopted with the following modifications:

- Truncations of the real property boundaries are to be provided at speed restriction devices, bends and intersections and the roadway, footpath and verge widths are to be maintained at the minimum specified widths at any point.

1.2.9.2 Kerb and Channel

This Section adopted with the following modifications:

- Concrete kerb and channel is to generally be provided on both sides of all roads and streets in a residential area.
- For roads, refer to the “Road Design Criteria” (Section 1.12) relevant to the applicable road category, to determine if concrete kerb and channel is required.
- The standard kerb and channel for streets is to be Mountable Type 1, 2 or 3 in accordance with *Standard Drawing R-008*.
- Barrier type kerb and channel with 300mm channel (Barrier Type 1 or 2) in accordance with *Standard Drawing R-008* is to be used in the following cases;
 - (a) In streets adjacent to parks
 - (b) Industrial streets, where heavy duty barrier type is to be used (i.e. standard barrier type, with additional 50mm base thickness)
 - (c) Shopping Centres and in locations where high pedestrian volumes are likely or for greater pedestrian safety, e.g. on the frontage of schools, major sporting facilities and parks.
- Semi-mountable type kerb is to be used in the following cases:
 - (a) At Medians and Traffic Islands, semi-mountable or low profile kerb Mountable Type 1, 2 or 3 for concrete infilled treatments and Mountable Type 1, 2 or 3 for landscaped treatments in accordance with *Standard Drawing R-008*;
 - (b) At Roundabouts, kerb type Island Kerb 1 or 2 on the outer island and Mountable Type 1, 2 or 3 on the centre island in accordance with *Standard Drawing R-008*, if applicable.
- Where proposed construction adjoins existing kerb and channel the new construction is to be tapered smoothly to the existing kerb and channel.

- The grading of kerb and channel is to conform to the road centreline grading, although at locations where the kerb and channel grading diverts from the centreline grade, such as at intersections or on superelevated curves, the minimum channel grade is to be 0.4%. Every endeavour is to be made to improve the appearance, by providing vertical curves of as long a length as possible, at all changes of grade.
- At all changes in horizontal alignment, kerbs and kerb and channel are to be constructed with horizontal curves. To improve appearance where small deflections occur (e.g. on tapers), horizontal curves shall be as long as possible.
- Kerb ramps are to be provided at all kerb returns and at park entrances in accordance with *Standard Drawing R-009*.

1.2.10 Geometric Design (QS 2.10)

Entire Section adopted without amendment.

Refer to the “Road Design Criteria” (Section 1.12) for Council’s requirements for various aspects of Geometric Design.

1.2.10.1 Roadway Crossfall

- The Roadway Crossfall is to be designed to include the following:
- In general, one-way crossfall and centre channels will not be permitted. All sealed pavements and shoulders are to typically have crossfalls of 4.0%, or as shown in *Standard Drawing R-002 and R-003*
- The maximum crossfall on grassed medians on divided roads is to be desirably 1 in 6 with an absolute maximum of 1 in 4
- At median openings, the pavement crossfall is not to exceed 5%.

1.2.10.2 Vertical Curves

- Vertical Curves are to be designed to include the following:
- A vertical curve, of parabolic form, is to be provided at every change of grade, where the algebraic change of grade for;

(a)	Access Places, Access Streets, Collector Streets	exceeds 1.0%
(b)	Trunk Collector, Sub Arterial, Arterial, Major Arterial	exceeds 0.6%
- Every effort should be made to provide vertical curves as long as possible, for improved appearance and safety; and
- A crest vertical curve that masks the commencement of a horizontal curve is to be avoided.

1.2.10.3 Pavement Tapers

Pavement Tapers are to be designed to include the following:

- Pavement tapers to existing construction are to be designed in accordance with the current AUSTRROADS design manuals based on the design speed of the road but in any case a minimum taper ration of 1:10.
- Tapers are to be constructed to the same standard as the proposed full road pavements or to match existing pavement depth when adjoining existing roads, whichever is greater.

1.2.10.4 Frontage Streets/Roads

- Where the street/road frontage to a development is unsealed or unformed or less than the required width for the proposal at the time of development approval, it is to be constructed to a standard specified in the conditions of approval, or where not specified in the conditions of approval, no less than the greater of one half of the full width/road or 6.0 metres from the nominal kerb line to the bitumen edge - whichever is the greater.
- An existing sealed frontage street/road to a development is to be reconstructed to one half of the full width of the street/road unless the existing pavement is adequate for the ultimate design conditions, in which case the pavement shall be widened only with kerb and channel provided at the nominated alignment with a minimum sealed width of 6.0 metres – whichever is the greater.

1.2.11 Intersections (QS 2.11)

1.2.11.1 "T-Junctions"

This clause adopted with the following clarifications:

- (a) A minimum 10 metre vertical curve is to be provided where a side road joins a through road at three way intersections.
- (b) The tangent point of a vertical curve in the side road is to be located at, or outside of the kerb line of the through road.
- (c) For a residential street intersecting a Trunk Collector, the geometric layout of the intersection shall be generally in accordance with *AUSTROADS Guide to Road Design – Part 4 Intersections and Crossings*.

1.2.11.2 "Lighting"

This clause adopted with the following clarifications:

- This clause is to be deleted as a reference from Queensland Streets and the following clause is to be inserted in lieu thereof:

Note: "All intersections, heads of cul-de-sacs, major changes in direction and speed control devices are required to be effectively lit in accordance with AS1158."

- Refer to the "Road Design Criteria" (Section 1.12) for Council's requirements for Intersection and Street Lighting.

1.2.11.3 General

This clause adopted with the following clarifications:

- (1) Intersections on rural roads are to be designed in accordance with the current Queensland Department of Main Roads "*Road Planning and Design Manual*" (Chapter 13, *Intersections at Grade*) or *AUSTROADS Guide to Road Design – Part 4 Intersections and Crossings*.
- (2) Except as specifically varied hereunder, intersections on Streets are to be designed and located in accordance with *Section 2.11 of Queensland Streets*
- (3) All new intersections of Urban Access , Urban Feeders, Collector Streets, Rural and Industrial Roads are preferably to be designed as a three way "T-Junction" intersections
- (4) Where unavoidable, four way intersections are to be designed as roundabouts in accordance with the current Queensland Department of Main Roads "*Road Planning and Design Manual*" Chapter 14, *Roundabouts* or *AUSTROADS "Guide to Road Design Part 4B Roundabouts*, having particular regard to the needs and safety of pedestrians and cyclists. Refer to Council for advice on each individual case, prior to proceeding with design

- (5) Four way intersections are to be designed at the junctions of Arterial and Major Arterial Roads only where signalisation (preferred) or roundabouts are proposed
- (6) All channelisation is to be designed in accordance with the current Queensland Department of Main Roads *“Road Planning and Design” Manual* or AUSTROADS Publications to accommodate a Design Articulated Vehicle, providing a clearance of not less than 0.6 metres between the outer wheel track and the kerbs at all points
- (7) Warrants for the provision of channelisation at intersections will be dependent on traffic volumes and intersection layout and in accordance with *Queensland Department of Main Roads “Road Planning and Design Manual” (Chapter 13, Intersections at Grade)* or *AUSTROADS Guide to Road Design – Part 4 Intersections and Crossings*. In general, channelisation will normally be required to be provided at
 - All arterial intersection
 - Most trunk collector to arterial intersections; and
 - Occasional collector to collector intersections.
- (8) Traffic islands are to be designed in accordance with the current *Queensland Department of Main Roads or AUSTROADS Design Manuals*. Particular attention is to be given to sight distance when commencing islands at horizontal and vertical curves
- (9) All traffic islands are to be signed and delineated in accordance with the requirements of the Manual of *Uniform Traffic Control Devices (QLD)*.
- (10) Where a marked exclusive bicycle lane is not required, the pavement of a left turn auxiliary lane is to be preferably 3.7 metres wide and, in restricted locations, not less than 3.0 metres wide
- (11) Where barrier kerb is used at intersections; widths, where practicable, are to be increased by at least 0.3 metres and preferably 0.6 metres
- (12) Where practical, similar widths apply for right turn auxiliary lanes
- (13) The longitudinal grade should also be considered in relation to high vehicles turning through an intersection
- (14) On trunk collector streets, median openings should be provided at all intersections except at intersections with access places
- (15) On sub-arterial and arterial roads, the minimum spacing of median openings should be approximately 400 metres
- (16) On roads, the maximum design speed through a roundabout is to be 50km/h, however, the provisions of Queensland Streets are to apply to roundabouts in streets; and
- (17) The needs of pedestrians and cyclists are to be addressed at the design stage. Provision for cyclists is to be considered on all sub-arterial and arterial roads, irrespective of whether off-road bicycle or shared bicycle/pedestrian facilities are also provided on an adjacent verge. In the case of roads, cyclist facilities are generally provided by means of marked bicycle lanes or wide kerbside lanes / parking lanes / road shoulders, conforming to the requirements of *AUSTROADS Standards*

1.2.12 Turning Area (QS 2.12)

This Section adopted with the following modifications.

- (a) Standard Turning Areas at the head of cul-de-sacs (including temporary cul-de-sacs) are to conform to the criteria of *Section 2.12 of Queensland Streets* and be based on the typical manoeuvring areas for Council’s design vehicle HRV.

- (b) The turning area is to be capable of accommodating most vehicles with a single movement turn.
- (c) Circular turning heads are preferred and “T” and “Y” shaped turning heads are generally not to be used.
- (d) Where a full turning circle is provided the minimum kerb radii is to be:
 - Approach curve tangential to the turning circle - 18m
 - The turning circle - 9m
- (e) Turning areas at the ends of cul-de-sac in industrial developments are to be full turning circles with the following minimum kerb radii:
 - Approach curve tangential to the turning circle - 30m
 - The turning circle – 12.5m

Refer to the “Road Design Criteria” (Section 1.12) for Council's requirements with respect to Turning Areas.

1.2.13 Speed Control Devices (QS 2.13)

This Section adopted with the following amendments.

1.2.13.1 Reference Material

Refer to the “Road Design Criteria” (Section 1.12) for Council's requirements with respect to Speed Control Devices.

Refer to the current *AUSTROADS Standards* for detailed design of speed control devices.

1.2.13.2 Device Compliance

The device designs should generally comply with the following:

1.2.13.3 Streetscape

- Reduce the linearity of the street by segmentation
- Avoid continuous long straight lines (e.g. kerb lines)
- Enhance existing landscape character
- Maximize continuity between existing and new landscape areas

1.2.13.4 Location of Devices / Changes

- Devices other than at intersections should be located to be generally consistent with streetscape requirements
- Existing street lighting, drainage pits, driveways, and services may decide the exact location of devices

1.2.13.5 Design Vehicle

- Emergency vehicles and service vehicles must be able to reach all residences and properties
- Where bus routes are involved, buses should be able to pass without mounting kerbs and with minimized discomfort to passengers
- In newly developing areas where street systems are being developed in line with LATM principles, building construction traffic must be catered for.

1.2.13.6 Control of Vehicle Speeds

- Maximum vehicle speeds can only be reduced by deviation of the travelled path. Pavement narrowing's have only minor effects on average speeds, and usually little or no effect on maximum speeds
- Speed reduction can be achieved using devices which shift vehicle paths laterally (slow points, roundabouts, corners) or vertically (humps, platform intersections, platform pedestrian/school/bicycle crossings)
- Speed reduction can be helped by creating a visual environment conducive to lower speeds. This can be achieved by 'segmenting' streets into relatively short lengths (less than 200m), using appropriate devices, streetscapes, or street alignment to create short sight lines

1.2.13.7 Visibility Requirements (Sight Distance)

- Adequate critical sight distances should be provided such that evasive action may be taken by either party in a potential conflict situation. Sight distances should relate to likely operating speeds
- Sight distance to be considered include those of and for pedestrians and cyclists, as well as for drivers
- Night time visibility of street features must be adequate. Speed control devices particularly should be located near street lighting, and all street features/furniture should be delineated for night time operation.

1.2.13.8 Critical Dimensions

Many devices will be designed for their normal use by motor cars, but with provision (such as mountable kerbs) for larger vehicles. Some typical dimensions include:

- Pavement narrowing's
 - Single lane 3.50m between kerbs
 - 3.75m between obstructions
 - Two lane 5.50m minimum between kerbs
- Bicycle lanes (including adjacent to pavement narrowing's) - 1.5 metres minimum
- Plateau or platform areas:
 - 75mm to 150 mm height maximum, with 1 in 15 ramp slope
- Width of clear sight path through slowing devices
 - 1.0m maximum
(i.e. the width of the portion of carriageway which does not have its line of sight through the device blocked by streetscape materials, usually vegetation)
- Dimensions of mountable areas required for the passage of large vehicles to be determined by appropriate turning templates
- Use of vegetation in the central island where utilised as part of a speed control device is required.

1.2.14 Other Design Criteria (QS 2.14)

1.2.14.1 Access to Allotments

Refer to Clause 1.2.8.2 above

1.2.14.2 Pathways

The following design criteria are to be employed:

- (a) The minimum width of land for a pathway that is not within the road verge is to be 6.0 metres.
- (b) Concrete paving is to conform to the *Standard Drawing R-010*, and is to be 2.5 metres wide, located no less than 0.5 metres from either side of the pathway boundaries
- (c) The concrete pavement within a pathway is to be constructed to the adjacent kerb and channel together with a kerb ramp
- (d) Bollards are to be installed to restrict vehicular access at the ends of pathways but are to be located and delineated so as not to create a hazard for pedestrians and cyclists.
- (e) Pathways should be located with a minimum clearance of 0.7m from street trees, signposts, light posts and other structures.

1.2.14.3 Bikeways

The following design criteria are to be employed:

- (a) The minimum width of land for a bikeway, that is not within the road verge, is to be 6.0 metres to accommodate a 2.5 metre wide concrete paved bike path;
- (b) The design is to be carried out in accordance with *AS 1742.9-2000, AUSTRROADS Standards and the Queensland Department of Main Roads "Manual of Uniform Traffic Control Devices" (Part 9, Bicycle Facilities)*; and
- (c) Bikeways located in Parks are to be constructed above the flow of a storm event with an ARI of 1 year.

1.2.14.4 Road Edge Guide Posts and Safety Barriers

- (a) Road edge guide posts are to be provided at all locations where concrete kerb and channel is not constructed e.g. half road construction; tapers; ends of roads; etc;
- (b) For the warrants and locations of safety barriers, refer to the *current Queensland Department of Main Roads "Road Planning and Design Manual" (Chapter 8, Safety Barriers and Roadside Furniture)*;
- (c) It is to be confirmed in writing by the designer that the proposed safety barriers are in accordance with the abovementioned design manual and that the safety barrier site selection criteria have been addressed;
- (d) Council may request the installation of road edge guide posts at the top of embankments where safety barriers are not installed; and
- (e) Council may request the installation of REGP's at the top of stormwater manhole inlets and outlets to assist with immediate differences in surface levels.

1.8 Rural Residential Streets (QS 8.0)

The guidelines outlined in this Chapter are adopted in full except as noted below;

1.8.3 Street Hierarchy (QS 8.3)

For Rural Residential Street hierarchy refer to Section 12 and *Standard Drawing R-002*.

1.9 Industrial Streets (QS 9.0)

The guidelines outlined in this Chapter are adopted in full except as noted below;

1.9.3 Street Hierarchy (QS 9.3)

For Industrial Street hierarchy refer to Standard Drawing R-003.

1.9.13 Acceptable Solutions (QS 9.13)

Refer to "Road Design Criteria" (Section 1.12)

1.11 Definitions (QS 11.0)

The definitions outlined in this Chapter are adopted without amendment. For additional definitions refer to *Table 1.11.1 - Road Definitions and Functional Hierarchy*

Table 1.11.1 - Road Definitions and Functional Hierarchy

Group	Class	Function description	WDRC terminology	Comment
Rural Arterial Roads	1	Those roads which form the principal avenue of communication between, and through major regions	Highways	Include National highways and other state highways. High speed, high volume routes
Rural Arterial Roads	2	Those roads being class 1, whose main function is to form the principal avenue of communication for movements <ul style="list-style-type: none"> ▪ Between capital city and adjoining states and their capital cities; or ▪ Between a capital city and key towns; or ▪ Between key towns 	Main Road	State Strategic roads generally of this class. Conveys through traffic
Rural Arterial Roads	3	Those roads, not being class 1 or 2, whose main function is to form and avenue of communication of movements <ul style="list-style-type: none"> ▪ Between important centres and the Class 1 and Class 2 roads and or/key town; or ▪ Between important centres which have significant economic, social, tourism or recreation role ; or ▪ Of an arterial nature within a town in a rural area 	Rural Arterial	Mainly Regional roads and major local government roads. Conveys through traffic Other State Controlled Roads (OSCR)
Rural Local Roads	4	Those roads which are neither Class 1,2 or 3 whose main function is to serve the purpose of collecting and distributing traffic form local areas to the wider road network, including access to abutting properties and rural residential areas	Rural Collector & Rural Residential Collector	Mainly district roads and local government collector roads local traffic LRRS roads
Rural Local Roads	5a	Those roads which are neither Class 1,2, 3 or 4 <ul style="list-style-type: none"> ▪ Provides primarily for main traffic movements into and through a region or locality ▪ Caters generally for higher travel speed, all vehicle types including commercial traffic ▪ Services Rural Residential Areas connecting to Class 4 Roads 	Rural Feeder & Rural Residential Feeder	All weather road predominantly two-laned and mainly sealed. High quality of service. Minimum carriageway width is 8 m (refer section 12)
Rural Local Roads	5b	Those roads which are neither Class 1,2, 3, 4 or 5 <ul style="list-style-type: none"> ▪ Provide access to rural residential or rural properties ▪ Provide exclusively for one activity or function 	Rural Access & Rural Residential Access	<u>Rural Access</u> All weather two lane road formed and gravelled or single lane sealed road with gravel shoulders. Good quality of service. Minimum carriageway width is 7.0m AADT approximately < 20 <u>Rural Residential Access</u> All weather road predominantly two-laned sealed. High quality of service. Minimum carriageway width is 8 m (refer section 12)

Rural Local Roads	5c	Provide access to low use areas, caters for low travel speed and access may be limited to dry weather	Unformed	A single lane two-way dry weather, unformed track/road, made from local materials
Urban Arterial Roads	6	Those road whose main function is to perform as the principal arteries for through traffic and freight movements across urban areas, provide access to major freight terminals freight movement and access to major transport terminals.	Urban Arterial	Generally State Strategic. Regional roads or major local government roads
Urban Arterial Roads	7	Those road not being class 6 whose main function is to: <ul style="list-style-type: none"> ▪ Complete the major road network road network across the metropolitan area and carry intra-urban traffic and/or commercial and industrial traffic; or ▪ Serve as a supplementary public transport corridors; or ▪ Form part of regularly spaced road network supplementary to the principal urban road network. 	Major Urban Collector	Mainly Regional roads, Significant Local Government road links in urban areas. Conveys through traffic.
Urban Local Roads	8	Those roads which are neither Class 6 or 7 whose main function serves the purpose of collecting and distributing traffic from local areas to the wider road network, including access to abutting properties	Urban Collector	Local Government collector and trunk collectors. These are roads and streets that provide a link between residential access roads Industrial / Commercial access Streets to a higher class of road with in township areas. LRRS AADT approximately < 3000
Urban Local Roads	9a	Those roads which collect to class 6,7,8 roads and <ul style="list-style-type: none"> ▪ Whose main function is to provide access to residences and properties; or ▪ Provide exclusively for one activity or function 	Urban Feeders Industrial Collector	These roads provide the access to commercial or industrial properties to allow for the carrying out day to day activities, business or occupations. AADT approximately < 1500
Urban Local Roads	9b	Those roads which collect to class 6,7,8 roads and <ul style="list-style-type: none"> ▪ Whose main function is to provide access to residences and properties; or ▪ Provide exclusively for one activity or function 	Urban Access A&B	These roads provide the access to commercial or industrial properties to allow for the carrying out day to day activities, business or occupations. AADT approximately < 500 (Urban Access A) AADT approximately < 200 (Urban Access B)
Service Roads	10a	Those roads whose main function is provide a safe place to park along side a road of a higher order <ul style="list-style-type: none"> ▪ Provide exclusively for one activity or function 	Parking Lanes	These roads provide parking locations parallel to major roads normally state controlled roads.
Service Roads	10b	Those roads whose main function is provide for the movement of vehicles with in council maintained facilities. <ul style="list-style-type: none"> ▪ Provide exclusively for one activity or function 	Service Roads	These roads are roads within showgrounds, sporting facilities, community facilities, rubbish dumps, council offices, aerodromes, depots, treatment plants.

1.12 Summary of Road Design Criteria

1.12.1 Road Design Criteria

Refer to the following pages for Road Design Criteria relating to:

Table 1.12.1 Urban Streets

Table 1.12.2 Rural Residential Streets

Table 1.12.3 Industrial Streets

Table 1.12.1 Urban Streets

Description	Urban Access A (Cul-de-sac)	Urban Access B (All other streets)	Urban Feeder	Urban Collector
Typical Lot Size	500m ² - 1,500m ²	500m ² - 1,500m ²	500m ² - 1,500m ²	500m ² - 1,500m ²
Traffic Catchment (max no. of lots)	20 lots	50 lots	150 lots	300 lots
Design Speed (max)	40 kph	40 kph	50 kph	60 kph
Carriageway Lanes - No. of	1 moving, 1 parking	2 moving, 1 parking	2 moving, 1 parking	2 moving, 2 parking
Carriageway widths (measured between channel inverts)				
<ul style="list-style-type: none"> Normal Situation 	6	8	10	12
<ul style="list-style-type: none"> Bus Route Lane (if req'd) 			10	12
Verge Width (min)	5	5	7.5	9
Road Reserve Width (min)	16	18	25	30
Carriageway Longitudinal Drainage				
<ul style="list-style-type: none"> Kerbing Required (yes/no) 	Yes	Yes	Yes	Yes
<ul style="list-style-type: none"> Swale Drains (may be considered where underground stormwater is not achievable) 	Not Preferred	Not Preferred	Not Preferred	Not Preferred
Kerb Types				
<ul style="list-style-type: none"> Kerb and Channel (Refer to Note 1) 	WDRC STD DWG R-008 Fully Mountable Kerb 2	WDRC STD DWG R-008 Fully Mountable Kerb 2	WDRC STD DWG R-008 Fully Mountable Kerb 2	WDRC STD DWG R-008 Barrier Kerb 1
<ul style="list-style-type: none"> Stormwater Kerb connectors required at subdivisional stage (yes/no) Cast Iron / Aluminium - 100mm 	Yes	Yes	Yes	Yes
Footpaths				
<ul style="list-style-type: none"> Required (yes/no) 	No	No	Yes	Yes

Description	Urban Access A (Cul-de-sac)	Urban Access B (All other streets)	Urban Feeder	Urban Collector
<ul style="list-style-type: none"> Width (minimum) and location 	N/A	N/A	1.5m, footpath one side only	1.8m one side only
On-Street Cycleways				
<ul style="list-style-type: none"> Required (yes/no) 	N/A	N/A	N/A	To be assessed
<ul style="list-style-type: none"> Width and location (Refer to Note 2) 				Extra 1.5m carriageway width, both sides
Dual Use Footpaths/ Bikeways				
<ul style="list-style-type: none"> Required (yes/no) 	N/A	N/A	To be assessed	Yes
<ul style="list-style-type: none"> Width and location (Refer to Note 2) 			2.5m, one side only	2.5m, one side only
Parking Requirements	Note 3	Note 3	Note 3	Note 3
Carriageway Grades				
<ul style="list-style-type: none"> Desirable max 	12%	12%	12%	12%
<ul style="list-style-type: none"> Absolute max 	16%	16%	16%	16%
<ul style="list-style-type: none"> Desirable min 	1%	1%	1%	1%
<ul style="list-style-type: none"> Absolute min (Kerb and Channel) 	0.40%	0.40%	0.40%	0.40%
Vertical Sight Distance				
<ul style="list-style-type: none"> General Min Distance 	60m	60m	80m	110m
Carriageway Crossfall				
(a) Crossfall - one way, two way or both	Two Way	Two Way	Two Way	Two Way
(b) For AC Seal				
<ul style="list-style-type: none"> Min Crossfall 	4%	4%	4%	4%
<ul style="list-style-type: none"> Max Crossfall 	5%	5%	5%	5%

Description	Urban Access A (Cul-de-sac)	Urban Access B (All other streets)	Urban Feeder	Urban Collector
(c) For Bitumen Seal				
• Min Crossfall	4%	4%	4%	4%
• Max Crossfall	5%	5%	5%	5%
Sealed Carriageway				
• Required (yes/no) / Type	Yes / Spray Seal	Yes / Spray Seal	Yes / Spray Seal	Yes / Spray Seal
• Bitumen Sealed Details (e.g. Prime & 2 Coat)	Prime & 2 coat seal or Primer Seal & Seal	Prime & 2 coat seal or Primer Seal & Seal	Prime & 2 coat seal or Primer Seal & Seal	Prime & 2 coat seal or Primer Seal & Seal
Road Widening				
• Seal Type (Refer to Note 4)	To match	To match	To match	To match
• Crossfall				
min	4%	4%	4%	4%
max	5%	5%	5%	5%
Pavement Design Method (nominate ESA's if applicable)	ARRB - APRG Report No. 21	ARRB - APRG Report No. 21	ARRB - APRG Report No. 21	QT- Pavement Design Manual or Austrroads - Pavement Design (A Guide to the Structural Design of Road Pavements)
Nominal Pavement Depths (Deemed to Comply – refer Std Dwg R003)	300mm with Geofabric Seal at Subbase Level (under K&C)	300mm with Geofabric Seal at Subbase Level (under K&C)	300mm with Geofabric Seal at Subbase Level (under K&C)	450mm with Geofabric Seal at Subbase Level (300mm pavement, 150mm subgrade replacement, Soaked CBR 15/L.S 5% min or Lime Stabilisation)
Speed Control Devices				
• Required (yes/no)	Yes	Yes	Yes	No

Description	Urban Access A (Cul-de-sac)	Urban Access B (All other streets)	Urban Feeder	Urban Collector
<ul style="list-style-type: none"> If Required, preferred type (horizontal, vertical or both) 	Both	Both	Horizontal	N/A
Street Length				
<ul style="list-style-type: none"> Max Length 	Refer Queensland Streets	Refer Queensland Streets	Refer Queensland Streets	Refer Queensland Streets
Signage, as per MUTCD				
<ul style="list-style-type: none"> Regulatory (yes/no) 	No	No	Yes	Yes
<ul style="list-style-type: none"> Warning Signs 	No	No	No	Yes
Turning Facility at end of Cul-de-sac Streets				
(a) Single movement turn preferred (yes/no)	Yes (Refer Note 5)	Yes (Refer Note 5)	N/A	N/A
<ul style="list-style-type: none"> Min radius in head 	9.0m	9.0m	N/A	N/A
<ul style="list-style-type: none"> Approach radius 	18.0m	18.0m	N/A	N/A
<ul style="list-style-type: none"> Min verge width at any point 	5.0m	5.0m	N/A	N/A
Truncations	4.0m, 3 equal cords/or single cord	4.0m, 3 equal cords/or single	6.0m, single cord	6.0m, single cord
Utility Service Allocations				
(a) Electrical (Overhead)				Note 6
<ul style="list-style-type: none"> Required (yes/no) 	No	No	No	Allowable if existing
<ul style="list-style-type: none"> Alignment 	N/A	N/A	N/A	As existing
(b) Telstra (underground) in single trench				
<ul style="list-style-type: none"> Required (yes/no) 	N/A	N/A	N/A	If overhead power
<ul style="list-style-type: none"> Alignment 				0.5m

Description	Urban Access A (Cul-de-sac)	Urban Access B (All other streets)	Urban Feeder	Urban Collector
(c) Electrical (underground) and Telstra in shared trench				
<ul style="list-style-type: none"> Required (yes/no) 	Yes	Yes	Yes	Preferred
<ul style="list-style-type: none"> Alignment 	0.3 clearance to RP	0.3 clearance to RP	0.3 clearance to RP	0.3 clearance to RP
Transformers	Within easement internal to Property Boundary	Within easement internal to Property Boundary	Within easement internal to Property Boundary	Within easement internal to Property Boundary
Superelevation of Carriageway				
<ul style="list-style-type: none"> Required (yes/no) 	No	No	No	No
Private Access to Property				
<ul style="list-style-type: none"> Max Grade 	Note 8	Note 8	Note 8	Note 8
Street Lighting				
<ul style="list-style-type: none"> Nominate Standard Required 	AS/NZS 1158 Set: 2005	AS/NZS 1158 Set: 2005	AS/NZS 1158 Set: 2005	AS/NZS 1158 Set: 2005
<ul style="list-style-type: none"> Road Lighting Category 	P5	P5	P4	P3
<ul style="list-style-type: none"> Offset (Back of Kerb to centre of pole) 	0.75	0.75	0.75	0.75
Features in Paving (e.g. Paving, patterned concrete to thresholds, infill's etc.)				
<ul style="list-style-type: none"> Required or Acceptable (Pavers to be interlocking concrete pavers only) 	Acceptable at intersections and speed control devices	Acceptable at intersections and speed control devices	Acceptable at intersections and speed control devices	Not permitted on through lanes

NOTES:

1. Mountable layback kerb should be provided where direct property access is permitted. Traffic Islands should comprise semi-mountable kerb, unless a mountable profile is specified to allow access for larger vehicles. Barrier kerb and channel is required for all park frontages, unless satisfactory provisions are made to prevent vehicular access to parks (e.g. fence). An additional 50mm of depth is to be provided for Feeder/Collector & Industrial Streets.
2. The minimum width for a shared path facility is 2.5m. On-street cycleways may consist of either a dedicated lane or bicycle awareness zone with a minimum combined lane width of 3.7m. Refer to Myall Creek Master Plan for widths within the Dalby CBD area.
3. In accordance with relevant section of Queensland Streets.
4. Where a road being widened is in poor condition, a Prime & 2 coat seal or Primer Seal & Seal bitumen seal may be permitted at Council's discretion.
5. Circular turning movements preferred unless otherwise approved.
6. If overhead power exists along frontage of subdivision, it may remain. Poles may require relocation to suit future property boundaries and street lighting requirements.
7. Generally provided within allotment.
8. Property access should conform to standard verge cross-section. Maximum crossfall within street reserve is 15%. Maximum driveway grade is 25% with a maximum change in grade of 10%.

Table 1.12.2 Rural Residential Streets

Description	Rural Residential Access Road	Rural Residential Feeder Road	Rural Residential Collector Road
Typical Lot Size	4,000m ² - 20,000m ²	4,000m ² - 20,000m ²	4,000m ² - 20,000m ²
Traffic Catchment (max)	50 (20 for cul-de-sac) lot	150	300
Design Speed (max)	40 kph	50 kph	50 kph (internal streets) 60 kph (external streets where signposted)
Carriageway Lanes - No. of	2 moving, 1 parking	2 moving, 1 parking	2 moving, 2 parking
Carriageway widths (measured between shoulder points)			
• Normal Situation	8m	9m	10m
• Bus Route Lane (if req'd)	N/A	9m (plus Bus Setdown facility as required)	10m (plus Bus Setdown facility as required)
Verge Width (min)	8.5m	10.5m	10m
Road Reserve Width (min)	25m	30m	30m
Carriageway Longitudinal Drainage			
• Kerbing Required (yes/no)	No	No	No
• Swale Drains Permitted (yes/no) refer to std drawings	Yes	Yes	Yes
• Swale Drains absolute Minimum Longitudinal Grade	0.10%	0.10%	0.10%
Kerb Types (if req'd)			
• Kerb only	Edge beam as an option 32Mpa with Fibre Reinforcing	Edge beam as an option 32Mpa with Fibre Reinforcing	Edge beam as an option 32Mpa with Fibre Reinforcing

Description	Rural Residential Access Road	Rural Residential Feeder Road	Rural Residential Collector Road
<ul style="list-style-type: none"> Kerb Connectors Required at Subdivisional Stage (yes/no) 	N/A	N/A	N/A
Swale Drains (if allowed)			
<ul style="list-style-type: none"> Configuration 	As Per WDRC Standard	As Per WDRC Standard	As Per WDRC Standard
Dual Use Footpaths/Bikeways			
<ul style="list-style-type: none"> Required (one side only) (yes/no) 	No	No	Yes
<ul style="list-style-type: none"> Width 	N/A	N/A	2.0m
Parking Requirements	N/A	N/A	N/A
Carriageway Grades			
<ul style="list-style-type: none"> Desirable max 	12%	12%	12%
<ul style="list-style-type: none"> Absolute max 	20%	16%	16%
<ul style="list-style-type: none"> Desirable min 	0.40%	0.40%	0.40%
<ul style="list-style-type: none"> Absolute min 	0.10%	0.10%	0.10%
Vertical Sight Distance			
<ul style="list-style-type: none"> General Min Distance 	To Austroads Standards	To Austroads Standards	To Austroads Standards
Carriageway Crossfall			
(a) Crossfall - one way, two way or both	Two way	Two way	Two way
(b) Bitumen Seal			
<ul style="list-style-type: none"> Min Crossfall 	4%	4%	4%
<ul style="list-style-type: none"> Max Crossfall 	5%	5%	5%

Description	Rural Residential Access Road	Rural Residential Feeder Road	Rural Residential Collector Road
Sealed Carriageway			
<ul style="list-style-type: none"> Required (yes/no) / Type 	Yes / Spray Seal	Yes / Spray Seal	Yes / Spray Seal
<ul style="list-style-type: none"> Bitumen Sealed Details (e.g. Prime & 2 Coat or Primer Seal & Seal) 	Prime & 2 coat seal or Primer Seal & Seal	Prime & 2 coat seal or Primer Seal & Seal	Prime & 2 coat seal or Primer Seal & Seal
Road Widening			
<ul style="list-style-type: none"> Seal Type 	To match	To match	To match
<ul style="list-style-type: none"> Crossfall 			
min	4%	4%	4%
max	5%	5%	5%
Pavement Design Method (nominate ESA's if applicable)	ARRB - APRG Report No. 21	ARRB - APRG Report No. 21	QT- Pavement Design Manual Austroads - Pavement Design (A Guide to the Structural Design of Road Pavements)
Nominal Pavement Depths (Deemed to Comply refer Std Dwg R-002)	300mm with Geofabric Seal at Subbase Level	300mm with Geofabric Seal at Subbase Level	450mm with Geofabric Seal at Subbase Level (300mm pavement, 150mm subgrade replacement, Soaked CBR 15/L.S 5% min or Lime Stabilisation)
Speed Control Devices			
<ul style="list-style-type: none"> Required (yes/no) 	Yes	Yes	No
<ul style="list-style-type: none"> If Required, preferred type (horizontal, vertical or both) 	Horizontal/Vertical	Horizontal	N/A
Street Length			
<ul style="list-style-type: none"> Max Length 	Refer Queensland Streets	Refer Queensland Streets	Refer Queensland Streets

Description	Rural Residential Access Road	Rural Residential Feeder Road	Rural Residential Collector Road
Turning Facility at end of Cul-de-sac Streets			
(a) Single movement turn preferred (yes/no) If preferred	Yes	N/A	N/A
• Min radius in head	9.0m	N/A	N/A
• Approach radius	18.0m	N/A	N/A
• Min verge width at any point	7.0m	N/A	N/A
Truncations	4.0m, single cord	6.0m, single cord	6.0m, single cord
Utility Service Allocations			
(a) Electrical (Overhead)			
• Required (yes/no)	No	No	Allowable if existing
• Alignment	N/A	N/A	As existing
(b) Telstra (underground) in single trench			
• Required (yes/no)	N/A	N/A	If overhead power
• Alignment			0.5m
(c) Electrical (underground) and Telstra in shared trench			
• Required (yes/no)	Yes	Yes	Preferred
Transformers	Within easement internal to Property Boundary	Within easement internal to Property Boundary	Within easement internal to Property Boundary
• Alignment	0.3 clearance to RP	0.3 clearance to RP	0.3 clearance to RP
Superelevation of Carriageway			

Description	Rural Residential Access Road	Rural Residential Feeder Road	Rural Residential Collector Road
<ul style="list-style-type: none"> Required (yes/no) 	No	No	Yes
Private Access to Property			
<ul style="list-style-type: none"> Max Grade 	25% with sealed access and maximum grade change of 10%	25% with sealed access and maximum grade change of 10%	N/A
Street Lighting			
<ul style="list-style-type: none"> Nominate Standard Required 	AS/NZS 1158 Set: 2005	AS/NZS 1158 Set: 2005	AS/NZS 1158 Set: 2005
Road Lighting Category	P5	P4	V4
<ul style="list-style-type: none"> Offset (Back of Kerb to centre of pole or from shoulder point) 	0.75	0.75	0.75
Signage, as per MUTCD			
<ul style="list-style-type: none"> Regulatory (yes/no) 	Yes	Yes	Yes
<ul style="list-style-type: none"> Warning Signs 	Yes	Yes	Yes
Features in Paving (e.g. Paving, patterned concrete to thresholds, infills etc)			
<ul style="list-style-type: none"> Required or Acceptable 	Acceptable	Acceptable	Acceptable

Table 1.12.3 Industrial Streets

Description	Industrial Access Cul-de-sac Access Street	Industrial Collector Street
Town Planning Zone Description	Industrial	Industrial
Typical Lot Size	500m ² - 50,000m ²	500m ² - 50,000m ²
Traffic Catchment (max)	8 ha	120 ha
Design Speed (max)	50 kph	60 kph
Carriageway Lanes - No. of	2 moving, 2 parking	4 moving, no parking
Carriageway widths (measured between channel inverts)		
• Normal Situation	12m	14m
• Bus Route Lane (if req'd)		
Verge Width (min)	5.0m	8.0m
Road Reserve Width (min)	22m	30m
Carriageway Longitudinal Drainage		
• Kerbing Required (yes/no)	Yes	Yes
• Swale Drains Required (yes/no)	N/A	N/A
Kerb Types (if req'd)	32Mpa Concrete, extra 50mm thick	32Mpa Concrete, extra 50mm thick
• Kerb and Channel	Barrier (Kerb1) WDRC Std. Dwg. R-008	Barrier (Kerb1) WDRC Std. Dwg. R-008
• Semi Mountable	Islands	Islands
• Kerb Connectors Required at Subdivisional Stage (yes/no)	No	No
Swale Drains (if allowed)		

Description	Industrial Access Cul-de-sac Access Street	Industrial Collector Street
<ul style="list-style-type: none"> Configuration 	N/A	N/A
Footpaths		
<ul style="list-style-type: none"> Required (yes/no) 	No	No
<ul style="list-style-type: none"> Width 	N/A	N/A
On-Street Cycleways		
<ul style="list-style-type: none"> Required (yes/no) 	N/A	N/A
<ul style="list-style-type: none"> Width 		
Dual Use Footpaths/Bikeways		
<ul style="list-style-type: none"> Required (yes/no) 	N/A	N/A
<ul style="list-style-type: none"> Width 		
Parking Requirements	Yes	No
Carriageway Grades		
<ul style="list-style-type: none"> Desirable max 	6%	6%
<ul style="list-style-type: none"> Absolute max 	10%	8%
<ul style="list-style-type: none"> Desirable min 	1%	1%
<ul style="list-style-type: none"> Absolute min 	0.40%	0.40%
Vertical Sight Distance		
<ul style="list-style-type: none"> General Min Distance 	80m	110m
Carriageway Crossfall		
(a) Crossfall - one way, two way or both	Two Way	Two Way

Description	Industrial Access Cul-de-sac Access Street	Industrial Collector Street
(b) AC Seal		
<ul style="list-style-type: none"> Min Crossfall 	4%	4%
<ul style="list-style-type: none"> Max Crossfall 	5%	5%
(c) Bitumen Seal		
<ul style="list-style-type: none"> Min Crossfall 	4%	4%
<ul style="list-style-type: none"> Max Crossfall 	5%	5%
Sealed Carriageway		
<ul style="list-style-type: none"> Required (yes/no) 	Yes	Yes
<ul style="list-style-type: none"> AC Preferred (at Intersections & Cul-de-sacs / Roundabouts) 	Yes	Yes
<ul style="list-style-type: none"> AC Seal Details 	TMR - DG14mm (Min. Depth 50mm) with AMC4 7mm Primerseal	TMR - DG14mm (Min. Depth 50mm) with AMC4 7mm Primerseal
<ul style="list-style-type: none"> Bitumen Sealed Preferred (yes/no) 	No	No
<ul style="list-style-type: none"> Bitumen Sealed Details (e.g. Prime & 2 Coat) 	Prime & 2 Coat Seal	Prime & 2 Coat Seal
Road Widening		
<ul style="list-style-type: none"> Seal Type 	To Match	To Match
<ul style="list-style-type: none"> Crossfall 		
<ul style="list-style-type: none"> min 	4%	4%
<ul style="list-style-type: none"> max 	5%	5%
Pavement Design Method (nominate ESA's if applicable)	QT- Pavement Design Manual Austroads - Pavement Design (A Guide to the Structural Design of Road Pavements)	QT- Pavement Design Manual Austroads - Pavement Design (A Guide to the Structural Design of Road Pavements) Full Design required

Description	Industrial Access Cul-de-sac Access Street	Industrial Collector Street
Minimum Pavement Depths (Deemed to Comply)	450mm (300mm pavement, 150mm subgrade replacement, Soaked CBR 15/L.S 5% min or Lime Stabilisation)	N/A
Speed Control Devices		
<ul style="list-style-type: none"> Required (yes/no) 	No	No
<ul style="list-style-type: none"> If Required, preferred type - horizontal, vertical or both 	N/A	N/A
Street Length		
<ul style="list-style-type: none"> Max Length 	N/A	N/A
Turning Facility at end of Cul-de-sac Streets		
(a) Single movement turn required (yes/no)	Yes	N/A
<ul style="list-style-type: none"> Min radius in head 	17.5m	N/A
<ul style="list-style-type: none"> Approach radius 	20.0m	N/A
<ul style="list-style-type: none"> Min verge width at any point 	5.0m	N/A
(b) Three point turns preferred (yes/no) If preferred -	No	N/A
<ul style="list-style-type: none"> "Tee" (yes/no) 	No	N/A
<ul style="list-style-type: none"> "Offset square" (yes/no) 	No	N/A
<ul style="list-style-type: none"> "Wye" (yes/no) 	No	N/A
<ul style="list-style-type: none"> Min verge width at any point 	No	N/A
Truncations	6.0m, single chord	6.0m, single chord
Utility Service Allocations		
(a) Electrical (Overhead)		

Description	Industrial Access Cul-de-sac Access Street	Industrial Collector Street
<ul style="list-style-type: none"> Required (yes/no) 	No	Allowable if Existing
<ul style="list-style-type: none"> Alignment 	N/A	As Existing
(b) Telstra (underground) in single trench		
<ul style="list-style-type: none"> Required (yes/no) 	No	No
<ul style="list-style-type: none"> Alignment 	N/A	N/A
(c) Electrical (underground) and Telstra in shared trench		
<ul style="list-style-type: none"> Required (yes/no) 	Yes	Yes
<ul style="list-style-type: none"> Alignment 	0.3 clearance to RP	0.3 clearance to RP
Superelevation of Carriageway		
<ul style="list-style-type: none"> Required (yes/no) 	No	No
Private Access to Property		
<ul style="list-style-type: none"> Max Grade 	10% with sealed access and maximum grade change of 10%	10% with sealed access and maximum grade change of 10%
Street Lighting		
Nominate Standard Required	AS/NZS 1158 Set: 2005	AS/NZS 1158 Set: 2005
<ul style="list-style-type: none"> Road Lighting Category 	P4	V4
<ul style="list-style-type: none"> Offset (Back of Kerb to centre of pole) 	0.75	0.75
Features in Paving (e.g. Paving, patterned concrete to thresholds, infill's etc.)		
<ul style="list-style-type: none"> Required or Acceptable 	No	No
Signage, as per MUTCD		

Description	Industrial Access Cul-de-sac Access Street	Industrial Collector Street
<ul style="list-style-type: none"> • Regulatory (yes/no) 	Yes	Yes
<ul style="list-style-type: none"> • Warning Signs 	Yes	Yes

1.13 Flexible Pavement Design

The guidelines outlined below are intended to provide designers with guidance on acceptable standards for the design of flexible pavements within the WDRC Area. Where alternative methods are proposed the proponent must provide sufficient information and justification to Council for the proposed alternative solution.

1.13.1 Reference Documents

The design of pavements for residential traffic is to be carried out in accordance with the provisions of (except as amended by this document):

- (a) *Queensland Streets Section 2.2 - Traffic Volume*
- (b) *APRG Report 21 - A Guide to the Design of New Pavements for Light Traffic - A Supplement to Austroads Pavement Design, Austroads, APRG, ARRB*
- (c) *Pavement Design - a Guide to the Structural Design of Road Pavements, Austroads.*
- (d) *Department of Transport and Main Roads – Pavement Design Manual,*

The design of pavements for roads that have substantial traffic and are governed under the jurisdiction of Main Roads such as Trunk Collector Streets shall be carried out to methods outlined within Main Roads Pavement Design Manual.

The following sections outline items, which require special emphasis, clarification or modification. They do not form a stand-alone guide without reference to the above-mentioned documents.

1.13.2 Subgrade Evaluation

The Subgrade Evaluation shall adhere to the following requirements:

- A design CBR is to be determined for each identifiable unit defined on the basis of topography, geological and drainage condition of the site
- The four day soaked, four point CBR at 100% Standard Compaction is to be the standard test, as per Council's Inspection and Test Plan
- Tests are to be carried out in a NATA registered laboratory. Test results and pavement design are to be submitted to the Local Government for acceptance prior to a request for subgrade box inspection
- A copy of all test results used as the basis of the pavement design are to be provided to Council
- The sampling is to be randomly located within each length of the proposed roadway with constant subgrade material
- For less than five results the Design CBR shall be the least estimated insitu CBR result.
- For five or more results, the Design CBR shall be the 10th percentile of all estimated insitu CBR results
- The samples shall be taken generally in the position of the outer wheel path on both sides of the proposed road; and
- The frequency of testing required is to be in accordance with the specifications outlined in Table 1.13.2 Frequency of testing for subgrade

Table 1.13.2 - Frequency of testing for subgrade

TESTING TYPE	ROADS < 150 metres	ROADS > 150 metres
LABORATORY	Sample at 2 sites	Sample at 1 site every 150 m or part thereof
Soaked CBR's and Routine Soil Tests	Lab tests on all relevant material	Lab tests on all relevant material
FIELD	3 tests on subgrade	1 test on subgrade every 50m or part thereof.
Dynamic Cone Penetrometer and Field Moisture Content	Routine soil tests on subgrade from 1 of these sample sites	Routine soil tests on subgrade from 1 site in 3 of these sample sites

The following shall be noted with respect to subgrade evaluation

- Approximate methods (cone penetrometers, etc) of in-situ testing are permitted only for preliminary pavement designs or for establishing uniformity at or between laboratory test locations.
- Unsoaked laboratory tests may be performed when approved by Council and only in well drained subgrades that are not likely to remain saturated (for example, not pavements that are subject to flooding or the presence of groundwater) for extended periods of time.

1.13.3 Pavement Materials

The following shall be noted with respect to pavement materials

Pavement materials shall generally be from a certified quarry meeting MRTS 11.05 with the following minimum criteria:

- Base coarse gravel is to have a minimum CBR of 60
- Sub-base gravel is to have a minimum CBR of 45
- Minimum linear shrinkage of 2% and a maximum linear shrinkage of 8%
- Shall meet a C grading in accordance with MRTS – 11.05
- Subgrade replacement material shall have a minimum 4 day soaked CBR of 15 and minimum linear shrinkage of 5% and maximum of 15%.
- Lime stabilisation is considered an acceptable alternative subgrade replacement method. Proponents should seek advice and direction from Council prior to proposing such subgrade stabilisation method.
- Bound pavements (that is, cement treated to any content) will generally not be permitted;

Materials supplied from non-certified quarries or pits shall only be used with prior Council approval and shall meet the following minimum standards

- Minimum MRTS 11.05 Type 4
- In-Quarry Testing shall be undertaken at the rate 1 test per 500 m3 of stockpiled material. Tests shall include

- CBR
 - Atterbergs
 - Grading
- Additional site audit testing shall be undertaken at the rate of 1 test per 500 m3
 - All materials shall be free of organic or deleterious matter or other contamination to the satisfaction of Council.
 - Use of non-certified material shall only be approved where suitable alternatives are not readily available.

1.13.4 Surfacing Design

- The selection of surfacing shall be in accordance with the table in Section 1.12 and comply with the following additional requirements.
- The design of pavement surfacing shall be in accordance with the following methods unless otherwise approved by Council:
 - AAPA Sprayed Sealing Selection and Design Guidelines- 2010
- Prior to any sealing, surfaces must be dry, clean and free of loose material.
- Emulsion prime may only be used when written permission has been obtained from Council
- Modified seals may also be considered or be required under certain circumstances (eg. polymer modified, open graded or mastic seals or deep-lift AC pavements); and
- The minimum depth of AC Surfacing is:
 - 50mm in industrial areas or high volume turning areas
 - 30mm in all other areas.
- AC surfacing specification shall be in accordance with Section 1.12

1.13.5 Design Traffic

1.13.5.1 Design Period

The design period for flexible pavements shall be 20 years.

1.13.5.2 Traffic Volumes

In determining the Design Traffic Volumes, the following must be included:

- Traffic generation is to be determined in accordance with Queensland Streets Section 1.2.2 - Traffic Volume
- The minimum traffic loading in all cases shall be a minimum of 1×10^5 ESA's;
- The relative proportion of dual-occupancies or unit developments, in permitted areas, is generally not considered to significantly impact traffic generation except where a subdivision is located near a university, retirement village, etc
- In such instances, the effect of multi-occupancy shall be taken into account. Table 2.2.E of Queensland Streets is to be used to determine the number of Equivalent Dwellings contributing to traffic generation

- Consideration is to be given where the paved width of the street or the presence of parked vehicles is such that traffic traveling in both directions is likely to partially or fully use the same road space:
 - In these instances, a multiplier in the range of 1.0 to 0.5 is to be applied for single lane traffic and two lane traffic respectively

The following shall be noted with respect to traffic generation:

- In residential areas, trip generation is not to be less than 10 trips per dwelling per day.
- A lane multiplier may be applied to the AADT as follows:
 - (a) For access and collector streets up to 7.5m in width, a value of 1.0 is to be applied.
 - (b) For streets greater than 7.5m in width where two lane traffic is developed, a value of 0.5 may be applied.

1.13.5.3 Design Traffic for Flexible Pavements

- (1) Allowances for garbage collection vehicles and buses are to be included in the design traffic calculations.
- (2) Garbage collection vehicles may generally be assumed to be a medium rigid class of vehicle (MRV) with two single axles with single tyres (SS) and one tandem axle group with dual tyres (TAD) at 75% loading.
- (3) Public transport buses may be assumed to have one single axle with single tyres (SS) and one single axle with dual tyres (SD).
- (4) In areas outside the CBD, loading may be considered 50% loading and 100% otherwise.
- (5) An allowance for construction traffic is also to be added to design traffic.
- (6) The growth factor should be assessed for the appropriate class of road. For access and minor collector streets, the growth factor may be as low as 2% where there is a fixed ultimate catchment or alternatively up to 5 – 10% where the road or street services a growth area.
- (7) The following shall be noted with respect to design traffic for flexible pavements
 - (i) The proportion of commercial vehicles may be taken as
 - 4% for a local access street
 - 6% for a collector street or
 - As calculated in detail, accounting for known heavy vehicle traffic (that is, garbage collection, buses, commercial vehicles etc.)
 - (ii) For fixed catchment access or collector streets the growth factor may be taken as zero. In the absence of more accurate information, for other classes of street, the growth factor should not be less than 2%.
 - (iii) A calculation worksheet produced by Western Downs Regional Council is contained in Section 1.15 of this part of the manual.

1.13.5.4 Check Method of Design of Flexible Pavements

Included in Section 1.15 of this section of the manual, is a pavement design method, intended only to facilitate the checking and approval of proposed pavement designs for roadworks associated with reconfigurations and building development works.

The pavement design method included in Section 1.15, is not intended to be used in lieu of design manuals, and the design method outlined in Clauses 1.13.1 to 1.13.5 herein.

1.13.6 Residential Streets

Intentionally left blank

1.13.7 Industrial Streets

Intentionally left blank

1.13.8 Rural Residential and Village Streets

Intentionally left blank

1.13.9 Rural Roads

Intentionally left blank

1.14 Flexible Pavement Design Workshop

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1.15 Check Method - Design of Flexible Pavements

NOTE: This section is intended to facilitate the checking and approval of proposed pavement designs for roadworks associated with reconfigurations and building development works.

This section is not intended to be used in lieu of design manuals and the method outlined in Section 13.0 Flexible Pavement Design above.

1.15.1 Pavement Materials

Refer Section 1.13.3 "Pavement Materials"

1.15.2 Determination of Design Traffic

Minimum design traffic loadings for the various road classifications are to be as outlined in Table 1.15.1 - Design ESA's by Road Class

Table 1.15.1 - Design ESA's by Road Class

Description	Road Class	ESA's
Urban Access A	A (20 lots max)	1.0 x 10 ⁵
Urban Access B	A1 (50 lots max)	1.0 x 10 ⁵
Urban Feeder	B (150 lots max)	5.0 x 10 ⁵
Urban Collector	C (300 lots max)	1.0 x 10 ⁶
Rural Res Access	A1 (50 lots max)	1.0 x 10 ⁵
Rural Res Feeder	B (150 lots max)	5.0 x 10 ⁵
Rural Res Collector	C (300 lots max)	1.0 x 10 ⁶
Industrial Access	D	1.0 x 10 ⁶

Industrial Collector	E	7.0 x 10 ⁶
Arterial	F	DMR Design Standards

1.15.3 Minimum Pavement Thickness

The minimum Pavement Thickness is to be determined in reference to the following:

Minimum pavement thickness is to be as set out in Table 1.15.2 Minimum Pavement Thickness

Table 1.15.2 – Minimum Pavement Thickness

Minimum Total Pavement Thickness (mm) (excluding AC Surfacing)							
CBR of Subgrade	A	A1	B	C	D	E	F Refer to TMR Design
1 & 2	Refer to Notes for Table 1.15.2 (8)						
3	450	470	495	550	560	670	
4	375	395	420	465	520	620	
5	325	340	360	390	480	580	
6	290	310	325	350	450	550	
7	265	280	295	320	425	520	
8	240	255	265	295	400	500	
9	225	230	245	275	380	480	
10	225	225	225	255	365	465	
12	225	225	225	225	325	430	
14	225	225	225	225	305	400	
16	225	225	225	225	290	375	
18	225	225	225	225	275	355	
20	225	225	225	225	275	335	
Minimum Course Thickness							
Asphalt	30	30	30	30	50	50	
Base Course Type 3.2 (Min CBR60)	125	125	125	125	125	125	
Upper Sub Base Course Type 3.3 (Min CBR45)	100	100	100	100	150	150	
Lower Sub Base Course Type 3.3 (Min CBR45)	As required to obtain minimum thickness (100mm minimum layer thickness)						

Source: A, A1, B, C Type ARRB Special Report No. 41 - Figure 7 / D, E, Type Queensland Department of Main Roads Pavement Design Chart 1.

Notes for Table 1.15.2:

- (1) *This table has been derived from ARRB Special Report No. 41, Figure 7 and Department of Transport Pavement Design Manual 1990, Design Chart 1.*
 - (2) *To cater for the difference in the mechanisms of pavement failure, Class A, A1, B and C road pavement designs are based on ARRB curves and Class D and E road pavement designs are based on Department of Transport curves.*
 - (3) *All Class F roads are to be designed to DTMR standards.*
 - (4) *CBR is the 4 day soaked CBR value.*
 - (5) *If upper sub-base course minimum thickness cannot be achieved, then base course material is to be used for full pavement depth.*
 - (6) *The above pavement thicknesses are gravel thicknesses only.*
 - (7) *AC surfacing thickness is to be added to the gravel thickness to determine the total box depth.*
- If the Design CBR determined for the subgrade is less than the minimum CBR given in Table 15.2 (i.e. CBR less than 3) and the subgrade is expected to be of sufficient strength to allow pavement construction to proceed (i.e. The subgrade does not exhibit visible signs of deformation or instability under proof rolling), the designed pavement thickness is to be determined as the max of + = (219 – 211 (log(ESA) + 58 ((log(ESA))²) x log(ESA/120)) or
 - (a) CBR 2 = 100mm + design depth based on a design subgrade CBR of 3
 - (b) CBR 1 = 200mm + design depth based on a design subgrade CBR of 3
 - For subgrades that are expected to be at, or near, the design strength at the time of construction (i.e. will not support a loaded water cart without deformation), the material should be treated as a soft subgrade and one of the following measures is to be adopted;
 - (a) Some form of working platform is to be provided (minimum depth 300mm, CBR 15 material)
 - (b) Use of geofabric sheeting
 - (c) Stabilize the soil by use of a mixture of cement or lime
 - For design purposes, the subgrade improvement or working platform should be ignored and a CBR 3 used for the subgrade for all road classifications
 - The thickness of the working platform or depth of stabilization is not part of the designed pavement thickness; and
 - Before any of the methods outlined above are adopted, approval must be obtained from Council and any submission for its use is to be supported by technical information from the manufacturer or a recognized geotechnical testing authority.

1.16 As Constructed Plans

Accurate "As-Constructed" Plans shall be prepared to record any changes or departures from the design that may have occurred during the construction phase.

These Plans shall include but not be limited to the following:

Plan view
 Longitudinal Sections
 Cross Sections
 Pavement construction
 Pavement cross falls and levels

Kerb & channel levels
Sub soil drainage

1.15 Check Method - Design of Flexible Pavements

1.16 Road Work Quality Plan

No.	Activity	Method	Frequency	Quality Requirements	Test Confirmation				Remarks by Contractor or Engineer
					Contractor		Engineer		
					Sign	Date	Sign	Date	
1	Pre-Start Meeting	Contractor, Engineer and Council if required		All foreseeable problems and discrepancies to be resolved if possible					
2	Service Locations	Contractor to liaise with service Authorities	As required	Location of services identified within scope of works to be located					
3	Special Access requirements	Access to existing residents to be arranged if required	Prior to excavation of box	Access to be maintained or reinstated as necessary					
4	Surveyor or Engineer to Set out pegs for road works (centre line, offset and level pegs)	Set out works in accordance with approved plans	Prior to excavation	Control Stations to be clearly marked, pegs to be preserved where possible					
5	Services Relocated	Contractor to liaise with service Authorities	As required	Contractor to confirm relevant services relocated by Service Authority					HOLD POINT
RELOCATION OF ALL RELEVANT SERVICES TO BE CONFIRMED BY ENGINEER PRIOR TO PROCEEDING TO ACTIVITY 6									
6	Lot Identification	Engineer & Contractor to define extent of Lots within pavement area	Prior to excavation	Lots to be clearly identified by pegs on site and on approved plans					

7	Cut Existing Pavement Surfaces	Concrete saw or cutting wheel	Where joining any existing pavements	Depth of cut to exceed depth of seal or asphalt					
8	Excavate to Subgrade	Excavate to required pavement box depth	Each Lot	Avoid over excavation, Stormwater drainage to be diverted from box					
9	Check box depth and width	Check at key grid points with level	As required	Tolerances: Vertical +25mm, -25mm Horizontal +150mm,-50mm					
10	Compaction of Subgrade	Compaction Equipment as required	Following excavation	Minor vertical & horizontal displacement and rebound					
11	Subgrade Proof Roll by Contractor	Fully loaded 8t truck or equivalent	Following compaction	No vertical or horizontal displacement or rebound					
12	Subgrade Proof Roll by Engineer and Council	Loaded truck, 8t per axle, or equivalent	Following proof roll by Contractor	No vertical or horizontal displacement or rebound					HOLD POINT
SUBGRADE PROOF ROLL TO BE CERTIFIED PASSED BY TOOWOOMBA CITY COUNCIL PRIOR TO PROCEEDING TO ACTIVITY 14									
13	Subgrade Compaction Tests	In accordance with AS 1289	As detailed in Specification	Minimum of 97% RDD MRS 11.04					
14	Mix, place, compact & trim subbase material and proof roll	In accordance with AS 1289	As detailed in Specification	No vertical or horizontal displacement or rebound					
15	Subbase Compaction Tests	In accordance with AS 1289	As detailed in Specification	Minimum of 100% RDD MRS 11.05					HOLD POINT
SUBBASE COMPACTION RESULTS TO BE CERTIFIED PASSED BY ENGINEER PRIOR TO PROCEEDING TO ACTIVITY 16									
16	Setout pegs and stringline for kerb & channel	In accordance with approved plans	As required	Levels and peg locations to be checked prior to kerb extrusion					
17	Setout pegs and stringline for kerb & channel	In accordance with approved plans	As required	Levels and peg locations to be checked prior to kerb extrusion					

18	Extrude or pour kerb & channel	As per specification	As required	Contraction joints to be formed within 30mins of pour, smooth finish					
19	Check finished levels of kerb & channel	Survey, Visual	After each section pour	Tolerances: Vertical +10mm, -10mm Horizontal +10mm,-10mm					
20	Mix, place, compact & trim base material and proof roll by Contractor	Loaded truck, 8t per axle, or equivalent	Following trimming	No vertical or horizontal displacement or rebound					
21	Base Proof Roll by Engineer and Council	Fully loaded 8t truck or equivalent	Following proof roll by Contractor	No vertical or horizontal displacement or rebound					HOLD POINT
BASECOURSE PROOF ROLL TO BE CERTIFIED PASSED BY TOOWOOMBA CITY COUNCIL PRIOR TO PROCEEDING TO ACTIVITY 22									
22	Basecourse Compaction Tests	In accordance with AS 1289	As detailed in Specification	Minimum of 100% RDD MRS 11.05					
23	Broom and Prime finished pavement surface, or primer seal if directed by Engineer	Tractor Broom	As detailed in Specification	All loose & flakey material to be removed, dry surface & even spray distribution					HOLD POINT
PRIMED SURFACE TO REMAIN UNDISTURBED FOR A MINIMUM OF 48HRS PRIOR TO PROCEEDING TO ACTIVITY 25									
24	Broom primed pavement surface, place and compact asphalt surfacing	Paving machine and in accordance with Specification	Continuous	A.C. > 135°C at placement, 95°C-105°C breakdown & 85°C-95°C finish rolling.					
25	Asphalt Testing	In situ Density Testing of A.C surface to Specification	As per Specification	91% of maximum density MRS 11.09					

Part 2 Standards for Design of Stormwater Drainage Works

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2.1 Design Criteria (QUDM 1.00)

The Queensland Urban Drainage Manual (Q.U.D.M.) is adopted in principle, and the design parameters used, are to be in accordance with the criteria listed in the current edition of QUDM, except as amended by this document. The section of the QUDM manual to which comments refer are shown as **QUDM X 00** or **QUDM x.xx**.

This section is intended to be used for Urban Stormwater and Overland Flow Design and Construction only. It is not intended to address or provide design solutions for Riverine Flooding events. For information on Riverine Flooding – proponents should refer to the Western Downs Regional Planning Scheme – Flood Code and referenced documents.

2.1.1 Introduction

- (1) The design of the proposed drainage system is to ensure that the upstream drainage is not adversely affected and that the downstream drainage system is capable of adequately catering for the discharge of the additional flow produced as a result of the development.
- (2) If the existing downstream system is not capable of carrying the increased discharge, upgrading of the downstream system is required. Alternatively the increased discharge of stormwater is to be detained on the site to ensure a *non-worsening* outcome.
- (3) Measures are to include, but not be limited to, investigation for upgrading the existing downstream system.
- (4) The design of the proposed drainage system is to accommodate both existing and future developed flows from upstream catchments.
- (5) Drainage Easements over downstream drainage paths and/or legal approval from the affected property owners is required from the development site to the point of discharge.
- (6) Where possible the minor drainage system is to be piped throughout the development.

2.1.2 Water Quality Control

- (1) Development that is likely to have a significant adverse impact on water quality is to compile and submit a Water Quality Management Plan that details the temporary and permanent methods of water quality control that are to be included in the development.
- (2) Development is to address stormwater quality to best practices of environmental management design objectives in accordance with the SPP (State Planning Policy) current at the time of construction
- (3) Temporary water quality control methods and techniques (excluding devices which divert or concentrate runoff) are to be in accordance with the QUDM and the Institution of Engineers, Australia (Qld) “Soil Erosion and Sediment Control – Engineering Guidelines for Queensland Construction Sites”.

2.2 Stormwater Planning (QUDM 2.00)

This Chapter adopted with the following comments:

- (1) The adoption of the major system / minor system philosophy will impose a significant constraint on the layout planning of the development. It is likely to be more cost-effective to consider an alternative layout, than to provide the drainage required to adequately service a layout which does not address the topography of the land.
- (2) Strategic and Master Drainage Planning will generally be undertaken by Council rather than by individual developers or their consultants.

- (3) However, for areas where Council does not have a Master Drainage Plan, work of this nature may be required as a condition of development to support an application.

2.4 Catchment Hydrology (QU DM 4.00)

2.4.1 Hydrologic Methods (QU DM 4.01)

This Section adopted with the following comments:

- (1) Time-Area methods will need to be used to provide the hydrology for detention basin design.
- (2) Methods such as ILSAX are appropriate for modelling small urban catchments.
- (3) Methods such as RORB and RAFTS are appropriate for modelling large urban catchments or minor creek flows. 2D models such as MIKE and TUFLOW should be used in more complex systems where interrelationship between flows paths are common.
- (4) Detailed hydraulic grade line analyses are an integral part of urban stormwater design.
- (5) Rational Method as per Q.U.D.M.
- (6) Riverine Flood Assessments should be undertaken using the methods described in ARR.

2.4.2 Hydrological Assessment (QU DM 4.02)

This Section adopted with the following comments:

- (1) The Rational Method is an appropriate hydrologic method, subject to the use of the various parameters provided by Q.U.D.M.
- (2) Designers to note:

Developments must take account of upstream catchments, using runoff calculations as if the catchment was fully developed in accordance with Council's Planning Scheme.

The drainage in a catchment which is receiving discharge from an area of a higher ARI shall be designed to cater for the greater design discharge from upstream. The ARI in the downstream catchment may be reduced to its normal recurrence interval at a convenient location such as a park area where the higher design flow can surcharge safely. The surcharge location shall be approved before the drainage design is finalised.
- (3) The drainage in a catchment which is receiving discharge from an area of a lower ARI shall be designed to cater for a discharge from that upstream area at the same frequency as the downstream catchment. Sufficient inlet capacity shall be provided to cater for the additional design bypass flow from the upstream catchment where it meets the catchment of higher design recurrence interval.

2.4.3 The Rational Method (QU DM 4.03)

This Section adopted with the following comment:

- (1) Designers to note:

Partial Area Effects should be investigated in design, particularly in areas of mixed development.

2.4.4 Catchment Area (QU DM 4.04)

This Section adopted without amendment.

2.4.5 Coefficient of Discharge (QUDM 4.05)

This Section adopted with the following comments:

- (1) It is further recommended that the coefficient of discharge should be calculated using the method presented in Book 8 of Australian Rainfall & Runoff (ARR), with the exception of 100% pervious surface.
- (2) It is recommended that the coefficient of discharge be determined on the basis of a locality's typical rainfall intensity and the fraction of impervious area in the individual development.
- (3) *Table 4.05.1 - Fraction Impervious vs. Development Category* as listed in Q.U.D.M. is to be used as a guide in the design process. It is recommended that an analysis of each individual catchment be undertaken to determine and/or confirm its actual fraction impervious.
- (4) Reference should be made to Council's Regional Flooding and Stormwater Analysis reports for recommended C_{10} Runoff Coefficients values. *Table 4.05.2 – Table of Frequency Factors and Tables 4.05.3 (a) & 4.05.3 (b) - Tables of C10 Values* as listed in Q.U.D.M. are to also be referenced in this design process.
- (5) For a particular development, it may be necessary to determine the Fraction Impervious from first principle, as per sub-clause 4 above. The Coefficient of Discharge can then be determined as previously described.

2.4.6 Time of Concentration (QUDM 4.06)

This Section adopted with the following comments:

- (1) The use of *the Standard Inlet Times given in Table 4.06.1 in Q.U.D.M.* is supported. The location of the top gully inlet of a pipe drainage system, and its corresponding catchment, will usually be based on the appropriate standard inlet time.
- (2) The use of the recommended maximum lengths of overland sheet flow path given in *Table 4.06.3 of Q.U.D.M.* is supported, given the increasing prevalence of substantial cut / fill earthworks in residential housing construction.
- (3) The recommendations on *Standard Inlet Times given in Clause 4.06.4 of Q.U.D.M.* is highlighted, particularly for the top of a catchment, in a high density residential development. In this case, the standard inlet time should not exceed 10 minutes, unless otherwise demonstrated by the designer, to Council's satisfaction.
- (4) In rural residential developments, the use of the recommended maximum length of overland sheet flow path of 200 metres given in *Table 4.06.3 of Q.U.D.M.* is supported.

2.4.7 Intensity / Frequency / Duration Data (QUDM 4.07)

This Section adopted with the following comments:

- (1) Refer to the Section 8.0 of this part of the manual, for Council's Data for Intensity - Frequency – Duration Charts and Tables for the following locations:
 - Dalby
 - Chinchilla
 - Bell
 - Jandowae
 - Miles
 - Tara
 - Wandoan
- (2) Coefficients for the development of IFD curves within Computer Modelling Software are available from ARR or BOM.

- (3) IFD curves, tables and coefficients for specific locations can be obtained from the following Bureau of Meteorology website <http://www.bom.gov.au/water/designRainfalls/ifd/index.shtml>.

2.4.8 Estimation of Runoff Volume (QUDM 4.08)

This Section adopted without amendment.

2.4.9 Methods for Assessing the Effects of Urbanisation on Hydrologic Models (QUDM 4.09)

This Section adopted without amendment.

2.5 Detention / Retention Systems (QUDM 5.00)

This Section adopted with the following comments:

- (1) Designers to note:
- Detention basins are to be designed in accordance with QUDM to criteria nominated by Council for specific applications. Council is to be consulted prior to proceeding with the design of detention basins; and
- (2) Design documentation for Detention Basins, including Engineering Drawings and Specifications may be required to include:
- Full hydrological and hydraulic analysis including accompanying report to substantiate design
 - Geotechnical report prepared by a suitably qualified person, acceptable to Council. The geotechnical report should include recommendations on basin stability, embankment and floor material permeability, waterproofing methods proposed, and other criteria relevant to the individual situation.
- (3) Rainwater tanks are not deemed to be suitable as a permanent measure to provide on-site detention for free hold sub-division developments due to practical limitations on implementation and ensuring functionality for the designed purpose.
- (4) The presence of an underground stormwater pipe system designed for the ultimate development conditions shall not be interpreted as it negates requirement to provide onsite detention to attenuate post development peak flows unless there is a regional stormwater detention system available.
- (5) Retention (where accepted by Council) basins shall generally be located on freehold land dedicated to Council.

2.6 Computer Models (QUDM 6.00)

This Section adopted with the following comment:

- (1) Designers to note:

As a minimum, when a numerical model is used in the design of a stormwater system, then the following information should be supplied to the Council:

- (i) Name and version of software package
- (ii) Full details of the modelling assumptions inputs
- (iii) Review of model calibration
- (iv) Copy of the model's "error listing" output file
- (v) Digital copies of input data, including models (i.e. supplied on request).

2.7 Urban Drainage (QUDM 7.00)

2.7.1 Planning Issues (QUDM 7.01)

This Section adopted without change.

2.7.2 Design Storms - Average Recurrence Interval (QUDM 7.02)

This Section adopted with the following comments.

- (1) It is acknowledged that Council has the right to set levels of service appropriate to its development strategies.
- (2) Recommended Design Average Recurrence Intervals, of Q.U.D.M. shall be used in determining the Design ARI for the Major System and the Minor System for the particular Development Category. The Major Storm ARI is to be 50 years except for Major Flow Paths as described in the notes to *table 7.02.1* and the Minor Storm ARI shall be in accordance with *Table 7.02.1*.

2.7.3 The Major / Minor System (QUDM 7.03)

Entire section adopted without amendment.

2.7.4 Roadway Flow Limits and Capacity (QUDM 7.04)

These Sections adopted with the following modifications and comments, which are highlighted:

2.7.4.1 General - Basic Design Requirements for Overland Flowpaths

- (1) The requirements for overland flowpaths shall be given consideration from the initial conception of the development and a continuous system of roads and parks / reserves provided along the natural drainage routes. In flat country, earthworks may be carried out to relocate natural drainage paths if approved, to better suit the development layout provided that such earthworks do not adversely affect Riverine Flooding impacts.
- (2) It is accepted that there may be circumstances where greater underground flows in excess of flows derived from the minor storm A.R.I. are necessary due to, for example, restricted downstream discharge availability. It is emphasised that such cases would be treated as exceptional and would require prior approval.
- (3) In existing areas where there is limited available overland flowpaths, alternative methods may be considered such as detention basins. It should be recognised that detention basins whilst an acceptable solution are not preferred by Council.
- (4) Design calculations, in accordance with the Q.U.D.M., or Australian Rainfall and Runoff (AR&R) as appropriate, shall be submitted to demonstrate that this requirement is satisfactorily complied with. This information may be required to be submitted with the development application.

2.7.4.2 Major Drainage System - Location of Overland Flowpaths

- (1) Notwithstanding the requirements of Q.U.D.M., overland flowpaths from external catchments shall not be directed through private property unless contained within easements or reserves as appropriate.
- (2) Overland flowpaths should not be located on pathways. Prior approval shall be obtained where an exception is sought in locating an overland flowpath. Pedestrian safety and maintenance considerations shall be factors considered in the cross-sectional configuration of the overland flowpath.

- (3) Pedestrian and vehicular access to sewerage pump stations and other public utility installations shall not be impeded by overland flow at any time, particularly in times of emergency, when flooding occurs.

2.7.4.3 Overland Flow in Roads

- (1) The designer's attention is drawn to the Flow Depth and Width Limitations as detailed in Q.U.D.M. Table 7.03.1, Figure 7.03.1(a), Figure 7.03.1(b), Table 7.04.1 and Figure 7.04.1 except for Dalby. In the township of Dalby the following flow depth and width limitations apply to situations where an underground drainage system is not possible:
- (i) Minor Flows are to be contained within drainage systems as per Table 7.03.1 and;
 - (ii) Q20 flows are to be contained wholly within the Road Reserve generally as shown in Figure 7.03.1(a) – Building Above Top of Kerb and Channel and ;
 - (iii) Major Flows (Q50) may extend into the property a distance no greater than 5m from the front boundary with a 300mm freeboard to building floor levels.

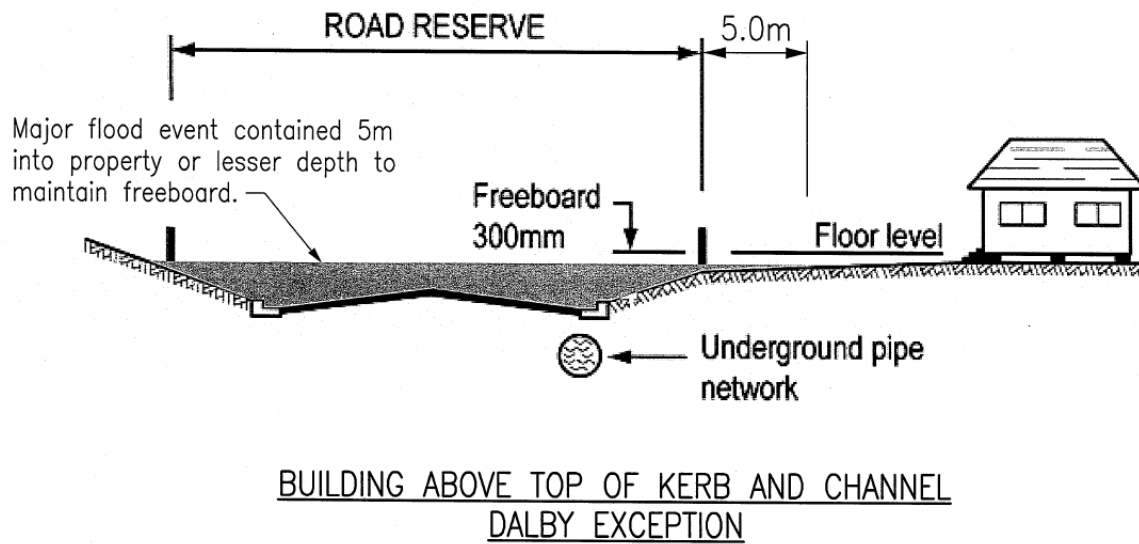


Figure 2.7.1 – Dalby Exception – Major Flow

- (2) Designers will need to be aware of the provisions relating to pedestrian and vehicle safety if roads are being designed to cater for major storm overland flows. Refer Q.U.D.M. Section 7.04.2 – Pedestrian Safety and Table 7.03.1 for pedestrian safety requirements.
- (3) For pedestrian safety, both the major and minor stormwater product of depth D_g and velocity V_{ave} in the kerb and channel should not exceed $0.6m^2/s$. Where obvious danger is likely to occur $0.4m^2/s$ should not be exceeded.
- (4) Designers will not be required to allow for the effect of future resurfacing of roadways.
- (5) However, designers must provide 50mm freeboard to the footpath crown for design flows based on roadway surface levels at the time of initial construction within the exception of developments in the Town of Dalby. Subject to normal crossfall constraints, the height of footpath crowns above the top of kerb may be increased to accommodate major flows, whilst allowing for pedestrian and vehicle safety, and access considerations to low side properties. The maximum depth of flow of 250mm at the kerb, in the major storm is to be observed.
- (6) Designers should also be aware of the effects of changes of grade. Flattening off of a longitudinal grade for example, will result in a greater depth of flow and the effects of this will also need to be addressed in the design.

2.7.4.4 Overland Flow in Parks

- (1) Overland flow in parks shall comply with the following requirements. The width of any overland flowpath shall be determined by calculation and shall not be allowed to extend into private property.
- (2) Within parks, consideration should be given to:
 - (i) Safety of persons who may inadvertently or unwisely enter the stream;
 - (ii) Scour protection;
 - (iii) Downstream flood reduction, the lower velocity reducing downstream peak flow; and
 - (iv) Desirable maximum side slopes of 1 in 4.

2.7.4.5 Overland Flow from Traps in Roads

- (1) Sags in roads and culs-de-sac at the end of a falling road grade shall be provided with an overland flow path designed to cater for excess flow not contained in the underground drainage system for a Q100 event, in order to protect the properties on the low side of the road from inundation.

2.7.5 Gully Inlets (QUDM 7.05)

This Section adopted with the following comments:

2.7.5.1 Types of Gully Inlets and Grates

Note: Precast and proprietary stormwater Pit and Inlet Systems are acceptable provided the product is approved by Council and supplied by a recognised industry participant.

- (1) Kerb/Gully inlets are to be the Channel Lip in Line Type as detailed on IPWEAQ Standard Drawings or WDRC Standard Drawings as appropriate.
- (2) Where alternative gully inlet systems are proposed, these systems should be supported by appropriate hydraulic testing information.
- (3) Kerb/Gully pits and Field inlet pits are to be designed and constructed in accordance IPWEAQ Standard Drawings or WDRC Standard Drawings as appropriate.
- (4) Grates where used, are to be bicycle-safe grates. The grate and frame details are to be in accordance with IPWEAQ Standard Drawings or WDRC Standard Drawings as appropriate.
- (5) For pipelines less than, or equal to 600mm, the stormwater line shall be located from structure to structure, beneath or along the back of the kerb and channel. Generally, these pipelines are not to be located under the road carriageway.
- (6) For pipelines greater than 600mm, the location for stormwater lines shall be in the road pavement (other than a kerb/gully inlet to kerb/gully inlet connection), on an offset of 2.0 metres, measured towards the road centreline from the invert of the kerb and channel. The required location should be verified with Council. Access chamber tops or access points should be located to avoid wheel paths.
- (7) Generally, the stormwater pipe is not to be located behind the back of the kerb within the verge area, unless otherwise approved by Council.
- (8) Kerb /Gully inlets are to be located on straights wherever possible.
- (9) Kerb /Gully inlets are to be located to reduce the likelihood of conflict with future driveway locations and service crossings.
- (10) Overland flow paths are to be provided at all sag points of road.

- (11) Anti ponding gullies in curves and/or at intersections are to be side entry type. Chamber and grate only types are to be avoided wherever possible.
- (12) Gully pits in excess of 1.5 metres deep are to be constructed as a gully pit / access chamber structure.
- (13) Access chambers are to be designed and constructed in accordance with Standard Drawing D-002 & D-003 and other referenced drawings.
- (14) Step irons are not required to be installed in access chambers and gully pits.
- (15) Non standard structures are to be fully detailed in the Engineering Drawings.
- (16) Commercial and industrial development should be connected to underground stormwater system where practical.

2.7.5.2 Kerb / Gully Inlet Capacity

- (1) Blockage factors as given in *Table 7.05.1 of Q.U.D.M.* are to be applied to theoretical inlet capacities.
- (2) Designers are to pay special attention to ensure that gully inlets at sags achieve the required 50mm freeboard to the footpath crown, particularly if seeking to provide a Q100 immunity to the adjoining low side properties. If surcharge via an overland flowpath from a trap in the road occurs, attention must be paid to the ponded depth requirement for gully capture.

2.7.5.3 Kerb / Gully Inlet Location

- (1) Kerb/Gully inlets shall be located where required in accordance with Q.U.D.M. Where two falling grades meet at an intersection, if possible, the low point shall be located clear of the kerb return. The crossfall may be varied locally within the range of 2% to 5% to achieve this. Kerb units shall always be located on straights.
- (2) Bypass flow width and flow depth requirements are to be addressed at the intersection kerb return, in accordance with *Q.U.D.M. Section 7.04.1.*
- (3) The designer's attention is also drawn to situations where combinations of curves, grades or crossfalls result in flow not following the kerb and in some cases, even crossing the road crown. Gully pits are to be located accordingly.

2.7.6 Manholes (QUDM 7.06)

This Section adopted with the following modifications:

- (1) The internal gully and internal manhole dimensions are to provide suitable clearances for access purposes;
- (2) The minimum internal dimension of a gully pit or manhole is to be the greater of 900mm or the largest entering pipe diameter plus 300mm, depending upon the configuration and number of inlet pipes, and the relative location of the outlet pipe
- (3) The maximum spacing of manholes shall be as per *Table 7.06.1 of Q.U.D.M*
- (4) Provision is to be made in the walls of pits and access chambers for weep holes to drain the pipe bedding and surrounds, and where required, for the entry of subsoil drainage lines
- (5) Step irons are not required to be installed in access chambers and gully pits
- (6) The concrete used in the construction of the floors and walls of the unreinforced access chambers and inlet pits is to be grade N25 in accordance with *AS1379 and AS3600*

- (7) The concrete used in the construction of reinforced access chambers and inlet pits is to be as shown on the standard drawings or as detailed on the approved engineering drawings
- (8) Cement rendering is to be undertaken on all construction joints and rough surfaces
- (9) Concrete in manholes and inlet pits is to be placed continuously without any construction joints other than the base and the top of the walls. At any construction joints, the concrete is to be well roughened to ensure a good bond
- (10) The bottoms of inlet pits and access chambers to at least the height of the half diameter of the highest pipe connecting thereto and such other concrete surfaces as shown on the plans are to be benched with cement mortar; and
- (11) Special benching may need to be undertaken using N25 concrete in large access chambers and at angle junctions in pipe lines.

2.7.7 Pipeline Location (QUDM 7.07)

This Section adopted with the following modifications:

- (1) The location of pipelines shall be within the road reserve, as per the recommendations of Q.U.D.M. If reasonable alternative locations are available, drainage pipelines should not be located within allotments. In many cases overland flow requirements will require the provision of a pathway, drainage reserve or park, in which the pipelines may be located
- (2) However, where pipelines, including rear of allotment drainage, are permitted to be located within allotments, easements in Council's favour are required to be provided over the pipelines; and
- (3) The minimum easement widths shall be 3.00m. Wider easements may be required by Council to cater for multiple pipes, pedestrian access and/or overland flowpaths.

2.7.8 Pipe and Material Standards (QUDM 7.08)

This Section adopted with the following modifications:

- (1) Table 7.08.1 - Jointing Requirements for Pipes – Normal Conditions, is to be deleted and the following clause inserted in its place.
 - a. *"The flush jointed external rubber band jointing system is acceptable for all pipe diameters in good ground conditions." In Dalby and other locations with expansive clay, RRJ must be used – Refer to Council for individual determination. Acceptable materials include RCP, RCBC, Structural PE or approved equivalent for pipes.*
- (2) Pipes shall be bedded / backfilled as detailed on Standard Drawing D-004 and shall include the use of external rubber bands for flush jointed pipes.
- (3) Notwithstanding Clause 7.08.3(a), the minimum pipe size shall be 375mm diameter.

2.7.13 Roof and Allotment Drainage (QUDM 7.13)

2.7.13.1 General

This Clause from Q.U.D.M. adopted and the following comment is highlighted:

Developers shall provide rear of allotment underground drainage in accordance with the provisions of Q.U.D.M., and in particular, Clause 7.13 "Roof and Allotment Drainage", except as specified herein. The designer may propose surface allotment drainage where topography is a constraint to install a piped system to comply with minimum grade and cover requirements and unavailability of a drainage system to connect to.

2.7.13.2 Roof Drainage

This Clause from Q.U.D.M. adopted without amendment.

2.7.13.3 Roof and Allotment Drainage – General

The drainage system provided within allotments for the disposal of roof and allotment drainage depends upon the topography, the importance of the development, and the consequences of failure. Thus Council may determine that the provision of a piped or a surface drainage system within allotments to receive roof and allotment drainage is necessary in the following circumstances where:

- (a) The allotment generally falls away from the frontage kerb and channel, such that a roof water pipe cannot be connected to the kerb and channel
- (b) The proportion of impervious area within a development is such that surface runoff is likely to be intolerably high, e.g. industrial and multi-unit residential allotments
- (c) The zoning may permit construction of buildings up to side or rear boundaries thus blocking or concentrating natural flow paths
- (d) Where there is significant catchment draining into the rear of the property.

Refer to IPWEAQ Standard Drawing D 0110 and QUDM for typical diagrams of allotment and rear of allotment drainage systems and pits or design a surface allotment drainage system

2.7.13.4 Level of Roof and Allotment Drainage System

This Clause from Q.U.D.M. adopted without amendment.

2.7.13.5 The Rear of Allotment Drainage System

This Clause from Q.U.D.M. adopted with the following to be read in conjunction:

General

Notwithstanding the requirements of:

- Table 7.13.4 - Design Requirements for the Rear of Allotment Drainage System
- Table 7.13.5 - Recommended Design Criteria for Level II Rear of Allotment Drainage System
- Table 7.13.6 - Recommended Design Criteria for Level III Rear of Allotment Drainage System

The following shall be read in conjunction with these Tables:

“The effects of the rear of allotment drainage system on Council's trunk drainage system shall be determined from Q.U.D.M. Section 7.13.6 and catered for in the proposed design.”

Underground Pipes

- (1) Rear of allotment drainage pipes shall be designed in accordance with Q.U.D.M. Table 7.13.4 – Design Recommendations for the Rear of Allotment Drainage System with the following qualifications:
- (2) For a Level II system, refer to the "Allotment Flow Volumes" sub-clause of this Section for a listing of the design allotment flows.
- (3) For a Level III, Level IV or Level V system, refer design recommendations in Q.U.D.M. Table 7.13.4.
- (4) Multiple barrel pipe systems are not permitted.

- (5) Pipe materials for rear of allotment drainage systems shall be either concrete, fibre reinforced cement or uPVC Class "SH" or equivalent. Rubber ring joints shall be used for all pipe materials. Pipes shall be bedded / backfilled as detailed on Standard Drawing D-004.
- (6) Pipes shall be laid on an alignment from the property boundary as follows:
 - Where no sewer co-exists, 1.0 metre from rear and side boundaries, contained in a 3.00 metre wide easement
 - Where sewer co-exists, 2.00 metres from rear and side boundaries, contained in a 3.00 metre wide easement.

This alignment will depend upon the presence of a sewer main. Pipes shall be located within the properties being served. Where possible, the line shall be located across the back of properties to the street rather than down a side boundary.

- (7) Minimum cover to pipes shall be 500mm. Designs shall ensure that minimum cover is maintained across footpaths, and within properties in the event of construction of retaining walls and levelling of allotments for building purposes.
- (8) Where a sewer is nearby, the rear of allotment drainage pipe shall be laid at a level above the sewer.

Easements

Rear allotment drainage pipes or a surface allotment drainage system shall be contained in an easement in favour of Council, 3.0 metres minimum in width.

Connection Stubs

- (1) One roof water connection stub shall be provided on the rear of allotment drainage line for each property. This connection shall be in the form of an oblique junction located in accordance with IPWEAQ Standard Drawing D 0110 and QUDM.
- (2) For a rear of allotment drainage line of 150mm dia., 225mm dia. or 300mm dia., a connection stub shall consist of a "Y" oblique junction with a 150mm dia. branch. For a rear of allotment drainage line in excess of 300mm dia., a connection stub shall consist of a 150mm dia. x 90° short bend obvert connection and a 150mm dia. branch pipe laid perpendicular to the rear of allotment drainage line.
- (3) Where connection stubs are connected to Council's underground drainage system in the street, 150mm dia. connection pipes shall be brought perpendicularly across the footpath at minimum 1 in 80 grade to the lowest front corner of the block in accordance with IPWEAQ Standard Drawing D 0110 and QUDM .
- (4) Connection stubs shall be finished 1.00m above finished surface level, complete with a push-on cap, glued in position. The stub shall be identified by means of blue paint to the push-on cap, together with a blue marker stake (25mm x 25mm x 900mm long, driven 300mm into the ground) adjacent to the above ground section of the stub. The marker stake shall be marked with the word "Stormwater" and the depth to the connection stub.
- (5) Any inspection opening required by the property owner shall be located in the property branch line upstream of the oblique junction. The property branch line shall be closed off with a push-on cap.

Inspection Manholes

- (1) All inspection manholes shall consist of a precast system fitted with a lift-off access cover, constructed generally in accordance with *Standard Drawing D-002 & D-003*.
- (2) Inspection manholes shall be constructed on the main rear of allotment drainage line, at 100 metre maximum spacing's, and at the following locations:
 - Change of grade

- Change in direction
 - Change of pipe size
 - Pipe junctions
 - End of main line
- (3) Inspection manhole dimensions are to be as follows:
- 600mm diameter pit for a maximum depth to 750mm; or
 - 900mm diameter pit for a depth ranging between 750mm and 1500mm; or
 - 1050mm diameter manhole where depths exceed 1500mm.

Note: Depth refers to likely final depth, following cut/fill operations on the allotment.

- (4) Inspection manhole Access Covers to cast-in-situ access chambers:
- Are to be a standard concrete infilled access chamber cover and frame;
 - Are to be embossed "Roofwater";
 - Are to have infill concrete at grade N25;
 - Are to match the finished surface ground slope and sit 50mm proud; and
 - Are to be rendered trafficable within street carriageways or where vehicular loading is likely.
- (5) Pipes are to be graded "obvert to obvert" provided that the following minimum falls are provided through inspection manholes:
- 0 - 30 degrees – 0.02m
 - 30 - 60 degrees – 0.04m
 - 60 - 90 degrees – 0.08m
- (6) Inspection manholes shall, wherever possible, be located on the opposite boundary to the roofwater connection stub (that is, on the high side of the lot as traversed by the main rear of allotment drainage line). However, an inspection manhole on the low side of a lot will be required on a line discharging to Council's underground drainage system, to ensure that minimum cover is maintained in cases where a change in grade occurs between the property boundary and the footpath.

Discharge Points

- (1) All rear of allotment drainage systems shall discharge into the back of a suitably located stormwater gully pit or junction box in Council's underground stormwater drainage system, or to a suitable location in a park or other reserve, where such is available.
- (2) All connections to Council's underground stormwater drainage system shall include the provision of a manhole sized in accordance with the requirements of Section 7.06 - Manholes, of this document.
- (3) Council's underground stormwater drainage system shall be extended upstream if necessary to reach the point at which a rear of allotment drainage system exits from private property into the road reserve.
- (4) Discharge points in parks or other reserves shall be provided with outlet protection works to prevent scour. Minimum works shall consist of a concrete headwall, wingwalls, apron and downstream rock mattress / pitched rock.
- (5) Discharge of a rear of allotment drainage system to kerb and channel is not permitted in areas of new subdivisional development.
- (6) Where the design of the street drainage system is such that up to a maximum of two (2) properties are so isolated from a stormwater pit or access chamber that their private drainage system could not be reasonably expected to connect, discharge into the kerb and channel will be allowed subject to a hydraulic analysis as to the existing road flows and capacity of the roadway for the increased discharge. Prior agreement with this option shall be sought from Council, prior to design.

- (7) Where a re-subdivision in an area of existing development is proposed, the developer is required to connect directly to an existing underground stormwater drainage system nominated by Council.
- (8) Where a re-subdivision in an area of existing development is remote from Council's underground stormwater drainage system, discharge of the rear of allotment drainage system to kerb and channel may be permitted provided that local effects of such discharge can be adequately addressed.
- (9) Use of tanks for peak discharge attenuation is not considered a suitable solution on free hold subdivisions.

Connection to Kerb and Channel

- (1) Where a rear of allotment drainage system is not required and allotment roof drains can connect to kerb and channel, the drains across the verge shall be steel circular or rectangular hollow sections of 100mm maximum height, or equivalent Class 12 uPVC pipes placed on compacted sand bedding. Where more than one RHS is required, each shall be placed not less than 25mm apart and welded together, using a steel spacer between the sections. Galvanising of all steel components shall occur after fabrication.
- (2) Pipe sections shall be connected to the kerb and channel via an approved cast iron kerb adaptor, the end of which shall match the profile of the kerb and channel.
- (3) Kerb adaptors shall be provided for all lots and shall be placed in the Kerb at 1m offset from the side boundary at lowest point of the adjacent Kerb and Channel. Two (2) kerb adaptors shall be provided per lot.
- (4) Kerb adaptors shall be of cast alloy or cast iron construction. PVC, Plastic or sheet metal adaptors shall not be used.

Number of Allotments Served

- (1) The maximum number of allotments served by the rear of allotment drainage system shall not exceed twenty (20) under any circumstances. The designer shall give due consideration to future subdivision of adjoining parcels when determining the number of allotments which a particular system might ultimately serve.
- (2) The number of allotments served shall otherwise be governed by the maximum pipe size and the hydraulic design of the pipe system where applicable.

Allotment Flow

- (1) The rear of allotment drainage system shall have the hydraulic capacity to accept the full runoff from contributing allotments (that is, runoff from roofs, hardstand and pervious areas (where applicable) as determined from Q.U.D.M. Table 7.13.4, Table 7.13.5 or Table 7.13.6, depending upon the Level applicable for the rear of allotment drainage system within the particular development.
- (2) Mannings Equation with a minimum 'n' value of 0.011 is to be used to determine pipe sizes.
- (3) The minimum pipe size is to be 150 mm diameter, and the maximum pipe size is to be 375mm diameter.
 - (i) Residential Development
For a Level II Rear of Allotment Drainage System, in a Residential Development, the following design allotment flows are to be used:

Allotment Size	Allotment Design Flows
up to 600m ²	10.0 litres / sec. / allotment
1000m ² and greater	16.5 litres / sec. / allotment

For allotments of area between 600m² and 1000m², allotment design flows may be interpolated between the above nominated values.

Design flows, from allotments have been determined from roof water discharged from a 5 minute duration, 20 year A.R.I. event (Q20), as per A.S. 2180.

- (ii) Unit Development Areas
Where a Level II system exists, the designer for the units or other development should investigate the capability of the existing system to cater for the Q20 design discharge run-off from the allotment and take appropriate measures.

Effect of Roof and Allotment Drainage System on the Trunk Drainage System

This section adopted without change.

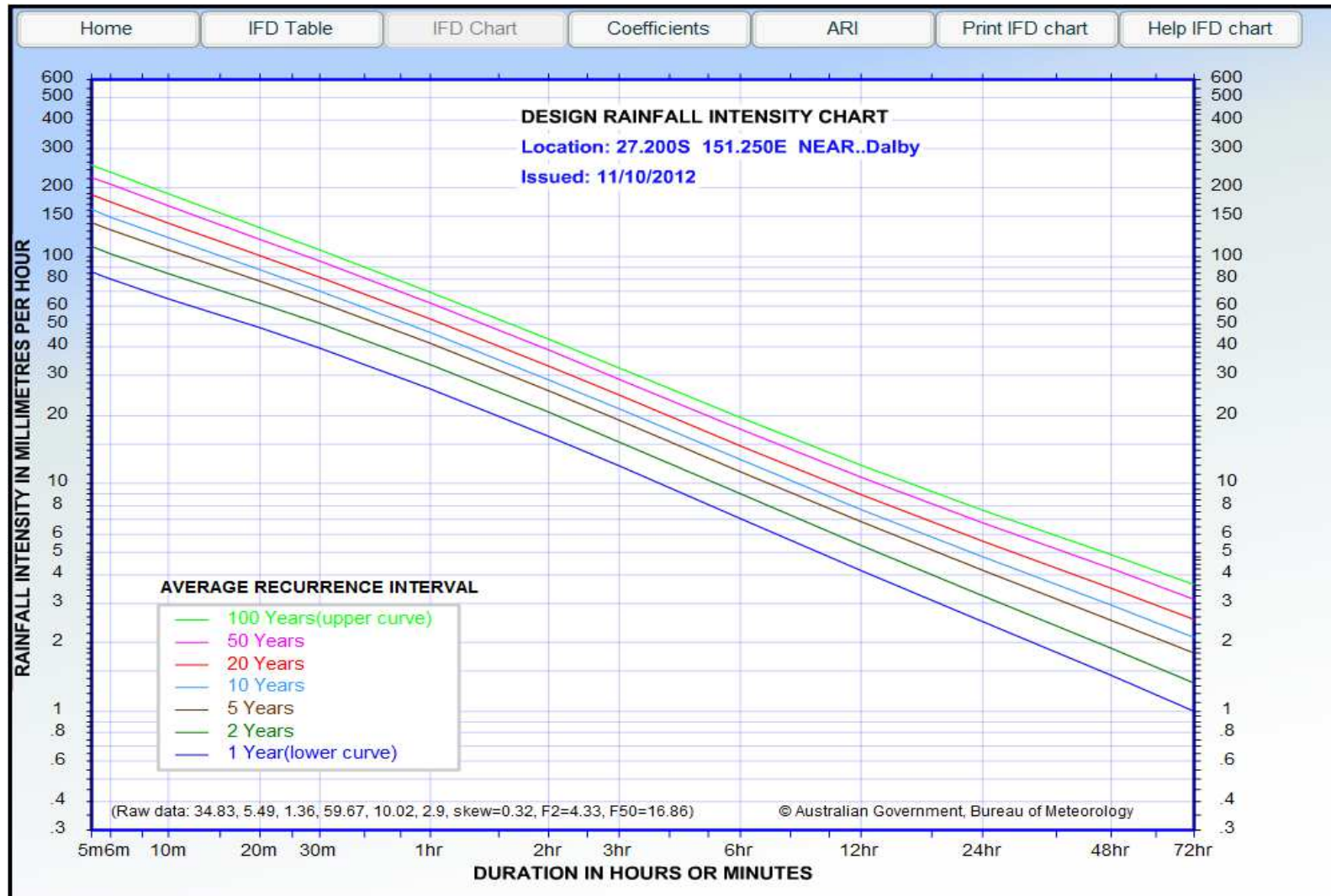
2.8 Stormwater Drainage Design Charts and Tables (QUDM 8.00)

2.8.1 Stormwater Drainage Design Criteria (QUDM 8.01)

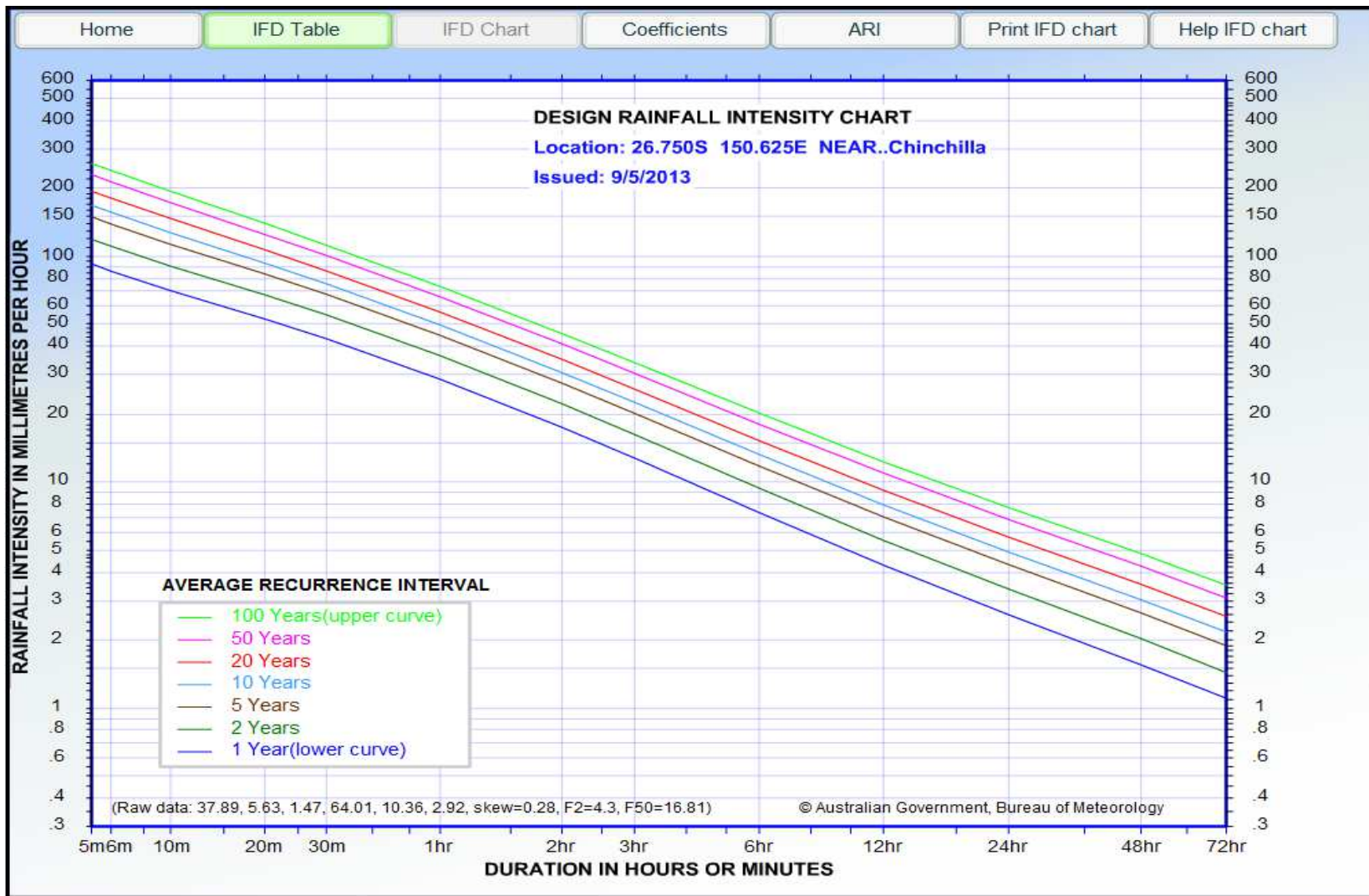
- (1) Refer to the following pages for Stormwater Drainage Design Criteria relating to the following towns / townships:
- Dalby
 - Chinchilla
 - Miles
 - Tara
 - Wandoan
- (2) In determining the IFD Charts and Tables for the above locations, the following co-ordinates are to be used:
- Dalby
Latitude 27° 11' 00.58" S
Longitude 151° 15' 48.47" E
 - Chinchilla
Latitude 26° 44' 22.52" S
Longitude 150° 37' 30.18" E
 - Miles
Latitude 26° 39' 29.02" S
Longitude 150° 11' 04.61" E
 - Tara
Latitude 27° 16' 37.53" S
Longitude 150° 27' 34.92" E
 - Wandoan
Latitude 26° 07' 15.80" S
Longitude 149° 57' 41.12" E

For convenience, IFD Charts are provided on the following pages. Further charts are available by visiting <http://www.bom.gov.au/w>

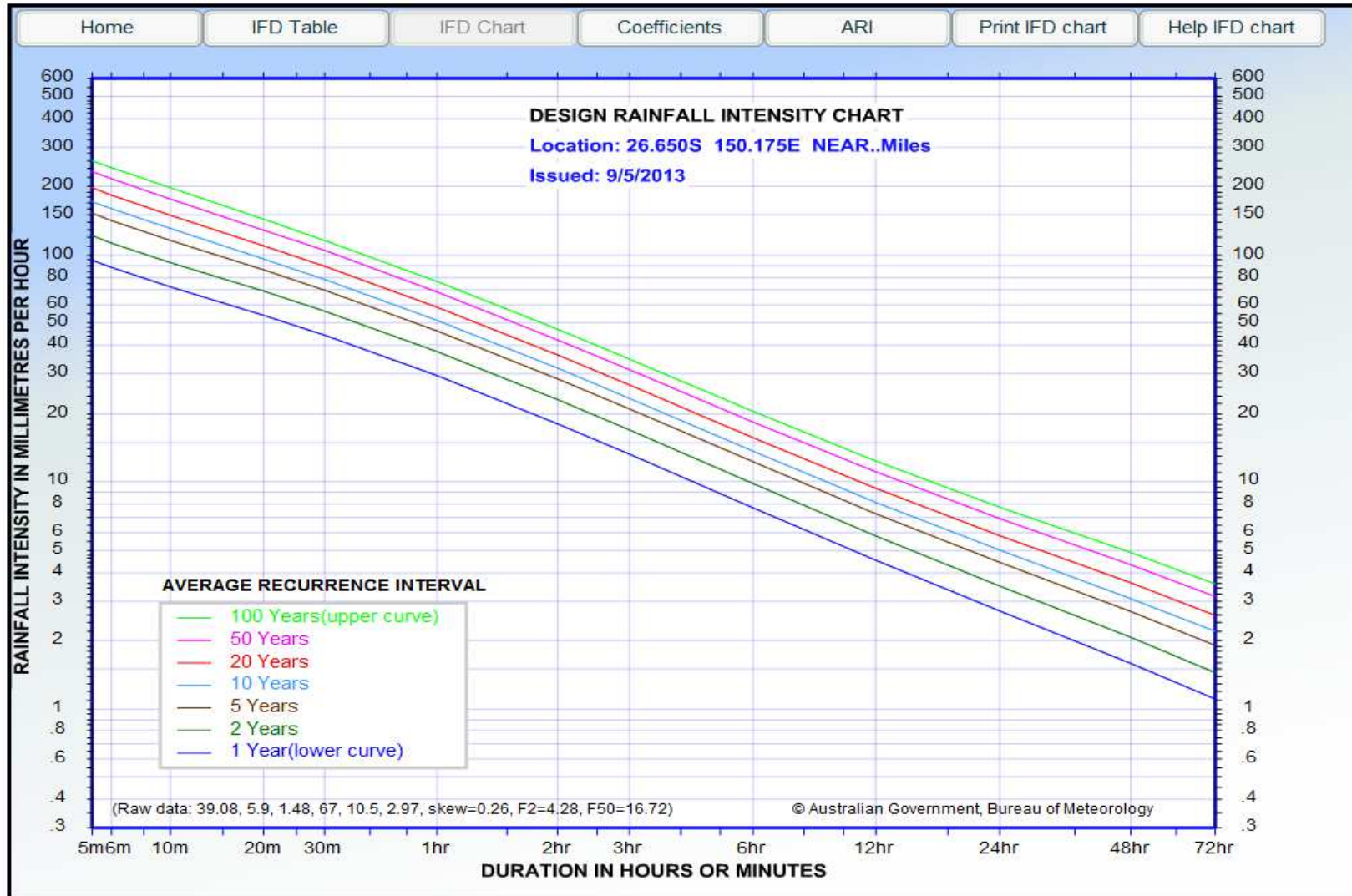
Dalby IFD Charts and Tables



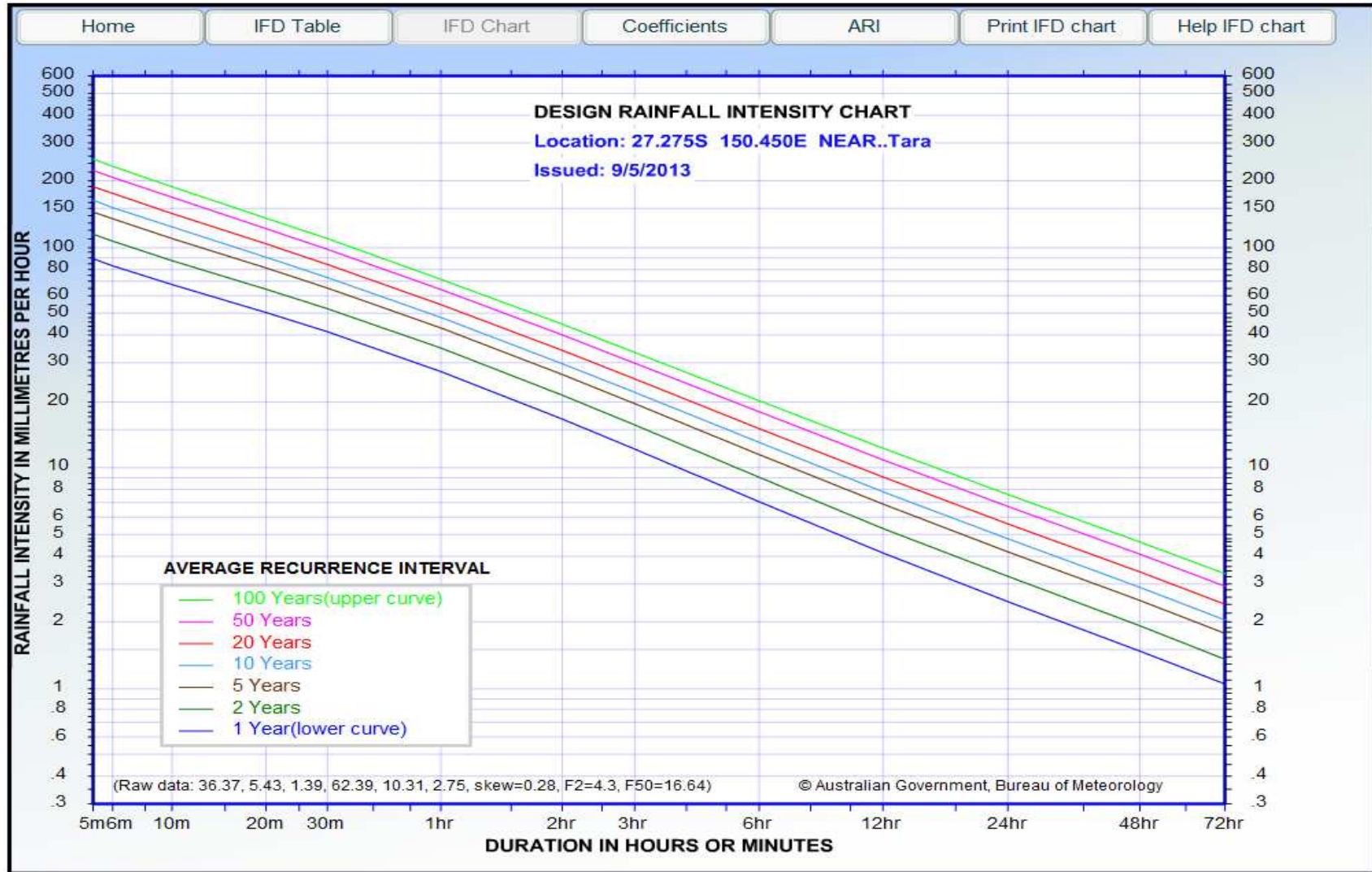
Chinchilla IFD Charts & Tables



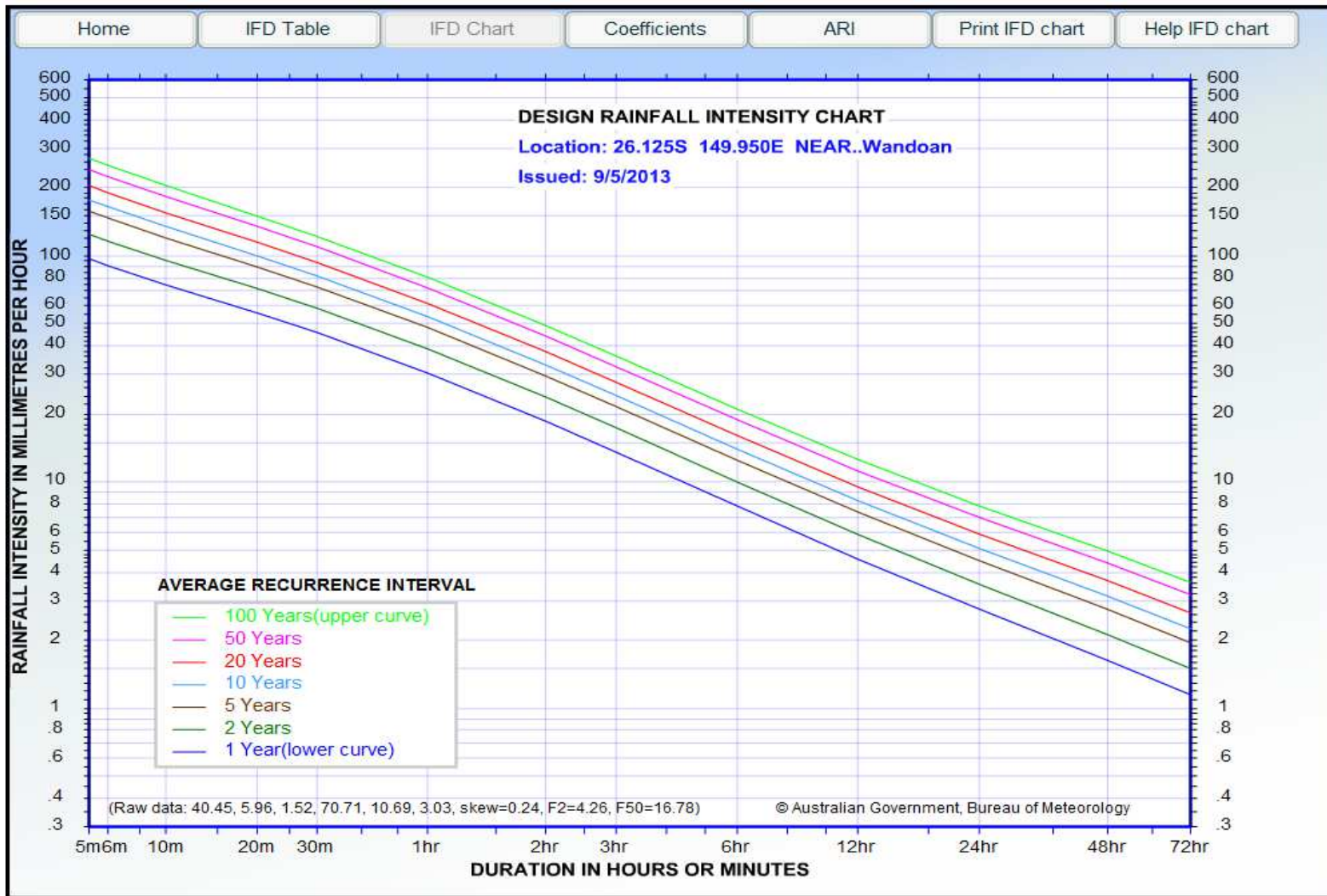
Miles IFD Charts & Tables



Tara IFD Charts & Tables



Wandoan IFD Charts & Tables



2.9 As-constructed Plans (QUDM 8.00)

Adopted with the following additions

Accurate "As-Constructed" Plans shall be prepared to record any changes or departures from the design that may have occurred during the construction phase..

"As-Constructed" Plans shall be submitted for :-

- (a) Underground Stormwater Drainage
- (b) Rear of Allotment Drainage

(a) Underground Stormwater Drainage

"As - Constructed" Plans

"As-Constructed" Plans shall record the following minimum standard of information as well as other details particular to the project :-

- pipe sizes, types, classes and lengths of sections of drainage lines.
- location of drainage lines.
- invert levels and grades of pipes.
- finished surface levels for structures.
- location of structures.
- structure types and dimensions.
- location of sub-soil drains and cleanout points.
- details of relocated services, if applicable.

(b) Rear of Allotment Drainage "As-Constructed" Plans

"As-Constructed" Plans shall record the following minimum standard of information as well as other details particular to the project :-

- pipe sizes, types, classes and lengths of sections of drainage lines.
- location of pipes relative to property boundaries.
- invert levels and grades of pipes.
- finished surface levels for structures.
- location of structures relative to property boundaries.
- structure types and dimensions.
- location of connection stubs relative to property boundaries.
- depth to connection stub from finished surface level.
- finished surface levels at every corner of allotments.
- details of relocated services, if applicable.

Part 3a Standards for Design of Water Reticulation Works

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3.1 General

The guidelines outlined by the Water Services Association (Australia) **Water Supply Code of Australia** are adopted in principle, and the design parameters used, are to be in accordance with the criteria listed in the current edition of WSAA, except as amended by this document.

The section of the WSA guidelines to which comments refer are shown as **WSA X** and **WSA X.X**

3.1.1 Planning and Design (WSA 1.2)

3.1.1.1 Design Requirements

The design shall ensure that the water transfer, distribution and reticulation systems are functional and are designed in accordance with the provisions of:

- The Department of Natural Resources “*Guidelines for the Planning & Design of Urban Water Supply Schemes*”
- *Water Act 2000 (Sewage and Water Supply Act (1949 – 1982))*
- Council’s Standard Drawings
- The Water Agency’s stated requirements; and
- This manual

The Design shall provide a water supply to each property by way of a:

- (a) Connection point to a water main; or
- (b) Pre-laid property service connection from a water main

The Design shall address:

- (a) The Water Agency’s policies, customer charters and contracts
- (b) The hydraulic adequacy of the system
- (c) The ability of the water system to maintain acceptable water quality
- (d) The ability of the reticulation system to meet all presently acting and future external demands
- (e) The structural adequacy of the system
- (f) The operation adequacy of the system components
- (g) OH&S requirements
- (h) Environmental requirements
- (i) The environmental and community impact of the works
- (j) The “fit-for-purpose” service life for the system by consideration of maintenance needs of system components
- (k) Minimizing the life cycle costs
- (l) each components suitability for contact with drinking water, disinfectant demand and biofilm formation rate; and
- (m) Each components resistance to internal and external corrosion or degradation

3.1.1.2 Local Government

The local government may be contacted to provide “As Constructed” and performance information of the existing mains.

Should a conflict exist amongst the cited design guidelines and the Council’s Standard Drawings, the matter is to be referred to Western Downs Regional Council for determination.

3.2 System Planning (WSA 2)

3.2.1 System Hydraulics (WSA 2.5)

3.2.1.1 Network Analysis

Entire section adopted with the following addition:

- Prior to proceeding with detailed design, it is to be ascertained whether a network analysis is required as part of the design submission. If an analysis is required, then the relevant design information is to be provided.

3.3 Hydraulic Design (WSA 3)

The guidelines outlined by the Water Services Association (Australia) are adopted in principle, and the design parameters used, are to be in accordance with the criteria listed in the current edition of WSAA, except as amended by this document.

3.3.1 Sizing of Mains

3.3.1.1 General

Entire section adopted with the following addition:

- All references to pipe diameters shall refer to the nominal diameter of the pipe.

3.3.1.2 Empirical Sizing of Reticulation Mains

Entire section adopted with the following amendment:

- **Table 3.1** may be used as a guide to establish pipe main sizes. Final sizing will be determined through network analysis.

3.3.1.3 Fire Flows

Entire section adopted with the following amendment:

- In some industrial areas, additional pressure for fire fighting flow purposes may be required in the hydraulic analysis.

3.3.1.4 Sizing by Analysis

Entire section adopted without addition:

- Council may request the use of Council's model depending on the size and nature of the development. Enquiries for use of Council's model may be made via the customer service center.

3.4 General Design (WSA 5)

The guidelines outlined by the Water Services Association (Australia) are adopted in principle, and the design parameters used, are to be in accordance with the criteria listed in the current edition of WSAA, except as amended by this document.

3.4.1 Location of Water Mains (WSA 5.4)

3.4.1.1 Water Mains in Road Reserves

Entire section adopted with the following additions:

- (a) Where possible, water mains are to be constructed on the opposite side to the concrete footpath
- (b) Where, as a result of the development, existing mains are located on non-standard alignments or have less than minimum cover, the developer shall bear the cost of relocation, replacement or lowering
- (c) Where pavement widening as a result of development places existing mains under new pavement, the developer shall bear the cost of its replacement on the existing alignment, or alternatively, realignment of the water main, clear of the new pavement
- (d) Mains shall not be laid on the same horizontal alignment as stormwater pipes, sewage pipes or electricity conduits. Cover to all other services is to be shown on the design plan, where crossings are required; and
- (e) Brass Indicator Discs shall be installed in the kerb to indicate the alignment of the water main crossing

3.4.1.2 Water Mains in Easements

Entire section adopted with the following addition:

- WDRC requires a minimum easement width of 1.5 metres from centerline of the pipe. Confirmation of easement width should be sought prior to approval.

3.4.1.3 Crossings

Entire section adopted with the following addition:

- For the case where the water main or water service enveloping conduit crosses a road reserve, a Brass Indicator Plate is to be installed on the kerb to indicate the alignment of the water main, or the water service enveloping conduit crossing. Should no kerb be available, council may approve the use of a marker plate or post.
- Water mains are not to be laid under stormwater sewage pipes or electricity conduits; and
- The minimum separation distance between a water main and other services that cross the water mains path is 300 mm.

3.4.1.4 Water Mains in Private Property

Water mains may be permitted in private properties in large lot subdivisions where it is:

- Needed to satisfy security of service criteria, water quality issues and fire flow requirements
- Considered unreasonable or impractical to modify the subdivision layout; and
- Contained with a minimum three (3) metre wide easement along the side property boundaries.

3.4.2 Shared Trenching (WSA 5.6)

Entire section adopted with the following amendments:

- No other services are to share a trench with the water main, except for gas
- Under no circumstances are electricity conduits to be laid in the same trench as any water service. A possible exception is the case of a corner lot which requires electricity pillar boxes on each side boundary. In this case, conduits and service points are positioned on one of the corner truncation points

- Service entry points shall be on each alternate lot boundary to the electricity service entry point or pillar box, i.e. there shall not be an electricity pillar box on each side boundary of an allotment. For typical water service connection at lot boundaries, refer *Standard Drawing No. P4-004*. For typical electrical/telecommunication service connection at lot boundaries, refer *Standard Drawing No. P4-005*.

3.4.3 Duplicate Mains (WSA 5.7)

Entire section adopted with the following amendments:

- It is mandatory that water mains are to be provided on both sides of the road carriageway and be of similar size on each side of the road for any commercial or industrial subdivisional development;
- In a commercial or industrial subdivision, cross connections are to be strategically placed between dual mains on either side of the street at spacing's no greater than 350 metres.
- Cross connections will require sufficient valving to ensure continuous supply to maximum customers during maintenance

3.4.4 Connection of New Mains to Existing Mains (WSA 5.9)

Entire section adopted with the following additions:

- Service connections to larger trunk mains will generally not be permitted. Exceptions will require approval from Western Downs Regional Council
- At the point of connection with Council's existing water main, the new main is to be laid a maximum of 2.0 metres from the existing main and laid in line horizontally and vertically with the existing water main. Any additional cost incurred during the connection works undertaken by Local Government owing to the new main being on an incorrect alignment shall be at the Developer's expense.
- Connection to water network must be approved by WDRC. Connections may be required to be undertaken by Council at the developers cost.

3.4.5 Termination Points (WSA 5.10)

3.4.5.1 Permanent ends of Water Mains

Entire section adopted with the following amendment:

- Dead ends not adjacent to a hydrant are to be provided with a scouring or dosing point.
- Mains <DN100 require approval by WDRC

3.4.5.2 Temporary ends of Water Mains

Entire section adopted with the following amendment:

- Dead ends not adjacent to a hydrant are to be provided with a scouring or dosing point.

3.4.6 Reticulation Mains

The design shall identify the need for reticulation mains and shall detail their alignment and connection details in the Design Drawings. WDRC shall be consulted regarding the requirement for a detailed network analysis.

Where practical, water reticulation mains greater than 250 metres in length are to be serviced from two directions. Where the water reticulation network is serving in excess of 20 lots in any one stage, the site is to be served from two directions and not be in the form of a single dead end supply. Water reticulation mains less than 250 metres in length are to be looped to join back onto itself.

All mains within a cul-de-sac head are to looped back to join onto itself, as per details on *Standard Drawing W-004*. Dead end mains shall terminate at least 1 metre beyond the last service connection point, but less than 2 metres, as prescribed in Clause 4.8.2.

3.4.7 Water Service Conduits

Water service enveloping conduits are to be:

- Laid in accordance with *Standard Drawing Nos. SW.13, SR.22 and SR23*
- Located to avoid conflicts with electrical conduits and pillars
- Be a maximum of 25 metres in length
- Be supplied and installed by the developer; and
- Be laid at the same level as, and square to, the water reticulation main where practicable.

3.5 Structural Design (WSA 5.7)

The guidelines outlined by the Water Services Association (Australia) are adopted in principle, and the design parameters used, are to be in accordance with the criteria listed in the current edition of WSAA, except as amended by this document.

3.5.1 External Forces (WSA 7.4)

3.5.1.1 Pipe Cover

Entire section adopted with the following amendments:

- (a) The required depth of cover to water mains measured from top of kerb shall be as follows:
- 100mm dia. 600mm cover in footpaths.
750mm cover in footpaths (shared trench with gas).
900mm cover in road crossings.
 - 150mm dia. 600mm cover in footpaths.
750mm cover in footpaths (shared trench with gas).
900mm cover in road crossings.
 - > 150mm dia. 900mm cover in footpaths.
1200mm cover in road crossings.
- (b) Where a 100mm or a 150mm diameter main connects to a trunk main, cover to the smaller diameter main shall be reduced to the required depth of cover below top of kerb over a maximum of 2 pipe lengths
- (c) Where normal cover to mains is unable to be maintained due to the presence of existing services or other restricting factors, the method of protection should be discussed with Council
- (d) Where the grade of the footpath is non-standard, the depth of cover to the main as detailed above, shall not be measured from the kerb but shall be measured from the finished surface level; and
- (e) Where a reticulation branch enters a steeply graded street, minimum cover must be maintained by cutting pipe lengths and deflecting joints to suit, or by the use of vertical bends.

3.5.2 Geotechnical Considerations (WSA 7.5)

3.5.2.1 Water Main in Engineered or Controlled Fill

Entire section adopted with the following amendment:

- WDRC requires water main to be trenched unless otherwise approved.

3.5.2.2 Filling along Route of Main

Entire section adopted with the following amendment:

- WDRC requires water main to be trenched unless otherwise approved.

3.5.3 Pipe Anchorage (WSA 5.9)

3.5.3.1 Thrust Blocks

Entire section adopted with the following amendments:

- The minimum thickness of concrete in a thrust block behind a bend, junction or fitting, measured in the plane of the thrust, shall be the equivalent of the largest pipe diameter involved. The designer shall be responsible for the provision of adequate details of thrust block sizes, based on the soil type encountered in the trench.

3.5.3.2 Anchor Blocks

Entire section adopted with the following amendments:

- Anchor blocks shall be installed at all bends, junctions and dead-ends of mains, in accordance with *W-016*.

3.6 Appurtenances (WSA 8)

The guidelines outlined by the Water Services Association (Australia) are adopted in principle, and the design parameters used, are to be in accordance with the criteria listed in the current edition of WSA, except as amended by this document.

3.6.1 Valves - General (WSA 8.1)

3.6.1.1 Valves Design

Entire section adopted with the following addition:

- Valves and hydrants are to be cast iron bodied, be a minimum class 14 fusion bonded epoxy 250 micron thickness or approved equivalent coating

3.6.2 Stop Valves (WSA 8.2)

3.6.2.1 Stop Valves for Reticulation Mains

Entire section adopted with the following amendments:

- Valves are to be the same diameter of the main
- Valves are to be cast iron bodied conforming to AS 2638, be Class 14 minimum, and have counter clockwise rotating spindles for closing
- Valves are to be installed where necessary to isolate sections of the system for maintenance purposes such that maintenance can be carried out causing the minimum inconvenience and disturbance to the consumers; and
- The internal water main layout is to be designed to minimize the number of properties that will be without a service in case of an isolated break. Generally the maximum number of houses inconvenienced should not exceed 20. Additional valves and connection mains may be required to satisfy Western Downs Regional Council that an adequate level of water security can be achieved.

3.6.2.2 Stop Valves – Location and Arrangements

Entire section adopted with the following amendment:

- Section 6.2.5.1: the placement of valves is to be completed in relation to finished surface heights, in accordance with *W-013*
- Section 6.2.5.1: valves are to be located on the legs of tees where the mains are 300mm or greater. This requirement may be relaxed if Western Downs Regional Council is satisfied that sufficient valves are provided in the system to minimize the number of consumers without a service in the incident of an isolated break. A layout plan showing the location of valves for the area may be required to satisfy Council
- Section 6.2.5.3: valves are to be located opposite the first truncation at a three-way intersection or opposite the nearest RP boundary. Refer *Standard Drawing Nos. W-022 & W-025* for a typical valve location at an R.P. truncation at an intersection; and
- Section 6.2.5.3: valves are to be spaced at a maximum distance of 300m and to all tees to the leg of the tee and on both sides of the head.

3.6.3 Hydrants (WSA 8.8)

3.6.3.1 Hydrant Types

Entire section adopted with the following amendment:

- WDRC requires network hydrants to be of the spring top variety.

3.6.3.2 Hydrant Installation

Entire section adopted with the following amendment:

- Hydrants are to be orientated with horns parallel to the water main.

3.6.3.3 Hydrant Outlet Connections

Entire section adopted with the following amendment:

- WDRC requires hydrant outlet connections to be of the claw type.

3.6.3.4 Hydrant Size

Entire section adopted with the following amendment:

- Hydrants are to be provided with risers and tees (junction) of 80mm nominal diameter.

3.6.3.5 Hydrant Spacing

Entire section adopted with the following amendments:

- Hydrants are to be located such that all allotments are within a distance of 40m of the nearest hydrant; and
- Hydrants are to be located such that they are spaced at a maximum distance of 80m, and at crests, sags, the ends of lines in cul-de-sac, and dead-end (if permitted).

3.6.3.6 Hydrant Location

Entire section adopted with the following amendments:

- Hydrants are to be located such that, where practical, they are adjacent to common property boundaries, with a tolerance of $\pm 200\text{mm}$; and
- Located as otherwise required by Council for special purposes.

3.6.3.7 Hydrants at Ends of Mains

Entire section adopted with the following amendments:

- Where a hydrant is placed at the end of a water main which will not be extended in the future (e.g. a cul-de-sac) the hydrant is to be installed with a hydrant bend located 0.5 metres from the boundary of the last property serviced, or the nearest truncation point, whichever is the greater; and
- In cases where the main may be extended in the future, a hydrant tee, valve and dead-end is to be used, located as near as practicable ($<0.5\text{m}$) to the development boundary or nearest RP boundary.

Part 3b Standards for Construction of Water Reticulation Work

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3.7 Products and Materials Overview (WSA 12)

Entire section adopted with the following amendments:

3.7.1 Selection Guide for Pipeline Systems

Entire section adopted with the following amendments:

3.7.1.1 Water Mains

- All pipes and fittings are to be manufactured by a quality endorsed company
- Pipes used for water mains are to conform to the latest revision of the following standards:
 - (a)
 - Pipes are to be PVC-O or PVC-M rubber ring jointed thick wall PN16 conforming to AS4441 and AS4765.
 - The pipes are to be suitable for a maximum working pressure of 1.6 MPa and have outside diameters which are the same as ductile iron pressure pipes to AS 2280 of the same nominal diameter.
 - (b)
 - Rubber ring jointed ductile iron pipes of minimum Class K9 conforming to the requirements and tests of AS 2280 and the requirements and tests of the Queensland Water Resources Commission
 - Ductile iron pipes are to be cement lined internally with a light thickness cement mortar lining in accordance with AS 1281; and
 - Pipes are to be externally coated with two coats of bituminous paint, and polyethylene sleeved with coloured lay flat polyethylene tubing of 0.2mm thickness complying with AS 3680, Polyethylene Sleeving for Ductile Iron Pipes.

3.7.1.2 Water Service Enveloping Conduits

- Water service conduits are to be a minimum 100mm diameter. Larger diameters may be required for industrial and some commercial developments;
- Pipes used for water service conduits are to conform to the latest revision of the following Standards:
 - i. uPVC or PVC-M pipe minimum Class 16
 - ii. rubber ring jointed RCP minimum Class “3” to AS 4058; or
- Where concrete footpaths are to be constructed, the Developer is to:
 - iii. Provide a water service conduit under the footpath in line with the conduits under the road, for future ease in installing the individual water services; and
 - iv. Emboss the letter “W” in the concrete to mark the location of the conduit.

3.8 Quality

3.8.1 Quality Assurance

3.8.1.1 General

Entire section adopted with the following additions:

- Except as specifically varied hereafter, all water reticulation mains are to be constructed in accordance with the provisions of the Western Downs Regional Council Standard Drawings and this manual

- All work is to be supervised by a Registered Professional Engineer (Qld) competent in water reticulation works; and
- The works are to be undertaken by a nominated principle contractor experienced in the construction of Public (Municipal) Works. Council may request evidence of the Principal Contractor's competency in the construction of water reticulation works.

3.9 Bedding for Pipes (WSA14)

Entire section adopted with the following amendments:

3.9.1 Bedding Materials

Entire section adopted with the following additions:

- The standard types of water main construction is to be carried out generally in accordance with the details outlined in *Standard Drawing No. W-007*. It is the responsibility of the Consulting Engineer to determine the actual type of bedding to be constructed after consideration of actual conditions in the trench.
- bedding material is to be provided to ensure a minimum of 100mm below the pipe (Bedding Material) to 150mm above the pipe (Overlay Material); and
- The bedding material is to be uniform in quality and free from dirt, clay and other foreign matter and conform to the specification outlined in Table 3.9.1 Bedding Material Specifications

Table 3.9.1: Bedding Material Specifications

BS Sieve	Metric mm	Percentage by Weight Passing the Sieve
3/8	9.6	100
3/16	4.8	95-100
7	2.4	80-90
14	1.2	15-25
25	0.6	10-20
52	0.3	5-10
100	0.15	0-5
200	0.075	0-5

3.10 Pipe Laying and Joining

Entire section adopted with the following amendments:

3.10.1 Horizontal and Vertical Deflection of Pipes (WSA 15.2)

3.10.1.1 General

Entire section adopted with the following amendments:

- Water Mains are to be located and aligned as shown on Standard Drawing No W-012. Minor horizontal centerline deviations are acceptable provided the water main remains entirely

within the allocation width shown on the standard drawings. Maximum allowable centerline deviation from the given alignment shall be ± 75 mm horizontally and ± 50 mm vertically; and

- Water service enveloping conduits are to be located and aligned as shown on Standard Drawing No. W-012. Minor horizontal centerline deviations are acceptable provided the water main remains entirely within the allocation width shown on the standard drawings. Maximum allowable centerline deviation from the given alignment shall be ± 75 mm horizontally and ± 50 mm vertically.

3.10.1.2 Deflection at a Pipe Joint

Entire section adopted with the following amendments:

- The maximum design deflection allowable at a joint shall be 4° ; and
- Joint deflections, to manufacturers recommendations, or DICL bends are to be provided at every change of direction of property boundaries.

3.10.2 Horizontal and Vertical Separation of Crossing Pipelines (WSA 15.3)

Entire section adopted with the following additions:

- The minimum separation between the water main and other services that cross the mains path is 300mm.

3.10.3 Thrust and Anchor Blocks and Restrained Joints (WSA 15.7)

Entire section adopted with the following amendments:

- Concrete blocks in accordance with W-016, are to be placed at all bends, horizontal and vertical tees, angle branches, crosses, dead ends, reducers, or other places where there is an unbalanced hydraulic load
- the concrete used for the blocks is to be Class N25 concrete
- The blocks are to be cast at least seven (7) days prior to pressure testing of any section of the main
- All concrete is to be placed against solid undisturbed ground
- Special attention is required where underground power is to be laid on the same side of the road as the water main to ensure integrity of the blocks
- For vertical bends with an upward thrust:
 - (a) Additional concrete is to be placed so that the mass of concrete is greater than the thrust on the filling
 - (b) Sufficient steel reinforcement is to be included to bind the weight of the block below the pipe centre line to the upper part of the block; and
 - (c) These thrust blocks are to be designed to the manufacturer's specifications.

3.10.4 Property Services and Water Metres (WSA 15.8)

Entire section adopted with the following additions:

- Water service connections, when required, are to be installed in accordance with W-005, W-006 & W-007; and W-008
- Water meters are not usually installed at the time of reconfiguration, except in the case of Community Title Schemes, where the common meter, usually 100mm diameter is installed by the Local Government at the Developer's expense.

3.10.5 Values, Hydrants and Surface Fittings (WSA 15.13)

3.10.5.1 Installation

Entire section adopted with the following additions:

- Hydrants are to be installed in *accordance with W-013 W-023*
- Marker plates and posts are to be installed in *accordance with W-014*
- Kerb and pavement markings are to be *in accordance with W-014*; and
- Every buried fitting which includes bottled connections or joints is to be wrapped in Denso Corrosion Protection mastic and tape in accordance with the manufactures recommendations.

3.10.6 Location Markers

3.10.6.1 General

Marker posts with distance plates, or marker plates mounted on the kerb shall be supplied and installed by the Developer opposite all valves and hydrants.

3.10.6.2 Marker Posts

Marker posts complete with distance plates (showing offset distances with a tolerance of 0.1m) where required, shall be erected on RP boundaries opposite all valves and hydrants. Marker posts shall be painted yellow for hydrants and blue for valves. For detail *refer Standard Drawing No. W-014*.

Marker posts shall only be installed in lieu of marker plates where no kerb is provided.

3.10.6.3 Marker Plates

Reflective marker plates (150mm x 75mm) indicating the distance to hydrants and valves to the nearest 0.1m are to be fixed to the kerb wherever sufficient kerb height is available (in lieu of marker posts). Marker Plates shall be fixed by an approved method to the face of the kerb in the appropriate position perpendicular to the kerb face. The marker plate shall comprise of an aluminium plate covered with a 4.5mm polycarbonate sheeting. The plate shall be fixed to the kerb face using 2 "Ramset SDMN 06030" stainless steel fasteners. A rectangle, 300mm wide and full depth of the kerb face of the appropriate colour (yellow-hydrants; white-valves) shall be painted on the kerb face around the marker plate.

Refer to the following drawing showing this information- Drawing No P4 – Hydrant & Valve Markers

3.10.6.4 Covers and Surrounds

Covers and surrounds to valves and hydrants, as well as the kerb opposite the valve should be painted the appropriate colour. The dimensions of paint to the kerb shall be 300mm wide by the full height of the kerb. It is required that the central insert be made from Cast Iron, whilst the surrounds can be made from either Concrete or Plastic.

3.10.6.5 Hydrant Markers

A single Blue Raised Reflective Pavement Marker (RRPM) shall be fixed to the road pavement to mark the location of hydrants on all sealed roads. The RRPM shall be positioned adjacent to the hydrant valve perpendicular to the kerb face, as tabulated below:

Road Type	Location of Blue RRPM
Single Lane with no pavement markings	Centreline of Road

Two Lane – Two Way with separation (broken) line marking	Centreline of Road
Two Lane – Two Way with barrier line marked	On hydrant side of barrier line
Four Lane undivided road	Centreline of Road
Four Lane with median strip	Centreline of two lanes on hydrant side of street

3.11 Pipe Embedment and Support (WSA 16)

The guidelines outlined by the Water Services Association (Australia) are adopted in principle, and the construction parameters used, are to be in accordance with the criteria listed in the current edition of WSAA, except as amended by this document.

3.11.1 General (WSA 16.1)

Entire section adopted with the following addition:

- The standard types of water main construction are to be carried out. It is the responsibility of the Consulting Engineer to determine the actual type of bedding to be constructed after .

3.12 Fill (WSA 17)

Entire section adopted with the following amendments:

3.12.1 Trench Fill (WSA 17.1)

3.12.1.1 Placement

Entire section adopted with the following addition:

- The standard types of water main construction is to be carried out generally in accordance with the details outlined in Standard Drawing No.W-007. It is the responsibility of the Consulting Engineer to determine the actual type of bedding to be constructed after consideration of actual conditions in the trench.

3.12.1.2 Material Requirements

Entire section adopted with the following additions:

General

- Approved filling is to be placed above the bedding to a minimum height of 150mm above the approved bedding; and
- Approved filling is to be free from vegetable matter and lumps of clay with:
 - (a) More than 70% by weight passing the 2.4mm sieve
 - (b) Not more than 30% by weight passing the 75mm sieve
 - (c) The material passing the 2.4mm sieve having a miniature abrasion loss not exceeding 15%; and
 - (d) The material passing the 425mm sieve having a linear shrinkage not exceeding 6%.

Footpaths and Other Non-Trafficable Areas

- Backfilling is to be carried out using selected material from excavation; and

- The material is to be placed in layers not exceeding 300mm in depth and is to be compacted to a minimum consolidation of 95% Standard Compaction.

New Roads and Other Trafficable Areas

- Backfilling above the bedding to the underside of the pavement box is to be gravel or decomposed/broken rock, free from vegetable matter and lumps of clay, having a maximum particle size of 40mm.
- The materials is to be placed in layers not exceeding 300mm in depth and compacted to a minimum consolidation of 90%, but being limited to a maximum consolidation of 98%.

Existing Trafficked Roads

- Backfilling of trenches within existing roads is to be carried out using approved bedding sand [*refer section 17.1.2 & Standard Drawing No. W-012*], lean mix concrete (which is to be a minimum 450mm above approved backfill) and asphalt surface restoration.

3.13 Acceptance Testing (WSA 19)

The guidelines outlined by the Water Services Association (Australia) are adopted in principle, and the construction parameters used, are to be in accordance with the criteria listed in the current edition of WSA, except as amended by this document.

3.13.1 Pressure Testing (WSA 19.4)

3.13.1.1 System Test Pressure

Section amended with the following:

Water Reticulation Mains

- The mains, including valves, are to be pressure tested to 1200 kPa.

Dedicated Fire Main

- New dedicated fire mains shall be pressure tested in accordance with AS 2419.1 Section 10 – Testing. All pipe joints and anchor blocks shall be exposed during pressure testing.

3.13.1.2 Maximum Allowable Loss

Water Reticulation Mains – PVC Pipes

- No loss in PVC pipes is acceptable

Water Reticulation Mains – all Other Cement Lined or Based Pipes

- As per WSA

3.14 Disinfection (WSA 20)

3.14.1 Bacteriological Test

Entire section amended with the following:

3.13.2.1 Test Procedure

- During pipe laying, dry chloride of lime powder having an available chlorine content of 85% to 90% shall be uniformly distributed in the pipes the rates tabulated below

Pipe Diameter (mm)	Quantity/metre length (m)
100	1 level dessertspoon per 30m length
150	1 level dessertspoon per 14m length
200	1 level dessertspoon per 7.5m length
225	1 level dessertspoon per 6m length
250	1 level dessertspoon per 5m length
300	1 level dessertspoon per 3m length
375	1 level dessertspoon per 2m length
400	1 level dessertspoon per 1.5m length

- The main is to be flushed prior to chlorination
- After flushing the main is to be charged and super-chlorinated; and
- This is to held in the main for a period of 24 hours.

3.13.2.2 Satisfactory Bacteriological Test

Entire section amended with the following:

- The mains are to be retested for a residual chlorine count of 5mg/L before flushing the chlorinated water out of the mains; and
- If a residual count of 5mg/L is not obtained, then the mains are to be scoured, re-chlorinated and the above procedure (3.13.2.1 - 3.13.2.2) repeated.

Before any water main is placed “on-maintenance” the laboratory quality tests results are to be supplied to Council by the Supervising Engineer. These tests should be carried out by a laboratory with National Association of Testing Authorities Australia (NATA) registration. Reports are to include standard plate count, total coliform and E-coli; and provide a written recommendation as to the sustainability of the newly constructed water mains to be connected to the water distribution system. Results forwarded to the Local Government for Bacteriological Test are to be in accordance with the National Health and Medical Research Council’s Australian Drinking Water Guidelines. Results higher than the limits in the Guidelines are not acceptable to Council.

3.15 Tolerance on As-Constructed Work (WSA 20)

The guidelines outlined by the Water Services Association (Australia) are adopted in principle, and the construction parameters used, are to be in accordance with the criteria listed in the current edition of WSA, except as amended by this document.

3.14.1 Horizontal Tolerances (WSA 20.2)

3.14.1.1 Water Mains and In-Line Structures

Section adopted with the following amendments to *Section (a)*:

- Water Mains are to be located and aligned as shown on *Standard Drawing No. W-012*. Minor horizontal centerline deviations are acceptable provided the water main remains entirely within the allocation width shown on the standard drawings. Maximum allowable centerline deviation from the given alignment shall be ± 75 mm horizontally and ± 50 mm vertically.
- Water service enveloping conduits are to be located and aligned as shown on *Standard Drawing No. W-012*. Minor horizontal centerline deviations are acceptable provided the water main remains entirely within the allocation width shown on the standard drawings. Maximum allowable centerline deviation from the given alignment shall be ± 75 mm horizontally and ± 50 mm vertically.

3.15 Connections to Existing Water Mains (WSA 22)

Entire section adopted with the following amendments:

3.15.1 General

Section adopted with the following amendment:

- All connections or alterations to Council's water reticulation mains are to be undertaken by Council at the Developer's cost.

3.16 Work As-Constructed Drawings (WSA 24)

The guidelines outlined by the Water Services Association (Australia) are adopted in principle, and the construction parameters used, are to be in accordance with the criteria listed in the current edition of WSA, except as amended by this document.

Section adopted with the following addition:

- On completion of the works, a certificate is to be submitted to Council from the Consultant to effect that the works have been completed in accordance with the approved plans and specifications.
- As-constructed drawings must be supplied prior to on-maintenance approval

Part 4 Standards for Design of Sewer Reticulation Works

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4.1 General (WSA 1)

The guidelines outlined by the Water Services Association (Australia) **Gravity Sewerage Code of Australia** are adopted in principle, and the design parameters used, are to be in accordance with the criteria listed in the current edition of WSA, except as amended by this document.

The section of the WSA guidelines to which comments refer are shown as **WSA X** and **WSA X.X**

4.1.1 Planning and Design Responsibilities and Interfaces (WSA 1.2)

4.1.1.1 Design Responsibilities

Entire section adopted with the following additions:

Except as specifically varied hereafter, the design and construction of reticulation sewers is to comply with:

- *“WSAA-02 – Sewerage Code of Australia” by Water Services Association of Australia (WSAA);*
- *“Planning Guidelines for Water Supply and Sewerage” by Queensland Department of Natural Resources & Water (QWRC, Queensland Water Resources Commission);*
- *Western Downs Regional Council’s “Sewage Pump Station Electrical Switch Board Specification”;*
- *Western Downs Regional Council Standard Drawings; and*
- *This manual.*

Sewers within the development are to be sized to accept the ultimate design flows from any contributing external catchments and the sewers are to be constructed to the external boundaries of the development at lines and levels for the connection of future sewers.

Prior to proceeding with design, “As Constructed” sewer information relevant to the proposed development should be obtained from Council together with confirmation of the approved point(s) for connection.

Should a conflict exist amongst the cited design guidelines and Council’s Standard Drawings, the matter is to be referred to Western Downs Regional Council for determination. Generally the hierarchy is as follows:

- Standard Drawings
- This specification
- WSAAA guidelines

Where sewers are proposed through land other than that owned by the Developer, written approval is to be obtained from the property owner and submitted with the design drawings. An Operational Works Permit will not be issued without this approval.

Where an external catchment would be serviced by gravity sewers traversing the proposed development, the boundaries and area of the catchment is to be shown on the layout plans.

Refer to Council for agreement on the population densities used in determining the anticipated design flows, for the development and any contributing external catchments.

4.2 System Planning (WSA 2)

4.2.1 Purpose and Application

Entire section adopted with the following addition:

4.2.1.1 Planning Horizon

- Planning horizons for WDRC are available upon request. Developments impacting trunk infrastructure will be subject to interrogation with Councils network model.

4.3 Detail Design (WSA 5)

4.3.1 Horizontal Alignment of Sewers (WSA 5.3)

Entire section adopted with the following amendments:

4.3.1.1 General

All sewer lines are to be located with properties and aligned as outlined in Table 4.3.1 Location and Alignment Sewers.

Table 4.3.1: Location and Alignment of Sewers

Location	Alignment
Private Property (front boundary)	3.00m (refer Note 1 & Note 6)
Private Property (side boundary)	1.50m
Private Property (rear boundary)	1.50m (refer Note 2)
Private Property adjacent to roofwater drainage	2.00m (refer Note 3)

Notes for Table 4.3.1:

1. A sewer may cross a road to reduce the number of access chambers to be used, provided house connections are not located under the roadway.
2. Where sewer lines are located along the road frontage of allotments, to reduce the number of access chambers where truncations occur, the sewer may (subject to the approval of the Local Government prior to design) be located within a zone from 0.5 metres to the building setback less 2.0 metres.
3. The sewer alignment is to be located at 1.50 metre offset from rear boundaries adjacent to inter allotment drainage lines, which are to be on a 2.0 metre offset, to avoid clashes of access chambers.
4. In special circumstances and with Council's consent, other alignments may be approved due to the location of site constraints such as fences, verges or other services. Sewers should be constructed to alignments nominated in Table 4.2, unless otherwise approved.

4.3.1.2 Public and Private Property

- Sewers shall be run parallel to boundaries at minimum offsets of 1.5 metres

4.3.1.3 Horizontal Curves in Sewers

- Horizontal curve in sewers are not to be used

4.3.2 Pipe Sizing and Grading (WSA 5.5)

4.3.2.1 Minimum Air Space for Ventilation

- Option A is the preferred solution.

4.3.2.2 Minimum Pipe Sizes for Maintenance Purposes

- The minimum size of property connections is 100DN unless otherwise specified through hydraulic design.

4.3.2.3 Maximum EP for Reticulation Sewers

Entire section amended:

- For details on the maximum EP that may be served by reticulation sewers, refer to specifications in Table 4.3.2 Sewer Capacity at Minimum Grade

4.3.2.4 Minimum Grades for Self Cleaning

Entire section adopted with amendments, where applicable, to Section 4.5.7.1, as listed:

- The minimum grades for various pipe diameters are outlined in Table 4.3.2 Capacity at Minimum Grade, which also provides capacity and equivalent populations served relative to minimum grades. Adoption of the minimum grades outlined in Table 4.3.2 Capacity at Minimum Grade will satisfy self-cleansing flow requirements.

Table 4.3.2: Sewer Capacity at Minimum Grade

Pipe Dia mm	¹ Minimum Grade	² Capacity of Pipe at Minimum Grade l/s	³ Equivalent Population Served EP
150	1 in 200	5.38	404
150	1 in 150 ⁴	6.22	467
225	1 in 290	24.05	1807
300	1 in 420	43.03	3233
375	1 in 570	66.98	5032
450	1 in 730	96.24	7231
525	1 in 900	130.74	9823
600	1 in 1000	177.08	13304
675	1 in 1200	221.06	16608
750	1 in 1500	261.89	19676

Notes for Table 4.3.2:

- Minimum grades are as recommended in the QWRC Guidelines. A minimum grade of 1 in 150 is preferred for 150mm dia sewers, but 1 in 200 is permissible where 1 in 150 is impractical and the contributing catchment is greater than 60 equivalent persons.
- Capacities are based on 150mm dia sewers flowing ½ full and larger diameters flowing ¾ full, with Mannings 'n' taken = 0.013 and internal diameter = nominal diameter.
- Equivalent Population served is based on PWWF = 5 x ADWF.
- The last length between two manholes or the last length to an end shall have a minimum grade of 1 in 60.

4.3.2.5 Minimum Grades Requiring Anchor Blocks

Anchor blocks are to be designed and constructed to the detail shown in Standard Drawing No. **ss23**, when:

- The grade of 100 dia. pipe is steeper than 1 in 5

- The grade of 150 dia. pipe is steeper than 1 in 5
- The grade of 225 dia. pipe is steeper than 1 in 10
- The grade of 300 dia. pipe is steeper than 1 in 15

4.3.3 Piping Sizing and Grading (WSA 5.5)

4.3.3.1 Minimum Cover over Sewers

- Where conflict exists (between the WSAA and this manual), the details outlined in this manual take precedent and are applicable.
- Sewers and house connections are to be designed and constructed at the shallowest possible depth such that:
 - (a) All properties can be completely drained for the calculated minimum depth of property connection
 - (b) Minimum cover requirements for structural purposes are to be met as per the following table:

Location	Alignment
Street Carriageway	1.20m
Verge (footpath)	1.20m
Private Property	1.00m (to Av. Lot Level)
Parkland	1.20m

- (c) Other services are not fouled
- (d) Stormwater drains are not pierced
- (e) All sewers pass under water mains
- (f) Minimum access chamber depths, as outlined in *Standard Drawings No. SS.02 and SS.03* are satisfied

When sewers are laid, it is desirable that there is at least 1.5 metres *horizontal* separation from any existing or proposed water main. Where this separation is not achievable, the sewer may be laid closer provided the water main is in a separate trench or on an undisturbed earth shelf located on one side of the sewer and with the bottom of the water main at least 0.5 metres above the top of the sewer.

Where a water main crosses under or over a sewer, there should be at least 0.2 metres vertical distance between the outside of each main. Where a water main crosses under a sewer, special structural support should be provided for the sewer.

Maximum depth of sewers shall be 4.0 metres. Refer to Council for approval of design and construction of sections of sewer deeper than 4.0 metres.

Where fill is placed over an existing sewer or soil is removed, the Developer is responsible for the

4.3.3.2 Vertical Curves

Entire section deleted and replaced with the following:

- Vertical curves in sewers are not to be used

4.4 Property Connection (WSA 6)

Entire section adopted with the following additions:

4.4.1 Limitations of Connection to Sewers (WSA 6.2)

- Reticulation sewers are defined as sewers of 150mm, 200mm, 225mm, 250mm and 300mm diameters used to collect and convey sewage from properties. House connections to larger sewers will generally not be permitted. Exceptions will require approval from Western Downs Regional Council.

4.4.2 Methods of the Property Connection (WSA 6.3)

4.4.2.1 IO Interface Method

- The property owner owns the IO.

4.4.2.2 Buried Interface Method

- WDRC does not use the buried interface method.

4.4.3 Location of Connection Points (WSA 6.5)

4.4.3.1 Undeveloped Lots

Location

The location of property connection points on undeveloped lots shall be:

- (a) on the lowest corner of the lot, 1.50 m from the boundary, such that the whole of the allotment can be drained, as outlined in (c) below;
- (b) where this is not possible for a particular allotment, then Council approval is required, after which the allotment is not to be included in the declared sewerage area with notation to that effect on the "As-Constructed" plans;
- (c) made to manholes where possible and shall extend 1.50m past the rear of allotment drainage pipes and all easement and/or R.P. boundaries; and

Sizes

The size of property connections on undeveloped lots shall be:

- (a) Residential 100 mm diameter
- (b) Other 100 mm diameter unless otherwise required

Depths

The depth of property connections on undeveloped lots shall be:

- (a) Absolute minimum 1000 mm cover to rear of properties
- (b) Absolute minimum 1000 mm cover to front of properties
- (c) Maximum depth to invert 1.5 metres (may only be varied if there is sufficient cover to serve the lot).

Calculation of depth required

The required depth of the property connection shall be calculated as follows:

- (a) calculate the R.L. of the lowest point
- (b) subtract 0.50m from finished surface level to the invert at the head of the house sewer drain (for cover requirements to pipework)
- (c) subtract the following product depth:
 - Divide the distance from the low point of the Lot to the connection by 60. This allows for a 1 in 60 grade for a 100mm dia. residential house drain.

Design plans

- (a) Design plans shall indicate the R.L. at each corner of each Lot, taking into consideration any proposed earthworks, together with the Average Lot level.

General

- (a) It should be noted that house connections to sewer lines extend up to and include the inspection opening;
- (b) Combined house drains are not permitted;
- (c) Where fill is placed over an existing sewer, house connections on this sewer are to be raised to the minimum depth capable of draining the entire property.

Approvals

Written approval is to be obtained from the property owner and submitted to the Local Government with the design drawings when the house connections are proposed through land other than that owned by the Developer. An Operational Works Permit will not be issued without this approval.

4.4.3.2 Developed Lots

Entire section adopted with the following additions:

Given the prevalence of “lost” connections, it is considered reasonable for the Consultant providing incorrect “As-Constructed” information to be held responsible.

Where property connections cannot be located at the point shown on the “As-Constructed” information, the following procedure shall be adopted:

- (a) Council will notify the Consulting Engineer of the “lost” connection. If the connection is still not located within 24 hours, Council’s Sewerage Maintenance Foreman will be informed.
- (b) Council will notify on site that the connection is not as shown. Council will then install a new property connection at a suitable location.
- (c) The Consulting Engineer will be charged for the costs incurred by Council in providing this property connection.
- (d) The Consulting Engineer may also be charged for claims by Plumbers or Drainers for time spent searching for the missing connection.

4.5 Maintenance Structures (WSA 7)

Entire section adopted with the following amendments:

4.5.1 Location of Maintenance Structures (WSA 7.2)

The design shall include the maintenance structures at the following locations:

- (a) Every change in direction of sewer
- (b) Every change of grade of sewer
- (c) Every change of invert level
- (d) Every change of pipe diameter
- (e) Ends of lines where more than two properties are connected; and
- (f) At the lower side of the allotment (where practicable).

4.5.2 Spacing of Maintenance Structures (WSA 7.3)

4.5.2.1 General

Entire section adopted with the following amendment:

In positioning manholes, consideration shall be given to future sewer reticulation requirements. Manholes are to be located in such positions that will allow for future extensions to be connected directly to existing manholes.

4.5.2.2 Maintenance Structure Spacing – Reticulation Sewers

Entire section adopted with the following amendments:

Manholes (Access Chambers) are to be constructed at a spacing of 90 metres, and at the ends of lines where ends are more than 35 metres from the previous access chamber.

The access chamber may be replaced with a maintenance shaft from the end of a line provided:

- (a) It has a maximum length of 35 metres
- (b) It is not connected to more than two (2) properties; and
- (c) The gradient of the sewer is not less than 1 in 100.

4.5.2.3 Maintenance Structure Spacing – Branch and Trunk Sewers

Entire section deleted and replaced with the following amendment.

- Manholes are to be constructed at a maximum spacing of 90 metres.

4.5.3 Special Considerations for Location of Maintenance Structures (WSA 7.4)

Entire section adopted with the following amendments:

- Manholes (Access Chambers) are to be constructed 1.5 metres from boundaries and clear of property boundaries.

4.5.4 Special Considerations for Connection of New Sewers to Existing Sewers (WSA 7.5)

Entire section adopted with the following amendment

- Connections to existing sewers must be undertaken by Council at the developer's expense unless otherwise approved.

4.5.5 Maintenance Holes (MH) (WSA 7.6)

4.5.5.1 Diameters of MHs

Entire section adopted with the following amendment:

- Sewer manholes shall be 1050mm dia. fitted with lift-off lids, stamped "Sewer" (or similar).

4.5.5.2 Ladders, Step Irons and Landings

Entire section adopted with the following amendment;

- WDRC does not require the use of ladders or step irons.

4.5.5.3 MH Covers

Entire section adopted with the following amendment:

- Sewers shall be finished to 50mm above finished surface level to allow for top dressing. Manhole lids shall be rendered trafficable within street carriageways or where vehicular loading is likely.

4.5.5.4 Design Parameters for MSs and TMSs

Entire section adopted with the following amendment:

- WDRC requires a maximum depth of 3.0 metres.

4.6 Ancillary Structures (WSA 8)

4.6.1 Water Seals, Boundary Traps and Water-Sealed MH (WSA 8.2)

4.6.1.1 General Design Parameters

Entire section adopted with the following amendment:

- Is not required by WDRC

4.6.1.2 Water Seals on Reticulation Sewers Entering Branch or Trunk Sewers

Entire section adopted with the following amendment:

- Is not required by WDRC

4.6.2.3 Water Seals on Branch Sewers Entering Trunk Sewers

Entire section adopted with the following amendment:

- Is not required by WDRC

4.6.2 Gas Check MHs

4.6.2.1 General

Entire section adopted with the following amendment:

- Is not required by WDRC

4.6.2.2 Design Parameters for Gas Check MHs

Entire section adopted with the following amendment:

- Is not required by WDRC

4.6.3 Ventilation (WSA 8.4)

4.6.3.1 Design Parameters for Vents

Entire section adopted with the following amendment:

- WDRC requires use of section B - at SPSs (refer to S-XXX) & Cat MHs where pressure mains discharge to gravity sewer. Inducts are required every 500m for trunk sewer greater than 225DN.

4.6.4 Overflows / Emergency Relief Structures (ERS) (WSA 8.7)

4.6.4.1 General

Entire section adopted with the following amendment:

- Generally not permitted by WDRC

4.7 Design Review and Drawings (WSA) 10

4.7.1 Design Drawings (WSA 10.2)

4.7.1.1 General

Entire section adopted with the following addition:

- Drawings should be presented on A1 or B1 sheets. A3 sheets may be used provided that the detail is legible. Illegible drawings will not be checked and will be returned to the Consulting Engineer for rectification.

4.7.1.2 Real Property Information

Entire section adopted with the following amendments:

- Design Drawings shall include at least the following real property information:
 - (a) House connection with set-out information and the direction of the connection
 - (b) Surface levels to each corner of every Lot (Finished Surface Levels if applicable)
 - (c) Lot numbers
 - (d) Street names
 - (e) North point

4.7.1.3 Sewers

Entire section adopted with the following amendments:

- Design Drawings shall include at least all the following sewer details:
 - (a) Positions of sewers as heavy continuous linework
 - (b) Alignments of sewers relative to real property boundaries
 - (c) Manholes and End of Lines
 - (d) Manholes shown as blocked-in circles
 - (e) Manhole numbers, shown to be inside of a circle, adjacent to the manhole
 - (f) Manholes numbers, consisting of two figures separated by an oblique stroke, e.g. 4/3, the first number denoting the manhole and the second the sewer line. (Contact Council for a sequential numbering system of manhole, if so requested)

- (g) Existing manholes shown as a double blocked-in circle
- (h) Existing manhole numbers, to be shown inside a double circle, adjacent to the manhole
- (i) Ends of lines, indicated by, e.g. E/5
- (j) Ties to manholes to be shown in fine print
- (k) Distances between manholes
- (l) Direction of flow
- (m) Existing sewers, to be shown in thin linework
- (n) Bench marks
- (o) Other services

4.7.1.4 Longitudinal Sections (profiles)

Entire section adopted with the following amendments applying:

- Longitudinal sections shall be similar to those shown on *Sample Drawing No. 30*.

Specific items to be shown are:

- (a) The minimum acceptable horizontal and vertical scales shall be 1:1000 and 1:100 (at A1) respectively unless otherwise approved by Council.
- (b) Show junctions with dimensions and levels to three decimal places. The junctions are to be shown alongside the relevant manhole indicating the chainage and diameter of the junction.
- (c) Manhole type and cover type shall be shown and the location of the footpath shall be indicated.
- (d) The internal diameter, cover type and invert levels of all existing manholes to which proposed sewers are draining shall be verified by site inspection.
- (e) The number of existing internal or external drops in all existing manholes to which proposed sewers are draining shall be shown.
- (f) The internal diameter of the downstream receiving sewer shall be shown.
- (g) Existing and proposed services from other Authorities within the Development shall be located by chainage. Service size and elevation level at crown or invert shall be shown.
- (h) Type, class and diameter of sewer.
- (i) Proposed manholes are to be shown as a blocked-in line with the manhole number in a circle.
- (j) Existing manholes are to be shown as a double line with the manhole number in a double circle.
- (k) Sections shall be drawn so that sewers drain to the left hand side of the drawing.
- (l) Number and spacing of bulkheads (if applicable).
- (m) Control level (average lot level) for each lot in the subdivision shall be shown by a small cross on the longitudinal section, with the lot number and invert level of the proposed property connection.

4.8 Products and Materials Overview (WSA 13)

4.8.1 Additional Product and Material Information

Entire section adopted without amendment.

4.9 Quality

4.9.1 Personal Qualifications

Construction works are to be supervised by an RPEQ Personnel constructing utilities infrastructure must have a minimum 5 years' experience and suitable qualifications pertaining to the product and materials used.

4.10 Excavation (WSA 14)

4.10.1 Limits on Excavation

Entire section adopted with the following amendment:

- Benching is limited to a single bench of 1.5 metres vertically and horizontally. Trenches in excess of this depth shall require shoring.

4.11 Pipe Laying and Jointing (WSA 16)

4.11.1 Horizontal and Vertical Deflection of Sewers (WSA 16.2)

4.11.1.1 General

Entire section adopted with the following addition:

- Pressure mains are to be a minimum 100mm internal diameter RRJ PVC-O of minimum Class 16 with DICL FBE or equivalent, coated fittings, or PE100 SDR11 with electro fusion or butt weld fittings, laid within the verge on a standard alignment of 3.0m (high side) from the property boundary, with a minimum 1.0m cover.

4.11.1.2 Methods of Deflection

Entire section deleted and replaced with the following:

- Deflection in sewers is not to be used

4.11.1.3 Horizontal Curves

Entire section deleted and replaced with the following:

- Horizontal curve in sewers is not to be used

4.11.1.4 Vertical Curves

Entire section deleted and replaced with the following:

- Vertical curve in sewers is not to be used

4.11.1.5 Compound Curves

Entire section deleted and replaced with the following:

- Compound curve in sewers is not to be used

4.11.2 Dead Ends (WSA 16.8)

Entire section adopted with the following amendment:

- WDRC requires dead ends to be terminated with a maintenance shaft or manhole.

4.12 Maintenance Holes (MHs) (WSA 17)

4.12.1 Internal Coating of Concrete MHs

Entire section adopted with the following addition.

- WDRC requires rising main discharge manholes to be epoxy coated.

4.13 Fill (WSA 20)

4.13.1 Trench Fill (WSA 20.1)

4.13.1.1 Material Requirements

Entire section adopted with the following amendment.

(a) Original material

Delete (b) & (c)

4.14 Connection of Existing Sewers (WSA 23)

Entire section adopted with the following amendment:

- Connection to sewer must be approved by WDRC. Connections may be required to be undertaken by Council at the developers cost.

4.15 Work As-Constructed Details (WSA 25)

Entire section adopted with the following additions:

- "As Constructed" plans shall include:
 - (a) all pipe materials and sewer diameters
 - (b) alignments to property boundaries (to a tolerance of 0.1m)
 - (c) locations of end caps of property connections in relation to property boundaries (to a tolerance of 0.1m)
 - (d) installation date and joining type
 - (e) property boundaries, indicated by a chainage from the next downstream manhole
 - (f) invert levels and finished levels of manholes (to a tolerance of 0.01m)
 - (g) finished surface levels at each R.P. peg (to a tolerance of 0.01m)

Note that the top of the end cap to the property connection stub shall be located 1.0 m above finished surface level.

5.2 Standard Drawings

Table 1 Listing of Approved Standard Drawings

Drawing Number	Title
WATER SERVICES	
General locality plan	

WAT-1100	WSA 03-2002-2.2 Standard Drawing - Typical locality plan
Design site plan	
WAT-1101	WSA 03-2002-2.2 Standard Drawing - Typical site plan
W-001	WWDRC - Water Reticulation Design Layout (currently EDROC-25)
Typical Mains Construction	
WAT-1102	WSA 03-2002-2.2 Standard Drawing - Typical Mains Construction - Reticulation Main Arrangements
W-002	WDRC - Water Supply - Typical Mains Construction - DN63 Cul-De-Sac Arrangement
WAT-1105	WSA 03-2002-2.2 Standard Drawing - Typical Mains Construction - Connection to Existing Main
IPWEAQ W-0020	IPWEAQ Standard Drawing – Water Reticulation – Sample As-Constructed Plan
Property Services	
W-101	WDRC - Water Supply - Property Services - Single Service Main to Meter
W-102	WDRC - Water Supply - Property Services - Split Service Main to Meter
W-103	WDRC - Water Supply - Property Services - Dual Service Main to Meter
W-104	WDRC - Water Supply - Property Services - Garden & Median Strip
W-105	WDRC – Water Meter Assemblies – DN20 – DN25 Dual Check Above Ground
W-106	WDRC – Water Meter Assemblies – DN20 – DN25 Dual Check Below Ground
W-107	WDRC - Water Supply - Property Services - Detector Check 100mm Fire Service
W-108	WDRC - Water Supply - Property Services - Submetering General Arrangement
Embedment / Trenchfill and Restraints	
W-201	WDRC - Water Supply – Embedment / Trenchfill – Typical Trench Details
WAT-1200	WSA 03-2002-2.2 Standard Drawing – Soil Classification Guidelines and Allowable Bearing Pressures for Anchors and Thrust Blocks
IPWEAQ W-0041	IPWEAQ Standard Drawing – Water Main Thrust Block Details
WAT-1205	WSA 03-2002-2.2 Standard Drawing – Thrust Block Details Concrete Blocks
WAT-1207	WSA 03-2002-2.2 Standard Drawing – Thrust and Anchor Blocks - Gate Valves and Vertical Bends
Installation Practices	

W-301	WDRC - Water Supply – Installation Practices – Valve & Hydrant Assembly
W-302	WDRC - Water Supply – Identification Markers & Marker Posts
IPWEAQ W-0030	IPWEAQ Standard Drawing – Backflow Prevention Device Slab and Pole Mounted Cubicle
IPWEAQ W-0061	IPWEAQ Standard Drawing – C.I. Hydrant and Valve Boxes
SEWERAGE SERVICES	
Installation Practices	
W-301	WDRC - Water Supply – Installation Practices – Valve & Hydrant Assembly
W-302	WDRC - Water Supply – Identification Markers & Marker Posts
IPWEAQ W-0030	IPWEAQ Standard Drawing – Backflow Prevention Device Slab and Pole Mounted Cubicle
IPWEAQ W-0061	IPWEAQ Standard Drawing – C.I. Hydrant and Valve Boxes

5.3 References

- *Water Supply Code of Australia - WSA 03-2002 Version 2.2* 2002, 2nd edn, Water Services Association of Australia Inc, Melbourne.
- *Water Supply Code of Australia - WSA 03-2002 Version 2.3* 2004, 2nd edn, Water Services Association of Australia Inc, Melbourne.
- *Dual Water Supply Systems Version 1.2: A Supplement to the Water Supply Code of Australia - WSA 03-2002* 2005, 1st edn, Water Services Association of Australia Inc, Melbourne.
- *Sewerage Supply Code of Australia - WSA 02-2002 Version 2.2* 2002, 2nd edn, Water Services Association of Australia Inc, Melbourne.
- *Sewerage Supply Code of Australia - WSA 02-2002 Version 2.3* 2004, 2nd edn, Water Services Association of Australia Inc, Melbourne.
- *Sewerage Pumping Station Code of Australia - WSA 04-2005 Version 2.1* 2005, 2nd edn, Water Services Association of Australia Inc, Melbourne.
- *Department of Natural Resources & Mines: Planning Guidelines for Water Supply and Sewerage* 2005, Water Department of Natural Resources and Mines, Brisbane.
- *AS/NZS 3500.0: 2003 Plumbing and drainage* 2003, 3rd edn, Standards Australia International Ltd, Sydney & Standards New Zealand, Wellington.
- *AS3723-1989 Installation and Maintenance of Plastic Pipe Systems for Gas*, Standards Australia International Ltd, Sydney & Standards New Zealand, Wellington.
- *AS1345-1995 Identification of Pipes, Conduits and Ducts*, Standards Australia International Ltd, Sydney & Standards New Zealand, Wellington.
- *AS2648-1995 Underground Marking Tape - Non Detectable Tape.*, Standards Australia International Ltd, Sydney & Standards New Zealand, Wellington.
- *Underground Distribution Construction Policy Manual (GAS)* 2004, ENERGEX Limited, Brisbane.
- *General Design Parameters – Developer Design & Construct Estates (GAS)* 2004, ENERGEX Limited, Brisbane.
- *Standard Drawings – Underground Distribution Construction (GAS)* 2004, ENERGEX Limited, Brisbane.
- *Gas Supply Act 2003* (Qld)
- *Petroleum and Gas Act 2004* (Qld)
- *Local Government Act 1993* (Qld)
- *Workplace Health and Safety Act 1995* (Qld)
- *Water Act 2000* (Qld)

Part 5 Standards for Design and Construction of Gas Reticulation Works

Part 6 Standards for design and construction of Landscaping and public parks

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6.1 Introduction

The Design and Construction and Regional Standards Manual is intended to assist the applicant to conform to the minimum requirements of Council for design intent, installation, performance and maintenance of landscape works associated with development proposals.

The landscape component is designed to ensure that the land is managed in the most sustainable, accessible, durable and environmentally friendly way possible. This manual complements the Western Downs Planning Scheme and supports the Open Space Strategy.

This document supports the maintenance of the existing character of the Western Downs; it also supports safe, healthy open spaces, respect for existing maintenance regimes and a strategic approach to the installation of park assets.

One of the aims of Part 6 - Landscaping Manual is to encourage creativity in the design and construction of high quality, long lasting public landscapes which can be effectively managed at reasonable cost to Council.

6.2 Landscaping Standards

6.2.2 The Aim of Landscaping in Development

- (1) To provide landscaping which protects and enhances the amenity and character of the area and protects the personal health and safety of each member of the community.
- (2) To protect and enhance the nature conservation values of the environment of the area from adverse impacts of development.
- (3) To be designed to be robust and to withstand natural processes.
- (4) For land to be suitably allocated for parks and where open space exists in a development; it must not be called a park unless it fits Council's criteria.

To allow for the growth of innovative and progressive landscape design, variations to these minimum requirements will be considered by Council, upon request.

6.3 Specific documentation Requirements

6.3.1 When are landscape plans and documents required in the development application process?

All Material Change of Use or Reconfiguration of a Lot Applications need to address landscaping. The Planning Manager will determine what information is required depending on the specifics of the application. This will take the form of plans and rationales. At the very least an initial concept plan and a landscape plan will be required.

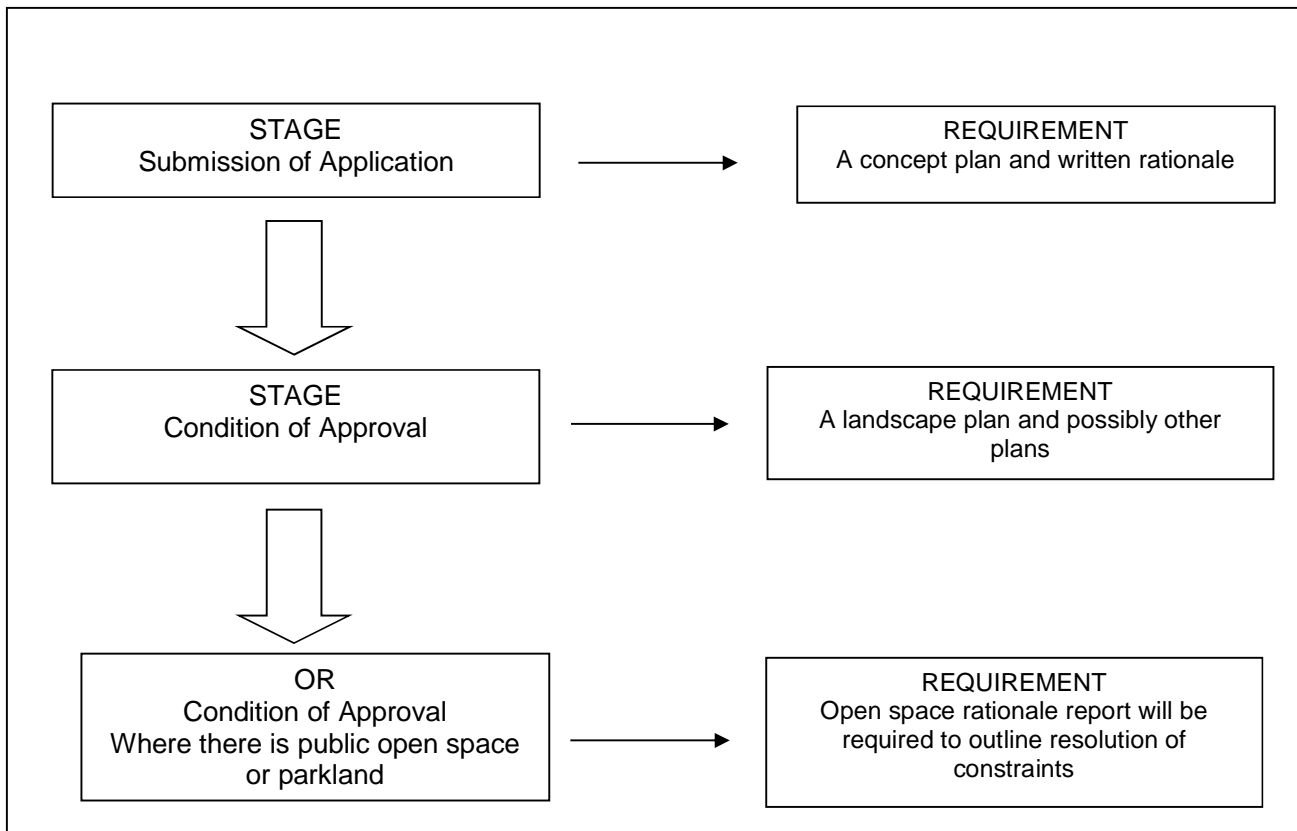


Figure 1: The process for applications for a material change of use or reconfiguration of a lot

6.3.2 Landscape Plan Presentation Standards

A Suitably qualified person to prepare Landscape Plan. The Landscape Plan shall be prepared by a suitably qualified and experienced landscape architect, horticulturalist, or other person experienced in landscape design and construction.

Landscaping Plans must have:

(a) Plant Schedule or where appropriate, a planting plan must contain

- Full botanical name
- Common name
- Height at maturity
- Spread at maturity
- Pot size
- Total numbers of species
- Legible plant symbology in legend so species are identifiable on the plan

6.3.3 Types of Landscape Plans that may be requested for Large Scale Developments

6.3.3.1 Concept Plan and Written Rationale

A landscape concept plan provides general information about the layout of the landscaping of the subdivision. Where the development is smaller and requires no provision of parkland, this mainly includes landscaping internal to the development. Where parkland is included, the landscape concept plan can also include basic traffic and pedestrian flows, connectivity to other parklands and other

open space; and may also illustrate landscape planning that addresses themes such as liveability, character and water overflow management. A written rationale can explain the design intent and link the basic themes of the design to Council's strategies for the region.

Concept plans indicate the location, size and function of the proposed landscape works and are to include the following, where applicable:

- (a) Location and type of circulation patterns between various buildings, open spaces and public amenities
- (b) Description and resolution of land use conflicts between the site and adjoining properties
- (c) Location, type and function of buffer strips and other privacy provisions in relation to any land use conflicts
- (d) Extent and description of landscape works in general
- (e) Function of vegetation mass
- (f) Flood levels
- (g) General description of expected on-going maintenance regime where Council will eventually be responsible

For larger developments involving parkland, concept plans should address the following:

- (a) Brief description of the site conditions and soil characteristics
- (b) Site levels and contours
- (c) General identification of the hardscape materials
- (d) General identification of the areas to be landscaped notating:
 - **Form** - lawn, groundcover, vine, shrub, tree
 - **Function** - buffer, feature, ornamental, environmental
 - **Culture** - native (local), exotic, mixed
 - **Size** - describe the maximum/minimum size of plants by defining the restriction or provision of the view generated by the plant's placement e.g. Shrubs in car park median - traffic site visibility not restricted by shrubs at maturity, Crime Prevention Through Environmental Design principles

6.3.3.2 Landscape Plan

The Planning Manager may put conditions on the approval requesting detailed information about the landscaping and park embellishments. A landscape plan will be required to satisfy this requirement. It must address all conditions of approval cited by the Planning Manager. Where parkland is approved, then all park structures and embellishments must be clearly identified on the landscape plan.

As a minimum, the landscape plans should show the following:

- Proposed subdivision layout
- Open space area(s) including scale, contours and other relevant topographical information
- Existing and proposed linkages
- Road network
- Landscaping species lists
- Proposed minimum embellishments
- Environmental buffers
- Rehabilitation areas
- Planting plan
- Hard and softscape treatments

6.3.3.3 Landscape Plan with Open Space Rationale

In addition to the requirements for landscape plans, where open space/parkland is proposed show the following where relevant:

- Recreation nodes
- Bollards
- Cycle/walking tracks
- Pedestrian access and linkages
- Landscape buffer planting
- Individual protected trees, vegetation communities, significant flora and fauna, including habitats and corridors
- Existing features to be retained and removed
- Lakes, ponds and other low lying areas prone to ponding
- Open space rationale linking to the Western Downs Open Space Strategy. This is to be a text document to accompany the landscape plan.

6.3.3.4 Planting Plan

The planting plan outlines the location and type of each plant on the plan. This information is required in table format. A plant schedule is required on a planting plan, to be divided into trees, palms, shrubs, ground covers, climbers etc.

- Full botanical name in alphabetical order
- Common name
- Height at maturity
- Spread at maturity
- Quantity and pot size of each species
- Approximate calliper size at planting for trees only in pot size > 300mm
- Height and spread at planting for trees only in pot size > 300mm
- Spacing of all species and staking (if necessary)
- Legible plant symbology in legend so species are identifiable on the plan

6.3.3.5 Vegetation Management Plan

A vegetation management plan should contain at least:

- Property boundaries
- Existing or proposed building locations, driveways and access
- Waterways/water bodies
- Location of affected vegetation
- Location of vegetation to be protected
- Vegetation species and distances between structures and vegetation
- Revegetation areas

6.3.3.6 A Site Analysis Plan

An existing site analysis plan is generally submitted in concept plan format as part of the development application requirements. It is useful to include significant existing landscape elements within this plan. A specific site analysis plan is required for larger developments. The purpose of the site analysis is to assist both the applicant and Council in assessing the most beneficial development layout that optimises the existing 'natural' assets of the site. The site analysis indicates the location, identification and extent of vegetation and the effect and/or use of this vegetation in the proposed layout of the development.

The plan is to include the following:

- (a) Existing contours of the site with reference made to physical constraints which dictate suitable and unsuitable building areas, road access, drainage patterns, waterways and temporary wetlands. Slopes steeper than 20% and flood affected areas must be included
- (b) Existing access roads to the site
- (c) Surveyed locations and extent of mass vegetation including locations of trees with diameters of 450 mm or greater located amongst the mass vegetation and any associated significant habitat areas
- (d) Surveyed locations of any free standing trees in open areas not associated with mass vegetated areas
- (e) Individual trees to be identified by species and/or genera and mass vegetation to be identified by vegetation type; notate information on drawing and include the condition, average diameter of the trunk of individual trees and 'significance' value (high, medium, low) per identification
- (f) Photos of the vegetation are to be submitted with the plan; include a 'known' object in the photo to demonstrate the scale of the picture
- (g) Abutting land uses and/or vegetation description including residential, commercial, industrial, farm or grazing land, bushland, wetlands and established parkland
- (h) Road and allotment layout
- (i) Major stormwater or drainage elements
- (j) High to medium bushfire risk areas
- (k) Limitations to infrastructure services such as water and sewage.

The development layout should show an obvious intent to conserve the significant vegetation and utilise the inherent features of the site with minimum disturbance and minimum development works expenditure.

6.3.3.7 Rehabilitation Plan

A rehabilitation plan will be required where areas of the site require rehabilitation works. It should contain:

- Existing vegetation
- Buffers
- Regrowth areas
- Species list

6.3.3.8 Open Space Management Plan - Park Dedication and Design

For each open space area proposed for dedication to Council, whether for recreation or environmental purposes, the following issues will be required to be considered:

- Parkland size, shape and distribution
- Function and connectivity
- Context
- Environmental impact/protection
- Access/location
- Community impact
- Safety

6.3.3.9 Maintenance Management Plan

A Maintenance Management Plan (MMP) is required for open space/parkland that will be handed over to Council. This is required at the commencement of the 'On Maintenance' period. This plan will contain the measures required to maintain the open space and relate directly to the concept plan and the landscape plan and rationale. The maintenance management plan will include provision of

detailed maintenance zones and maintenance regimes. It is to include accepted horticultural practices and codes/best practices necessary to establish the proposed landscape works in the maintenance period.

This information should give a clear indication of possible future management issues, in order to provide appropriate resources to maintain the areas to the required standard.

This is required to cover the following matters:

- (a) Future management and maintenance regimes for protection of significant vegetation areas, ecological systems, waterways and fauna
- (b) Tree management procedures
- (c) Future management and maintenance regimes for sediment and erosion control devices
- (d) Proposed future need for infrastructure including public facilities
- (e) Maintenance of built form and hard surfacing
- (f) Management and control of declared plants and recognised environmental weeds;
and
- (g) Management of rubbish

6.4 Street Tree Requirements

6.4.1 Verge Planting and Street Trees

Refer to Council's Urban Street Tree Policy for details regarding requirements for street trees. This policy does not over ride conditions stipulated by Council's Planning Department for a particular development.

The following is a basic outline of what is required:

- One street tree per lot.
- Street trees must be planted central to the lot boundary in the verge and be a reasonable distance from infrastructure on lot boundaries.
- Refer to P-001 *Standard Drawing Parks and Gardens Tree Planting in Street Verges*

6.4.2 Planting Areas

The planting area will usually consist of small shrubs and ground covers. High maintenance plants will not be accepted. After the "On Maintenance" period of establishment watering, there are to be no irrigation requirements.

6.4.3 Plant Characteristics

The selection of plants should reflect the purpose/function required, eg to provide shade, be hardy and require low maintenance.

6.4.4 Maintenance Preferences

- (a) The use of long life plants rather than short life.
- (b) Species choice must match the planting space available. Adequate space must be provided to allow root growth to proliferate within the space, and not into the adjacent surfaces/structures
- (c) No irrigation once established and no pruning requirements
- (d) No interference with existing above and below ground services, signage, street lighting, footpath, kerb and channel, structures, road structures and surfaces
- (e) If specified, for aggressive tree roots use polypropylene root barrier or approved equivalent, minimum 600 mm depth to road side of tree pit.

6.4.5 Street Trees General

- (a) All street trees are to have a min. 900mm clear trunk height for a 2.0m high tree at planting and be able to attain a clear trunk height of 1800 mm on maturity
- (b) Significant existing trees should be identified and incorporated into parkland and road reserve planting where possible
- (c) Avenues of consistent species where possible, allowing for use of individual feature trees at focal points e.g. roundabouts, ends of a local access road, medians of main collector road, etc.
- (d) Species chosen should reflect the character and the conditions of the area. The species choice must be appropriate for the available space allowing for future growth including root development to accommodate the ultimate size and shape of the tree. Use Council's street tree list and submit a planting plan for approval.
- (e) Street trees should be in scale with the streetscape

6.4.6 Street Tree Locations

Setback from the kerb should be sufficient to enable safe access and exit from parked vehicles and clear visibility at driveway crossovers and at pedestrian crossings. Consideration must be given to the location of underground services, street lights and traffic signs. All street trees must be planted a minimum 1.5 metres from the back of the kerb. This applies to all cul-de sacs, urban access roads, urban feeders and urban collectors.

Refer to P-003 *Standard Drawing Parks and Gardens Tree and Service Locations - Typical Urban Road*

Street trees must not be planted:

- Closer than 10 metres apart along any street
- Within 10 metres of any corner property alignment at any intersection
- Within 5 metres of any electric light pole
- Within 3 metres of any vehicular entrance
- Directly in front of any pedestrian entrance to any property
- Within a 2 metre wide section adjacent to the property alignment on the footpath
- In table drains unless approved
- Closer than 1.5 metres from the back of the kerb

Street trees should be planted in a central location to each residential allotment frontage.

Street trees planted in the vicinity of electricity infrastructure must be species selected from and planted according to guidelines issued by Ergon Energy under the "*Plant Smart*" title for the Western Downs Regional Council area. Appendix A of this manual is a list of recommended plants for use in the Western Downs including trees with height predictions. Appendix 3 C is the Ergon Energy recommended tree list for planting under powerlines. Refer to the Queensland Government's weed list: (http://www.ergon.com.au/_data/assets/pdf_file/0006/8673/Western-Downs-Approved-Brochure.pdf) or tree species submitted to Council for approval.

No plantings of poisonous or pest varieties of trees is permitted.

6.4.7 Street Tree Planting Guidelines

Street trees must:

- Be a minimum container size of 25 - 45 litres (larger is acceptable)
- Be a minimum semi-mature nursery stock
- Be staked with two hardwood stakes min 38 x 38 x 2000 mm

- Have root barrier installed where roots are considered potentially invasive (e.g. all ficus species), minimum 600 mm
- Planting techniques should include appropriate soil for maximum tree development and growth, it is unnecessary to increase the depth of the planting zone beyond 1.0 m, the greater benefit is in increasing the soil volume laterally
- If tree guards are used to protect trees from temporary accidental damage, they should be designed for easy removal once the tree is of sufficient size to no longer require protection. They should be removed at final inspection for Off Maintenance.

Refer to P-001 *Standard Drawing Parks and Gardens Tree Planting in Street Verges*

6.5 General Plant Selection and Planting

The Darling Downs is home to some significant national parks and state forest areas. It is of paramount importance that sound plant advice is sought before planting adjacent to these sensitive areas. Consideration must be given to appropriate plant choice as birds and other animals can distribute seeds into nearby bush-land and rainforest fringes causing destruction of natural habitat.

Plants must be drought tolerant. Endemic and native species are recommended.

6.5.1 Species Selection and Planting for Car Parks

Planting is not to restrict circulation, public safety and visual access to signage and associated businesses.

- The uses, types and form of adjacent development, existing natural features associated landscapes must be considered, Including but not limited to:
- Level of impact of the proposed planting on visual amenity, uses and activity
- No irrigation requirements
- No known environmental weeds or nuisance plants or invasive roots
- Climatic and growth habit of the plant to match the sites' requirements
- Species ability to thrive in circumstances where compaction will be a factor
- The natural tendency for the tree species to develop a single trunk (avoid species with multiple stems)
- Soil and sub soil conditions
- Traffic engineering requirements
- Trees within carpark areas (excluding landscaped buffer strips) are to have a minimum 900mm clear trunk height for a 2.0metres high tree at planting and be able to attain a clear trunk height of 1800mm on maturity
- All shrub planting is to be a max maintained height of 900mm from the road pavement (not top of kerb)
- All trees and shrubs are to be located so as to maintain adequate sight distance in accordance with traffic visibility
- Where trees are planted singularly, the planting pit is to have roughened sides and a decompacted base.
- Planting is to be contained and maintained within planting bed areas. Planting bed areas are to be a minimum of 4m² and planted in a natural soil profile.

6.5.2 Shade and Screening in Car Parks

In order to maximise the shade provided by trees planted within carpark areas, a north/south aisle orientation is desirable. This will increase shadow coverage over individual car parking spaces. (An east west orientation of the parking aisles will provide shade only to the southern aisles.)

To provide a good shade volume, shade trees can be planted every five to eight car parking bays minimum. Whole parking bays can be provided as garden beds to support these trees.

Where an open ground level area of carpark exceeds 300m² or accommodates in excess of 12 cars, at least five per cent (5%) of the car parking area including access aisles should be designed to include adequate landscaped areas so as to provide space for the deep planting of shade trees and shrubs. Any landscaped setbacks to the perimeter of the carpark are not to be included in this calculation.

6.5.3 Buffer Planting

The intent of buffer planting is to reduce the impact of incompatible land uses by creating buffer areas that provide for visual amenity and ameliorate the effects of noise/air pollution and wind. Buffer strips are to be sensitively designed as an integral part of the site works being appropriate to their function, whilst enhancing visual amenity and having regard to future maintenance regimes. A landscaped buffer strip may comprise of planting only, or be a combination of planting and fencing.

Planting is to consist of primarily shrubs and trees complemented by use of appropriate ground covers.

Buffer planting should specify and detail:

- Plant species, sizes and spacing that will provide the required screening function with relation to the specified objective for the required screening function within 3 years of plant growth
Location of street trees to the frontage of the building
- Tyre stops and bollards to landscaped areas and tree stations that abut road frontages, car park aisles and bays, driveways and any other landscaped area accessible by vehicles
- Location of a buffer planting to side and rear building elevations, utility structures, trade entrances, storage and disposal areas, property boundaries and areas of high noise and air pollution generation
- Benign nature of plant material i.e. planting is not to create potential to cause damage, create a nuisance or major loss of sunlight, to adjacent properties.
- Maintenance regime of Council approved standard landscaped buffer strip.

6.5.4 Landscape Buffering Recommendations

Widths of landscaped buffer strips; for example a 3 metre minimum landscaped buffer strip has an effective screening of approximately 4-5 metres high, a 6 metre landscaped buffer strip has an effective screening of approximately 5-8 metre high.

Buffer Dimensions (side buffers over 10 metres wide)

- A minimum width of 10 metres should consist of 2 rows of off-set plantings
- Plants should be 4-5 metres apart
- Trees and large shrubs should be 4-5 metres apart
- Small shrubs should be 2-3 metres apart
- Heights of plants at maturity should be highest in the central row and lowest at the edge rows
initial plantings where possible to commence at 1.5 metres height
- For buffers 3 metres or less, heights should be varied but 60% of overall height must be selected from trees and tall shrub lists

6.5.5 Plant Selection

- (a) Use a variety of species with different growth habits
- (b) Include species with different foliage for texture and effective screening
- (c) All buffer planting to be 100% native and/or endemic species. No exotic plants accepted.

6.6 Parkland Standards

Landscape plans and specifications must be approved prior to the installation of landscape works on what will become Council maintained land (such as a park).

New parks will be acquired to meet specific activity or community use shortfall in line with the prissily infrastructure plan . Parks are designed to encourage walking, talking, sitting, gathering, playing and similar activities for residents who reside in close proximity to the park. Parks provide gathering places for families and groups to meet and celebrate. Activity areas should be designed to encourage social interaction and a connected community. A park may also function as a pedestrian/bicycle corridor. Vegetation patterns provide for a range of uses e.g. provision of shade, aesthetic appeal, and suburban open space. Parks may include significant areas of remnant vegetation.

Basics for all land to be considered for parkland:

6.6.1 Constraints

- To be free of hazards and constraints
- Not to be listed on the Contaminated Land Register or the Environmental Land Register
- Not to be encumbered by easement(s) of any type or form, or to be known to be subject of planned programmed future easement encumbrance(s)
- Not to predominantly have an overland drainage function
- Not to all lie below the Q100 flood level
- Land within creek corridors is generally unsuitable for active recreation

6.6.2 Area and Perimeter Specifications

- Should be greater than 15 metres wide for linear linkage parks unless part of a linkage or minor entry point in which case a 5 metres minimum applies
- Land under high voltage power lines or within 50 metres of the line easement should not be counted as contributing to the Minimum Level of Supply (MLS)
- Land for sporting use should be at least 150 metres in any direction
- Land for sporting use should have more than 60% flat to gentle slopes (max 1:10)
- Not less than 50% road frontage adjoining park perimeter where possible
- Preferred shape for a park is square to rectangular with the sides no greater than ratio 2:1
- Should not be less than 100 metres wide
- Should not have a gradient greater than 1:5
- The area of water bodies contained within proposed public open space is not to be included in the area of proposed parkland

6.6.3 Park Location

- Dedicated park land must be internal to a development or be located where it will be internal to a residential area identifiable by peripheral urban collector roads
- Dedicated park land must be able to be classified in the WDRC Parks hierarchy structure and meet its criteria for inclusion
- Not to be adjacent or close to noxious or noisy activities
- Parks should be located with consideration to adjoining land uses and be adequately buffered from incompatible use

6.6.4 Planting in Parks

- All parkland to be free of environmental weeds and class 1 & 2 declared plants
- Turf is to be Zoysia, Buffalo Grass, Queensland Blue Couch or native grass such as 'Nara' native turf

- Park trees not to be located within 10 metres of privately owned adjacent land
- All plants must be drought resistant species
- Where ponding may occur choose species that will tolerate sitting in water
- Protect existing vegetation and topographic features where possible
- Protect and retain vegetation of cultural, historic or amenity value
- Select trees from the tree list in this document
- Mulch around the base to the edge of the canopy
- Hardwood stakes to stabilise newly planted trees are to be straight and free from knots
- Stakes to be removed after 12 months
- Fertiliser to be placed in tree pit where required
- All planting media to conform to AS 4419 -2003 Soils for landscaping and garden use
- Locate trees to provide shade and shelter to park embellishments
- Recommended to shade pathways with trees planted at 6 metre intervals
- Plants or trees not to be closer than 1.2 metres unless in a mulched garden bed for mowing purposes
- All park trees to have a clear trunk minimum 900mm height for a 2 metre high tree at planting and be able to attain a clear trunk height of 1800mm on maturity
- Trees to be planted in accordance with P.002 Standard Dramry

Refer to P-002 *Standard Drawing Parks and Gardens Tree Planting in Parks*

6.6.5 Park Design

- Crime prevention through environmental design (CPTED) principles must apply to design of park elements e.g. park furniture to be oriented for supervisors to clearly view children at play

6.6.6 Park Embellishments

- Park embellishments must include signage and shaded seating
- Parks should not contain toilets unless required by condition of the park hierarchy
- Elements selected for a park should be sensitive to the setting of the park (urban to natural) and provide an identified mix of two to three opportunities across communities for a local recreational park. This should include seating
- Park furniture should be robust and termite and pest-resistant
- Local recreational/neighbourhood parks should not include irrigation
- All external shade structures must be durable; no finger jointed or other glued timber palings to be used
- Street and park furniture is to be installed on concrete pads and bolted for easy replacement
- All park embellishments to be vandal and graffiti resistant
- Avoid finished height difference between slab and turf surface
- Bin locations to be determined in consultation with Council
- Shade sails to be strong and durable and have easily replaceable components
- Garden edging to be made from robust materials, be termite and pest resistant, be low maintenance and with a lifespan of 15-20 years
- All park structures, embellishments and trees to be a minimum of 1.2 metres apart unless sharing the same concrete pad or in a garden bed or in a mulch zone such as a playground

6.6.7 Playground and Exercise Equipment

- Playgrounds to be located no closer than 25 metres to private properties, road reserves, dense bushland, watercourses and any other areas that may jeopardise the safety of children or where their play may disturb neighbours

- Playgrounds and exercise equipment should be shaded either by trees or shade structures. Council will look favourably on the planting of advanced trees around playgrounds and over seating
- Playgrounds and exercise equipment in an area that floods in a less than 10% Annual Exceedance Probability (AEP) flood event must have rubber soft fall pads installed
- Playground and soft fall design and construction is to comply with the requirements of the relevant and current Australian Standards both in supply and installation
- Playgrounds to have a design life of a minimum 10 years and a warranty of 10 years for steel structural items, 5 years on all plastic (need to check warranties)
- Soft fall should be a light colour to avoid creating a heat sink

6.6.8 Edging

- All edging is to be designed with smooth navigable lines and be able to sustain the movement of tractor mowers and maintenance vehicles where necessary
- Playground loose soft fall must be edged
- All garden/mass planting areas, signposts, bollards etc. associated with development, are to be contained with a fixed durable edge.
- All edging to be level with turf

6.6.9 Turfed Areas

- Turfed areas are not to be used on batters steeper than 1:4
- Where open space areas are proposed as public park areas, the road reserve area is to be established turf

6.6.10 General

A post-installation inspection independent audit must be conducted independently to verify compliance with the relevant Australian Standards on all park structures. Council is to be supplied with an inspection checklist from the time of installation. A copy of the manufacturer's certificate of conformity and copies of the test reports to AS 4685:2004 (or more recent standard if superseded) be given to Council. A manufacturer must be selected who will ensure a reasonable supply of spare parts and repair facilities. All certificates and warranties on installed park furniture and playgrounds to be presented to Council at beginning of maintenance period.

6.6.10.1 Acceptable embellishments criteria including play and exercise equipment (Table)

Embellishment	Warranty/Life Span	Relevant Australian Standard
BBQ	Cabinet - durable – min 10 years	AS 60335
Bike rails	Design life – 15 years	AS 2890
Bins	Durable – min 20 years	AS 4123
Play and Exercise Equipment		AS 4685 and AS 4422 (softfall) AS 4685.1-.6 2004 Playground equipment AS/NZS 4422 1996 Playground Surfacing - Specifications, requirements and test method AS/NZS 4486 1997 Playgrounds and Playground equipment -

		Development, installation, inspection, maintenance and operation AS 1428.1-4 Design for Access and Mobility
Picnic Tables and Benches	Durable – min – 15 years	
Shade sails	Design life – min 10 years, steel work – 10 years, membrane – UV degradation on fabric - 10 years	AS4174 (UV Protection)

6.6.11 Slope

The following identifies preferred gradient/slope ranges of typical areas that require hard surfacing:

- Pathways/Bikeways 1% - 8%
- Entrance walks 1% - 4%
- Pedestrian Ramps up to 8%
- Ball play areas 1% - 3%
- Adventure Playground Pad 1% - 3%
- Terrace and sitting areas 1% - 2%

The following identifies preferred gradient/slope ranges of typical areas that require soft landscaping treatment: (have included this because of Miles e.g. of raising house pads and creating a lake with slopes)

- Grassed swales 2-10%
- Terrace and sitting areas 1-2%
- Grassed banks up to 1:4
- Planted banks up to 1:3

6.6.12 Considerations when Assessing Irrigation

- Purpose and function of area being serviced by irrigation
- Maintenance requirements of planting
- Cost of continued maintenance and operation of irrigation system and associated infrastructure
- Continued costs of potable water supply
- A 'no irrigation' regime with resilient planting will be looked on favourably

6.6.13 Condition at on and off Maintenance

- To be 'as new'
- All large open and grassed open space areas are to have established grass cover of 90% and be left in a mowable condition, with the exception being where such vegetation performs an environmental or visual function
- All surface rock over 25mm is to be removed from open space areas where mowing is intended
- All construction debris and rubbish/litter is to be removed
- All sediment and erosion control devices, irrigation, hard surfacing and fire-fighting infrastructure are to be left in good repair to the satisfaction of Council
- No weeds
- Plants such as street trees to be healthy and showing signs of establishment

6.6.14 Extension of off Maintenance Period

If a private resident/private developer wishes to continue responsibility for maintenance of landscape works and associated irrigation systems after the 'off ' maintenance period, a written agreement from Council will be required which details:

- (a) Responsibilities for water costs
- (b) Responsibilities for management of planting and associated irrigation, hard surfacing and other built Elements
- (c) Maintenance requirements of planting
- (d) Extent of time of the agreement
- (e) Continued costs of potable water supply
- (f) Spraying times and spraying patterns for irrigation
- (g) A public risk insurance policy is to be entered into by the private resident/managing body/developer of the development or residence adjacent to cover the landscaped area and irrigation system within the road reserve area for the specified period of time.

6.7 Landscape

It is important to be aware of the climatic and soil conditions in areas to be landscaped and planted.

6.7.1 Climate - General

The climate in the Western Downs is subtropical and more extreme than coastal areas. Hot summers can be characterised by dumping thunderstorms with generally drier winters. Long periods without rain have been recorded. The maximum daily temperatures in summer average around 30.8°C, maximum temperatures can be in the low 40°Cs and winter mornings can record below 0°C. Typical winter days include frosty mornings (average minimums 2.8°C - 4°C) with average winter maximum temperatures of just below 20° C. Chinchilla records winter minimums of -5°C and summer maximums of 44°C. Gardeners should consider plants that can survive long periods of low rainfall, very hot temperatures in summer and frost unless placed in a protected area. All towns within the Western Downs that have reticulated water are subject to water restrictions.

6.7.2 Soils

All soils benefit from organic matter being dug into them and applications of mulch. A long term regime of mulching over time will improve the structure of the soil. Soil texture and structure may have changed depending on the influence of previous gardeners so a pH test is a good idea. It is important to choose plants that suit the conditions. Adding conditioners such as seaweed and worm juice will add nutrients to the soil. After drought many soils will develop water repellent properties which will require attention. Soil testing is a good idea. The following information about soils in the Western Downs town centres is general information only.

6.7.2.1 Chinchilla

The soil in and around Chinchilla varies, generally on the north and east sides the soil is red loam. The red loam is acidic and generally drainage is good. The west side tends to be more gravelly and clay. Some parts of Chinchilla are sandy and some parts have black soil. An addition of organic matter will assist with water retention and improve soil structure. Mulching will also assist with water retention.

6.7.2.2 Dalby

Generally the soil in and around Dalby is alkaline black soil. This cracking clay contracts and expands depending on its moisture content. Generally it does not have good drainage. Black soil will benefit from having organic matter added to it. A regular mulching regime over years will alter soil structure and improve drainage. Raising garden beds will immediately improve drainage.

6.7.2.3 Tara

Generally the soils around Tara are shallow sandy alkaline soils with good drainage. For gardeners this means these soils need organic matter added to them and a good mulching regime to build structure which will assist with water retention and add nutrients.

6.7.2.4 Miles

Soils in Miles are generally sandy brown textured loam that can be gravelly. Generally these soils are alkaline. Drainage is good and water holding capacity of these soils is poor. Again, addition of organic matter such as compost and mulching will improve these soils.

6.7.2.5 Wandoan

Soils in Wandoan are generally sandy brown textured clay with good drainage. Water holding capacity will be improved with the addition of organic matter such as compost. Mulching will improve these soils.

6.8 Plant Lists for Each Region

The plant lists in appendix 1 are a guide only. They have not been ratified by Council. They are to assist developers when choosing plants that will suit the climate and soils in the area. These lists reflect the WDRC's Community Plan which states that: "Landscaping focuses on local species which enhance local character and improves sustainability." The purpose of this list is also to assist people by choosing non-invasive plants that grow in each of the areas of the Western Downs. Accordingly, the use of plants endemic to the local area are encouraged, particularly in rural and regional areas. This section provides a species list to assist with planting choice. Not all species will be available in nurseries, the choice is broad to offer a range so that there will be many species on the list that are available from local nurseries. Nurseries continue to stock well known natives such as grevilleas, callistemons and eremophilas that all grow across the Western Downs. The following list is an advisory list. New hybrids and cultivars are coming onto the market all the time. Talk to your local nursery to get advice about the planting area; micro-climates, patches of different soil types and aspect all contribute to planting conditions. This list contains plants that can be categorised as low maintenance and hardy. Effort has been made to include plants that will tolerate frost and drought. Many plants that are moderately frost tolerant will benefit from being protected when young, and all plants will benefit from being properly watered in after planting or transplanting. Always water fewer times and for longer encouraging deep root growth. All plants will benefit from good gardening practices such as mixing organic matter into the soil and mulching well. The list is in tabular form below and includes important information relating to habitat and growing conditions. This is not an exhaustive list, it is a guide and will be updated regularly as more is known about introduced species, more hybrids and cultivars become available and more endemic species are sold through nurseries. Ask local nurseries about endemic plants because using them is the safest and most responsible planting practice and should be promoted.

6.8.1 Generalisations About Planting in the Western Downs

It is generally accepted that most grevilleas will grow very successfully in Chinchilla, Kogan, Tara, Miles, Bell and surrounding areas. Grevilleas grown in Dalby are usually grafted onto *Grevillea robusta* rootstock. Callistemons and Melaleucas grow successfully throughout the Western Downs. Eremophilas grow very well in Dalby and successfully throughout the Western Downs. Plants need to be able to withstand dry winters with frost and hot summers with dumping thunderstorms leaving pools of water. Microclimates through the area and general changes in weather patterns such as La Nina and El Nino effects will create vast variations in these basic conditions.

The lists for each region are divided into these main categories:

- Medium to large trees (over 10 metres) (including exotics for street trees)
- Large shrubs to small trees (5-10 metres) (including exotics for street trees)
- Medium shrubs (2-5metres)
- Small shrubs (0.2-2metres)
- Groundcovers
- Climbers

Uses key:

S	street tree
L	identified as providing local character
B	buffer planting
F	farm/windbreak
E	endemic for garden use
G	garden use
R	revegetation
W	wildlife habitat

6.9 Unacceptable Plants

Any species listed as a Noxious or Environmental Weed will not be permitted in landscaping for developments in Western Downs Regional Council area. It is recommended that plants known to be toxic are not planted in public areas e.g. oleander. Species in **Appendix 2 Plants Not To Be Planted In Western Downs** are not recommended for planting in the Western Downs due to their high reproduction rates and their ability to rapidly spread into areas of native vegetation and cropping land. These plants have been declared weeds using the classifications of the Queensland Government. Any plant identified as a weed in neighbouring councils that is not listed may also be considered a weed in Western Downs. Toowoomba Regional Council and South Burnett Regional Council have comprehensive weed lists. New information is being added all the time.

6.9.1 What is a Declared Plant?

The Queensland Government classifies weeds into 3 classes of Declared Plants of Queensland. The following information is taken from the Queensland Government's Department of Agriculture, Fisheries and Forestry fact sheet. No plant declared a weed or noxious plant under the *Land Protection (Pest and Stock Route Management) Act 2002* and included in all classes of declared plants must be used as a street tree or planted in any development in the Region. Declaration under the Act imposes a legal responsibility for control by all landowners on land under their management.

6.9.1.1 Class 1

A Class 1 pest is one that has the potential to become a very serious pest in Queensland in the future. We need to prevent the introduction, possession and sale of these species so that they can't escape to become pests. All landholders are required by law to keep their land free of Class 1 pests. It is a serious offence to introduce, keep, release or sell Class 1 pests without a permit.

6.9.1.2 Class 2

A Class 2 pest is one that has already spread over substantial areas of Queensland, but its impact is so serious that we need to try and control it and avoid further spread onto properties that are still free of the pest. By law, all landholders must try to keep their land free of Class 2 pests and it is an offence to possess, sell or release these pests without a permit. Fines apply.

6.9.1.3 Class 3

A Class 3 pest is one that is commonly established in parts of Queensland but its control by landowners is not deemed to be warranted unless the plant is impacting, or has the potential to impact, on a nearby 'environmentally significant area' (e.g. a national park). It is an offence to sell, introduce, release or supply a Class 3 pest. Fines apply.

Species not declared under the Land Protection (Pests and Stock Route Management) Act 2002 may still be declared at a local government level under local laws. The Western Downs list is contained in Appendix 2.

Refer to the following fact sheet from the Queensland Government for lists of declared plants: http://www.daff.qld.gov.au/documents/Biosecurity_EnvironmentalPests/IPA-Declared-Plants-Qld-

PP1.pdf Refer also to Weeds Australia (www.weeds.org.au) or more specifically to the Brigalow belt regional web page of Weeds Australia:
<http://www.weeds.org.au/cgi-bin/weedident.cgi?tpl=region.tpl&state=qld®ion=bbs>

6.10 Appendix A

This list is a guide only. Heights are advisory only. Heights of plants vary depending on situation, care and climate. Trees in Dalby will not reach the heights of the same trees in coastal areas.

6.10.1 Chinchilla

6.10.1.1 Medium to Large trees (over 10 metres)

This list includes exotics that can be used for street trees and in many cases are being used as street trees.

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Acacia Pendula	Weeping Myall	Graceful, weeping habit and blue-grey foliage	Prefers well drained sandy soils but will grow in clay soils	Frost and drought tolerant, will grow in part-shade	S G W
Angophora costata	Smooth Barked Apple	Height to 25m. Trunk gnarled and crooked, pink to pale grey bark, cream flowers in summer, bark sheds in Spring	Well drained soil but is tolerant of many conditions	Drought tolerant, new tips can suffer frost damage	L F W
Brachychiton australis	Broad Leaved Bottle Tree	Grows to 12m, fast growing, large maple like leaves, deciduous while flowering, cream flowers in early summer	Will grow in most soils: well-drained to poorly drained soils and alkaline soils	Frost and drought tolerant	S G
Brachychiton Discolour	Lacebark tree	Height to 12m, pink flowers when semi-deciduous	Tolerates a range of soils, can be slow growing	Frost and drought tolerant	S G

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Brachychiton rupstris	Bottle tree	Height to 20m, bottle shape develops in 5-8 years, drops leaves before flowering in Spring	Tolerates a variety of soil types	Frost and drought tolerant	L F E G W
Brachychiton populneaus	Kurrajong	Height to 10m, cream coloured bell shaped flowers in summer	Tolerates a variety of soil types	Drought tolerant and moderately frost tolerant	S
Caesalpinia ferrea	Leopard tree	Large tree to 15m, smaller in harsh conditions, bright yellow flowers, dappled grey bark, used as a street tree	Likes well-drained soil	Will tolerate long periods of dryness and light frosts	S L
Casuarina cristata	Belah	Large tree to 20m, fine needle foliage and rough grey bark	Tolerates a variety of soil types	Frost and drought tolerant	S F
Casuarina cunninghamian-a		Height to 15m, narrow tree with irregular shape and dense foliage	Tolerates poor soils, prefers well drained soils, slightly acidic to very alkaline	Frost and drought tolerant, prefers full sun	S F
Ceratonia siliqua	Carob	Height to 12m, dark green foliage	Prefers a free draining soil but will tolerate harsh environments	Frost and drought tolerant	F
Cupaniopsis Anacardioides	Tuckeroo	Small tree with dark green leathery foliage, grey trunk, yellow fruit	Tolerant of a wide range of soils, very hardy tree	Drought tolerant, will tolerate light frost	S B G

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Eucalyptus argophloia	Chinchilla white gum	Height to 35m, narrow tree	Most soil types, mildly acidic to mildly alkaline	Frost and drought tolerant	L F
Flindersia australis	Crow's Ash	Height to 10m	Tolerates most soils	Drought tolerant and tolerates light frost, more tolerant with age	B G W
Flindersia brayleyana	Qld maple	Height over 15m, with columnar shape, shiny foliage, white flowers in summer	Needs well drained soil	Tolerates moderate frost	S B G W
Flindersia maculosa	Leopard wood	Height to 15m, beautiful tree with mottled trunk	Tolerates most soils	Frost and drought tolerant	S B F E G W
Flindersia schottiana	Cudgerie Silver Ash	Height to 15m, white scented flowers	Good drainage and acidic soil	Drought tolerant and moderately frost tolerant	S L
Ginkgo biloba	Maidenhair tree	Butterflied fan-like leaves, autumn colours	Tolerates almost all soil types, likes well drained soil	Full sun, frost and drought tolerant	S
Gmelina leichardtii	White beech	Height to 15m in cultivation (probably less)	Well drained soil	Drought tolerant, will bounce back from frost	S L
Grevillea robusta	Silky oak	Height to 20m, used as a street tree	Tolerates alkaline soil	Drought and frost tolerant	S L

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Guioa semiglauca	Wild quince	Height to 12m in rainforests, probably much smaller, fluted trunk when older	Mildly acidic to mildly alkaline	Drought tolerant and observed to be frost tolerant	S G
Jacaranda mimisifolia	Jacaranda	Tropical tree, height to 12m, in September loses leaves and displays spectacular purple flowers, used as a street tree	Tolerates most soil conditions	Drought tolerant and moderately frost tolerant	S G
Jagera pseudorhus	Foambark	Rainforest tree to 10m, will not reach rainforest heights, brownish hairy flowers, pioneer species	Adapts to most soils	Drought tolerant and moderately frost tolerant	G
Liriodendron tulipifera	Tulip tree	Height to 20m, large leaves	Adapts to most soils	Drought tolerant	S
Lysiphyllum hookerii syn Bauhinia hookerii	White bauhinia	The native Bauhinia is a rounded and attractive tree with pendulous outer branches. It can grow to 12m, slow growing	Clay Soils	Full sun, partial sun or shade. Dry or moderately wet areas	S B E G R W
Macadamia interifolia	Macadamia nut	Edible nuts	Will grow in most well drained soils	Position away from hot winds	G

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Magnolia grandiflora	Bull bay magnolia	A beautiful dense tree to 25m, elegant white cup shaped flowers	Well drained soil	Drought and frost tolerant	S
Melaleuca irbyana	Weeping paperbark	Height 8m to 12m with thick spongy, papery bark and weeping branches	Will grow on poorly drained soil and clay soils	Drought and moderately frost tolerant	S B F G W
Melaleuca stypheliodes	Prickly-leaved paper bark	Height to 20m, dense rounded canopy and drooping branchlets, bark peels off	Tolerant of most soil types, due to its deep-rooting characteristics, lawn can be grown under its canopy	Drought and frost tolerant	S B F G R W
Polyscias murrayi	Pencil cedar	Height to 15m, umbrella shapes	Tolerates most soils, prefers well drained soils	Drought tolerant and tolerates light frost	S
Pyrus calleryana	Callery pear	Height to 14m, columnar shape, showy blossoms	Able to handle wet heavy soils	Drought and frost tolerant	S G
Rhodosphaera rhodanthema	Deep yellow wood	Medium tree to 12m, columnar shape	Tolerant of most soils, mildly acid, prefers good drainage	Drought and frost tolerant	S B F G
Quercus suber	Cork oak	Height to 20m in Melb, so less here	Intolerant of compaction	Drought tolerant once established, frost tolerant	S

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Stenocarpus sinuatus	Qld firewheel tree	Small tree in cooler areas, spectacular orange flowers	Prefers deep, moist, well-drained soil, will grow well on sandy loams to clay loams.	Drought tolerant and frost to -2, protect when young	G
Toona ciliata	Red cedar	Height to 20m, fast growing majestic tree, sprays of white aromatic flowers	Prefers well-drained soil	Drought and frost tolerant	S L

6.10.1.2 Large shrubs to small trees (5-10 metres)

This list includes exotics that can be used for street trees and in many cases are being used as street trees

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Agonis flexuosa	WA Peppermint	h-10m w-5m long narrow leaves, small white flowers, weeping habit			
Banksia integrifolia subs. Integrifolia	Coast Banksia	Height to 5m, will grow higher in favourable conditions	Prefers sandy acidic soil but will grow in sandy clay loam	Drought tolerant and moderately frost tolerant	S G W
Banksia integrifolia subs. monicola	Banksia	Height to 5m, will grow higher in favourable conditions	Light to medium clay	Drought and frost tolerant	S G W
Elaeocarpus eumundi	Eumundi quandong	Height to 8m, dense shiny foliage excellent screening plant	Prefers free draining soils	Drought tolerant, will tolerate light frost	B
Elaeocarpus reticulatus	Blueberry Ash			Drought and frost tolerant	B
Callistemon viminalis	Weeping bottle brush	Medium tree to 8m brilliant red bottle brush flowers in Spring and Autumn	Tolerates poor drainage	Frost and drought tolerant	S L B F E G R W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Eucalyptus crenulata	Buxton silver gum	Fast growing tree to 8m, fine crenulated silver/pink foliage	Tolerates waterlogging, sandy and clay soils but prefers well drained soils	Drought and frost tolerant	
Eucalyptus torquata	Coral gum	Small to medium tree to 6m	Tolerant of most soil types and climatic conditions, but does prefer full sun and well-drained soil.	Drought and frost tolerant	
Geijera parviflora	Wilga	Medium tree to 9m, ornamental weeping foliage, round shape, strongly scented, small white flowers	Endemic, so tolerates most soil conditions, prefers good well drained soil	Drought and frost tolerant	S L B E G W
Gordonia axillaris (Franklinia axillaris)	Fried egg plant	Height to 5m, huge 'fried egg' flowers, prunes well into a hedge	Prefers slightly acidic soil	Moderately drought and frost tolerant	
Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Hakea laurina	Pin cushion hakea	Height to 5m, small round tree with curly leaves and bright red and cream pin cushion flowers in winter	Tolerates any soil that is lime free	Drought tolerant, in frosts new tips will burn, can cover until up to 1m	

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Hakea petiolaris	Sea urchin hakea	Small tree to 9m	Well drained and slightly acidic soil	Drought and moderately frost tolerant	
Harpullia pendula	Tulipwood	Small tree with a dense crown of glossy green leaves with smooth grey bark, will not grow as big as coastal specimens	Tolerates soil conditions	Drought and frost tolerant	S G
Hymenosporum flavum	Native frangipani	Small to medium tree to 10m, cream to golden scented flowers	Tolerant of most soils, prefers well drained soil	Drought and frost tolerant	
Lagerstroemia indica	Crepe myrtle	Beautiful small flowering tree	Tolerant of most soil types	Drought and frost tolerant	S G
Leptospermum petersonii	Lemon scented tea tree	Height to 5m, many small white flowers	Tolerates poor soil	Drought tolerant, protect from frost	G W
Malus floribunda	Japanese crab apple	Small tree to 5m, beautiful floral display, round and dense	Well drained soil	Drought tolerant once established, frost tolerant	G
Malus ioensis 'Plena'	Crab apple	To 6m, masses of mildly fragrant double flowers in late spring	Prefers slightly acidic, well-drained soil	Drought and frost tolerant	S L G

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Melaleuca decora	White feather honey myrtle	Height to 6m, mass of cream yellow flowers in spring	Tolerates most soils	Drought and frost tolerant	B G R W
Melaleuca linariifolia	Snow in Summer	Height to 8m, white fluffy flowers cluster over the plant in summer	Tolerates all soils	Drought and frost tolerant	B F G W
Notelaea longifolia	Large mock olive	Usually small tree to 3m but can grow up to 9m	Tolerates most soils	Drought tolerant and tolerates mild frost	B F G W
Pistacia chinensis	Chinese pistachio	Height 6-10m	Adapts to most soils, prefers acidic well-drained soils	Drought and frost tolerant	S G
Pittosporum angustifolium	Weeping pittosporum	Height to 6m, slow growing, weeping foliage	Wide range of well drained soils	Drought and frost tolerant	S L B F E G W
Pittosporum rhombifolium	Qld holly	Height to 8m	Tolerates most soils	Drought tolerant and moderately frost tolerant	G

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Syzygium australe	Lilly pilly, brush cherry	Height to 8m, compact form, good for hecging	Tolerates most soils	Drought tolerant and reasonably frost tolerant, is extremely hardy once established	S B F G
Syzygium leuhmannii	Small leaved lilly pilly, riberry	Height to 8m, fluffy white flowers, pink new growth	Tolerates most soils	Drought tolerant and moderately frost tolerant	B F G W
Syzygium paniculata	Magenta cherry	Height to 8m in cultivation	Tolerates most soils	Drought and frost tolerant	B F
Ulmus parvifolia	Chinese elm	Small to medium tree, height to 10m	Tolerates most soils	Drought and frost tolerant	G

6.10.1.3 Trees and shrubs (2-5 metres)

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Acacia chinchillensis	Chinchilla wattle	Grows to 3m	Well drained soils	Frost and drought tolerant, in partial shade or full sun	L B E G W
Alyogyne hakeifolia		Medium shrub to 3m, purple, pink or yellow flowers, needle-like foliage	Intolerant of bad drainage	Drought tolerant, shelter from heavy frost	BGW
Alyogyne huegelii	Lilac hibiscus	Grows to 2.5m, medium sized bushy shrub, good understorey plant, small purple hibiscus flower	Can cope with heavy soil, but likes reasonably well-drained soils	Drought tolerant, shelter from heavy frost	B G W
Brachychiton bidwillii	Little kurrajong	Grows to 3m. orange-red flowers on bare branches, flowers best in full sun	Tolerates a wide range of soil types, likes well-drained soil	Frost and drought tolerant.	L G W
Ceratopetalum gummiferum	NSW Christmas bush	Grows to 5m, red 'flowers' in December	Well drained soil	Frost tolerant	G W
Eucalyptus argophloia dwarf	Dwarf Chinchilla white gum	Height to 4m, weeping form	Thrives on heavy soil	Frost and drought tolerant	S L B F E G R W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Eucalyptus boliviana		Height to 5m, bluish leaves	Prefers deep loam soil	Frost and drought tolerant	F G R W
Gossypium sturtianum	Sturt's Desert Rose	Height to 3m with hibiscus like flowers	Prefers well drained soil	Drought tolerant and moderately frost tolerant	G W
Gossypium sturtianum var. nandewarensis	Sturt's Desert Rose	Height to 3m with pinky hibiscus like flowers	Prefers well drained soil	Drought tolerant and more resistant to frosts than sturtianum	G W
Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Indigofera australis	Pink pea flowers	Grows to 2.5m	Well drained acid soils	Tolerates moderately heavy frost, semi shaded position	B E G R W
Jacksonia scoparia	Native dogwood	Grows to 4m Pea - like yellow flowers in spring, grey green arching branchlets	Well drained sandy and loamy soils	Full sun, part shade	E G W
Kunzea baxteri	Crimson kunzea	Grows to 4m	Well drained soil	Drought tolerant, sheltered position - tolerates light frost	B G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Kunzea opposita		Grows 1.5-3m, pink flowers at the end of branchlets	Well drained soil	Drought tolerant, may be damaged by heavy frost	E G W
Leptospermum lanigerum	Woolly tea tree	Grows to 3m, pendulous habit	Most soils	Drought and frost tolerant	B F G W
Magnolia Little Gem	Little gem	Small tree to 3m	Well drained soil	Drought and frost tolerant	G
Melaleuca elliptica	Granite bottle brush	Round shrub 3m x 3m	Tolerates most soils	Drought and frost tolerant	B F G W
Melaleuca nesophila	Showy honey myrtle	Thick foliage, pink pompom like flowers in spring and summer	Low maintenance, hardy plants, tolerates alkaline soils, prefers well drained soils	Frost and drought tolerant	B G W
Persoonia pinifolia	Pine leaved geebung, pine needle appearance, flowers grow in racemes from December to June	Height 2-4m	Free draining acid soil	Drought and frost tolerant	B G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Pultenaea flexilis	Graceful bush pea	Shrub to 3m, narrow leaves, yellow flowers at the ends of the branches in abundance	Free draining soil	Shelter plant from frost, moderately drought tolerant	B G W
Waterhousia floribunda	Weeping lilly pilly	Height to 5m, shiny weeping foliage,	Well drained soil	Drought tolerant and moderately frost tolerant	S B
Xanthorrhoea johnsonii	Grass tree	Grass tree, typically single trunked specimens that grow up to 5m tall.	Well drained soil is best.	An open sunny situation.	

6.10.1.4 Small shrubs (0.2-2 metres)

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Austromyrtus dulcis	midginberry	Low spreading shrub with fine myrtle foliage under 1m high	Good drainage	Frost tolerant	B G W
Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Calytrix tetragona	Common fringe myrtle	Bright green shrub with aromatic leaves when crushed, starry pink flowers	Well drained soils	Drought and frost tolerant	L B E G W
Correa 'Dusky Bells'		Evergreen shrub to 1m high and 2-4m in diameter, flowers March to September, attracts birds	It grows well on friable, well-drained and fertile loam.	Drought and frost tolerant	E
Crinum pedunculatum	River lily, spider lily	Bulbous perennial herb, strappy leaves, white spider flowers	Tolerates poor drainage and clay soils	Frost tolerant, tolerates dry conditions but may suffer, grows in sun or shade	B G
Dianella longifolia	Smooth-leaved flax lily	Tufted perennial herb to 400mm, flowers Oct to Dec, follows with blue fruits	Prefers well drained soil	Drought and frost tolerant, prefers shady spot.	E G R

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Dianella revoluta	Blue Flax Lily	Perennial clumping herb to 1m	Tolerant of most soil types	Very hardy once established, drought and frost tolerant	E G R
Hibbertia obtusifolia	Guinea flower	200mm high, 1m wide, good for border planting	Light clay to sandy soils	Drought and frost tolerant	E G R
Hovea lanceolata	Lance leaf hovea	Height to 2m, purple pea flower	Good drainage	Drought tolerant and moderately frost tolerant	E G W
Leptospermum rotundifolium	Round leaved tea tree	Height to 1.5m, and 3m wide dense and stiff, mass of flowers	Tolerant of most soil types	Drought and frost tolerant	B G W
Lomandra filiformis	Wattle mat rush	Perennial tussock to 200 mm with inconspicuous flowers, good bank stabiliser	It grows in a variety of well-drained soil types from clays to humus-rich and sandy or rocky soils	Drought and frost tolerant	E G R W
Philotheca myoporoides	Native daphne Long leaf wax flower	800 mm high x 800 mm wide. White star like flowers with rough centre	Well drained soil	Moderate frost tolerance, hardy once established	B G W
Prostanthera nivea	Snowy mint bush	Height to 2m	Tolerates most soil types	Drought and frost tolerant	B G W
Senna odorata	Southern Cassia	Shrub to 2m high / 1.5m wide, moderately fragrant yellow or orange flowers	Tolerates most soils	Tolerates light frost	B F G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Swainsona galegifolia	Darling pea	Shrubby perennial to 1m, prune after flowering, useful quick cover	Tolerates most soils	Drought tolerant, maybe set back by frost	B E G W

6.10.1.5 Groundcovers and Climbers

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Callerya megasperma	Native wisteria	Bushy climber	Good drainage	Drought tolerant and moderately frost tolerant - will recover	G
Eremophila biserrata		Prostrate shrub that spreads by developing roots at the leaf nodes	Must have good drainage	Drought and frost tolerant	G
Eremophila debilis Syn Myoporum debilis	Winter apple or Amula	Prostrate shrub spreads 1-2m, flowers white - purple mauve	Clay soils	Will grow in part shade or full sun	E G R

6.10.2 Dalby

6.10.2.1 Medium to Large trees (over 10 metres)

This list includes exotics that can be used for street trees and in many cases are being used as street trees

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Acacia implexa	Lightwood	Height to 10m, long light green foliage and fluffy cream flowers in Summer	Tolerant of most soil types	Drought and frost tolerant	S B F R W
Acacia pendula	Weeping Myall	Graceful, weeping habit and blue-grey foliage	Prefers well drained sandy soils but will grow in clay soils	Drought and frost tolerant, will grow in part-shade	S L G W
Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Acacia salicina	Sally wattle, black wattle	Weeping habit to 12m	Alkaline soils	Moderately drought tolerant, tolerates frosts to -5C	S
Araucaria cunninghamii	Hoop pine	Rough circular bar	Tolerates most soils	Drought and frost tolerant	S
Agonis flexuosa	Willow myrtle, weeping peppermint	h-10m w-5m long narrow leaves, small white flowers, weeping habit			S
Brachychiton acerifolius	Illawarra flame tree	8-15m high	Tolerates most soils		S

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Bolusanthus speciosus	Wysteria tree	Height to 8m, a small elegant upright tree with rough bark, deciduous leaves, racemes of fragrant mauve flowers in Spring	Grows in heavy alkaline soil	Can tolerate dry conditions and being constantly moist, will handle moderate frost but needs protection when young	S
Brachychiton australis	Broad leaved bottle tree	5 - 8m, conical shape, non-invasive root system	Tolerates alkaline soils	Drought and frost resistant	S
Brachychiton australis	Broad leaved bottle tree	Grows to 12m, fast growing, large maple like leaves, deciduous while flowering, cream flowers in early summer	Will grow in most soils: well-drained to poorly drained soils	Drought and frost tolerant	S L G
Brachychiton rupstris	Bottle tree	Height to 20m, bottle shape develops in 5-8 years, drops leaves before flowering in Spring	Tolerates a variety of soil types	Drought and frost tolerant	L F E G W
Brachychiton populneaus	Kurrajong	Height to 10m, cream coloured bell shaped flowers in summer	Tolerates a variety of soil types	Drought tolerant and moderately frost tolerant	S
Caesalpinia ferrea	Leopard tree	Deciduous tree to 10m, yellow flowers, patchy coloured bark	Most soils	Will tolerate periods of dryness and light frost	S

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Calodendron capense	Cape chestnut	To 8m, lovely orchid-like flowers	Most soils	Drought and moderately frost tolerant	S
Capparis mitchellii	Wild orange	Small tree 5-8m white flowers	Likes good drainage	Drought and frost resistance, slow growing	E R W
Casuarina cristata	Belah	Grows to about 12m	Tolerates alkaline soils, likes full sun	Tolerates temperatures to -7	S F
Ceratonia siliqua	Carob	Grows to 10m high. Can take up to 15 years to produce pods. Male and female trees.	Will grow in poor soils	Drought and frost tolerant	B F
Croton insularis		Small tree 12m	Tolerant of low water, mildly alkaline to mildly acidic soils.	Hot overhead sun to warm low sun.	B G W
Cupaniopsis anacardiodes	Tuckeroo	Medium size coastal tree	Tolerant of most soils and urban conditions.	Protect from frost when young.	S
Eremophila mitchellii	False sandalwood	Small tree or multi-stemmed shrub to 10m	Most soils	Drought and frost tolerant	S L
Fraxinus angustifolia	Desert ash	Medium tree	Tolerant of most soil types	Drought and frost tolerant	S

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Fraxinus angustifolia 'raywood'	Claret ash	Medium tree to 12m, foliage turns red in autumn	Tolerant of most soil types	Drought and frost tolerant	S
Fraxinus oxycarpa	Desert ash	Height to 15m	Tolerates alkaline soils	Drought and frost tolerant, best in full sun	S L G
Geijera parviflora	Wilga	Medium tree to 9m, ornamental weeping foliage, round shape, strongly scented, small white flowers	Endemic, so tolerates most soil conditions, prefers good well drained soil	Drought and frost tolerant	S L B E G W
Jacaranda mimisifolia	Jacaranda	Tropical tree, height to 12m, in September loses leaves and displays spectacular purple flowers	Tolerates most soil conditions	Drought tolerant and moderately frost tolerant	S G
Lysiphyllum hookerii syn Bauhinia hookerii	White bauhinia	The native Bauhinia is a rounded and attractive tree with pendulous outer branches. It can grow to 12m, slow growing	Clay Soils	Full sun, partial sun or shade. Dry or moderately wet areas	S B E G R W
Melaleuca bracteata	White cloud tree	Medium size tree	Tolerates most soils	Drought and frost tolerant	S L B E G

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Melaleuca irbyana	Weeping paperbark	Height 8m to 12m with thick spongy, papery bark and weeping branches	Will grow on poorly drained soil and clay soils	Drought and moderately frost tolerant	S B F G W
Melaleuca stypheliodes	Prickly-leaved paper bark	Height to 20m, dense rounded canopy and drooping branchlets, bark peels off	Tolerant of most soil types, due to its deep-rooting characteristics, lawn can be grown under its canopy	Drought and frost tolerant	S B F G R W
Peltophorum pterocarpum	Yellow poinciana	Medium tree		Drought tolerant and moderately frost tolerant	S
Pyrus calleryana 'Chanticleer'	Callery pear	Height to 14m, columnar shape, showy blossoms	Able to handle wet heavy soils	Drought and frost tolerant	S G
Quercus rubra syn. borealis	Red oak	Height to 10m, broad spreading crown	Adapts to most soil conditions	Drought and frost tolerant	S
Syzygium australe	Lilly pilly, brush cherry	Height to 8m, compact form, good for hedging	Tolerates most soils	Drought tolerant and reasonably frost tolerant, is extremely hardy once established	S B F G
Syzygium leuhmannii	Small leaved lilly pilly, riberry	Height to 8m, fluffy white flowers, pink new growth	Tolerates most soils	Drought tolerant and moderately frost tolerant	B F G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Toona ciliata	Red cedar	Height to 20m, fast growing majestic tree, sprays of white aromatic flowers	Prefers well-drained soil	Drought and frost tolerant	S L
Tristaniopsis laurina 'DOW10' Luscious	Water gum	Small to medium tree with glossy foliage and a dense growth habit with yellow sweetly scented flowers	Suitable in a range of soils	Drought and frost tolerant	S

6.10.2.2 Large shrubs to small trees (5-10 metres)

This list includes exotics that can be used for street trees and in many cases are being used as street trees

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Callistemon 'Harkness'	Bottlebrush	Height to 6m, large bright red flowers	Tolerant of most soil types	Drought and frost tolerant	S B G
Callistemon salignus	Willow bottle brush	Height to 7 m	Tolerant of most soils types, tolerates waterlogging	Drought and frost tolerant	S B G
Callistemon viminalis	Weeping bottle brush	Medium tree to 8m brilliant red bottle brush flowers in Spring and Autumn	Tolerates poor drainage	Drought and frost tolerant	S L B F E G R W
Cycas revoluta	Cycad	A low growing cycad. Up to 6m	Prefers a sunny, well drained spot, with deep soil, but will still thrive in less than ideal conditions	Frost and drought tolerant	
Elaeocarpus reticulatus	Blueberry Ash			Drought and frost tolerant	B G
Eucalyptus leucoxylon macrocarpa		Small gum height 4-9m	Tolerates heavy alkaline soils	Drought and frost tolerant	
Eucalyptus leucoxylon subsp.megalocarpa		Small gum height 4-9m	Tolerates heavy alkaline soils	Drought and frost tolerant	

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Hymenosporum flavum	Native frangipani	Small to medium tree to 10m, cream to golden scented flowers	Tolerant of most soils, prefers well drained soil	Drought and frost tolerant, may need additional water in very dry periods	
Lagerstroemia fauriei	Crepe myrtle	Small tree to 8m	Tolerant of most soils	Good drought and heat tolerance	S B G
Melaleuca decora	White feather honey myrtle	Height to 6m, mass of cream yellow flowers in spring	Tolerates most soils	Drought and frost tolerant	B G R W
Melaleuca linariifolia	Snow in Summer	Height to 8m, white fluffy flowers cluster over the plant in summer	Tolerates all soils	Drought and frost tolerant	B F G W
Melaleuca viridiflora	Broad leaved paperbark	Height 3-10m, common green-cream form and a red flowering form	Wide range of soils and particularly well on heavy clays which are waterlogged when wet	Drought and frost tolerant	S L B E G W
Notelaea longifolia	Large mock olive	Usually small tree to 3m but can grow up to 9m	Tolerates most soils	Drought tolerant and tolerates mild frost	B F G W
Pittosporum angustifolium	Weeping pittosporum	Height to 6m, slow growing, weeping foliage	Wide range of well drained soils	Drought and frost tolerant	S L B F E G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Pittosporum rhombifolium	Qld holly	Height to 8m	Tolerates most soils	Drought tolerant and moderately frost tolerant	G
Pyrus calleryana 'Aristocrat'	'Aristocrat' callery pear	Small to medium tree to 10m	Tolerates most soils: clay, loam, sand, acidic, occasionally wet, alkaline,	Grows in full sun, drought and frost tolerant	S
Sapium sebiferum	Chinese tallow wood	Height to 8m, deciduous tree with medium heart shaped leaves	Tolerant of a wide range of soils	Drought and frost tolerant	S
Ulmus parvifolia	Chinese elm	Small to medium tree, height to 10m	Tolerates most soils	Drought and frost tolerant	S G

6.10.2.3 Medium shrubs (2-5 metres)

Callistemons, eremophilas and melaleucas

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Acacia decora	Showy wattle				B
Alyogyne huegelii		Medium open shrub to height 2-2.5m, mauve flowers	Prefers good drainage	Moderately frost tolerant and drought tolerant	G
Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Baeckea virgata	Twiggy heath myrtle	Bushy erect shrub to 3m high and 3m wide	Tolerates poor soils	Drought and frost tolerant	B G W
Callistemon pallidus	Lemon bottlebrush	Dense erect shrub to 3m high and with 2m spread. Creamy yellow flower spikes in spring and summer	Hardy plant, tolerates most soils including poorly drained soils	Drought and frost tolerant	B G
Eremophila bignoniflora	Dogwood	Shrub to 5m, cream flowers	Tolerates most soils	Drought and frost tolerant	B G W
Eremophila calorhabdos		1-4m, erect shrub, that appears clustered at the base	Tolerates most soils, prefers good drainage	Drought and frost tolerant	B G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Grevillea olivacea	Olive grevillea	Grows to 4m high, red, yellow or orange flowers between Jun and October	A grevillea that likes alkaline soil! Raised beds for good drainage	Drought and frost tolerant	
Melaleuca nesophila	Showy honey myrtle	Thick foliage, pink pompom like flowers in spring and summer	Low maintenance, hardy plants, tolerates alkaline soils, prefers well drained soils	Drought and frost tolerant	B G W
Myoporum insulare	Boobialla	Multi-stemmed prostrate to erect shrub with tiny white flowers	Tolerates most soils, prefers well-drained soils	Drought and frost tolerant	G
Pyrus fauriei 'westwood'	Westwood Asian pear	To 4m, small wide tree with dense glossy canopy and good autumn colour	Tolerates poor drainage and heavy soils	Frost tolerant and appears drought tolerant	S
Rhodamnia maideniana		A bushy shrub with ornamental foliage and small, pink flowers and black berries that are attractive to birds. Height to 3m	Requires well-drained moist soil.	Prefers semi-shaded position.	
Xanthorrhoea johnsonii	Grass tree	Grass tree, typically single trunked specimens that grow up to 5 metres tall.	Well drained soil is best.	An open sunny situation.	

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Atriplex nummularia	Old Man Saltbush	Dense, grey/silver shrub with whitish branches	Clay soils	Drought and frost tolerant, will handle shallow flooding	BEFGR
Chrysocephalum apiculatum	Yellow buttons			Drought and frost tolerant, will grow in semi shade but prefers full sun.	EG

6.10.2.4 Small shrubs (0.2-2 metres)

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Chrysocephalum semipapposum	Clustered everlasting			Drought and frost tolerant will grow in semi shade under eucalypts but prefers full sun.	EG
Correa pulchella	Australian fuchsia	Evergreen shrub height 0.3 - 1.0m, pendant tubular flowers between April and September	Well drained alkaline soils	Drought and frost tolerant.	
Crinum pedunculatum	River lily, spider lily	Bulbous perennial herb, strappy leaves, white spider flowers	Tolerates poor drainage and clay soils	Frost tolerant, tolerates dry conditions but may suffer, grows in sun or shade	B G
Lavendula dentata	French lavender	Shrub to 1m tall and 1.5m wide	Well drained soil, tolerates alkaline soil	Drought and frost tolerant	
Leiocarpa brevicompta	Flat billy buttons	Annual or biennial	Most soils	Drought and frost tolerant	
Melaleuca diosmatifolia	Rosy paperbark or rosy honey-myrtle	Small to medium round shrub less than 1.5m, narrow leaves, pale pink flowers	Various soils but often on light soils with heavier waterlogged subsoils	Drought and frost tolerant, sunny open position	
Melaleuca nesophila 'Little Nussy'	Little Nussy	Thick foliage, pink pompom like flowers in spring and summer	Low maintenance, hardy plants, tolerates alkaline soils	Drought and frost tolerant	B G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Myoporum montanum	Western boobialla	Small to medium shrub with glossy light green leaves	Hardy plant in most soils	Drought and frost tolerant	B G W
Ricinocarpos pinifolius	Wedding bush	Shrub to 1.5m, moderately fragrant flowers mid-winter to late spring	Low maintenance, overhead sun, all soil types – mildly acidic to mildly alkaline	Drought and frost tolerant	
Tetrateca Thymifolia 'Bicentennial Belle'		Native, to 1m, this is a small, evergreen plant with a cottage garden quality. Compact, lightly suckering and ever flowering shrub producing masses of delicate mauve-pink pendent bell flowers.	Good drainage	Frost hardy and drought tolerant, full sun	
Westringia fruticosa	Native rosemary	Shrub to around 1.5m, good round shape, improved with pruning	Hardy, tolerates most soils	Drought and frost tolerant	B G W

6.10.2.5 Groundcovers

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Carpobrotus glaucescens	Pigface	Creeping plant to 300mm high and 1-2m spread, fleshy blue-green leaves and purplish-pink flowers	Well drained position	Drought and frost tolerant, full sun	
Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Dianella longifolia	Smooth-leaved flax lily	Tufted perennial herb to 400mm, flowers Oct to Dec, follows with blue fruits	Prefers well drained soil	Drought and frost tolerant	E G R
Dianella revoluta	Blue Flax Lily	Perennial clumping herb to 1m	Tolerant of most soil types	Very hardy once established, drought and frost tolerant	E G R
Enchylaena tomentosa	Ruby saltbush or barrier saltbush	Prostrate to 1m wide, red berries, semi-succulent leaves with hairs giving a grey appearance	Tolerant of most soil types	Drought and frost tolerant	E R W
Eremophila biserrata		Prostrate shrub that spreads by developing roots at the leaf nodes	Must have good drainage	Drought and frost tolerant	G
Eremophila debilis	Winter apple or Amula	Prostrate shrub spreads 1-2m, flowers white - purple mauve	Clay soils	Will grow in part shade or full sun	E G R

6.10.2.6 Climbers

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Pandorea pandorana	Wonga wonga vine	Cream or yellow tubular flowers, twining plant	Adaptable to most soils	Once established will tolerate dry periods, protect from frost	E G
Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Hardenbergia violacea and cultivars	False sarsaparilla	Purple or white pea like flowers	Most soils, grow in alkaline soils	Likes sunny position, frost tolerant once established	G W
Hibbertia scandens	Guinea flower	Yellow flowers		Tolerates moderate frost, drought tolerant, likes a sunny position	
Solanum jasminoides	White potato creeper	White flowers	Well drained soil		

6.10.3 Miles

6.10.3.1 Medium to Large trees (over 10 metres)

This list includes exotics that can be used for street trees and in many cases are being used as street trees.

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Acacia melanoxylon	Blackwood	Dark green foliage, dark furrowed bark	Good drainage	Drought and frost tolerant	S B G W
Acacia pendula	Weeping Myall	Graceful, weeping habit and blue-grey foliage	Prefers well drained sandy soils but will grow in clay soils	Frost and drought tolerant, will grow in part-shade	S G W
Angophora costata	Smooth barked apple	Height to 25m. Trunk gnarled and crooked, pink to pale grey bark, cream flowers in summer, bark sheds in Spring	Well drained soil but is tolerant of many conditions	Drought tolerant, new tips can suffer frost damage	L F W
Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Brachychiton australis	Broad leaved bottle tree	Grows to 12m, fast growing, large maple like leaves, deciduous while flowering, cream flowers in early summer	Will grow in most soils: well-drained to poorly drained soils and alkaline soils	Frost and drought tolerant	S G
Brachychiton discolor	Lacebark tree	Height to 12m, pink flowers when semi-deciduous	Tolerates a range of soils, can be slow growing	Frost and drought tolerant	S G

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Brachychiton rupstris	Bottle tree	Height to 20m, bottle shape develops in 5-8 years, drops leaves before flowering in Spring	Tolerates a variety of soil types	Frost and drought tolerant	L F E G W
Brachychiton populneus	Kurrajong	Height to 10m, cream coloured bell shaped flowers in summer	Tolerates a variety of soil types	Drought tolerant and moderately frost tolerant	S
Caesalpinia ferrea	Leopard tree	Large tree to 15m, smaller in harsh conditions, bright yellow flowers, dappled grey bark	Likes well-drained soil	Will tolerate long periods of dryness and light frosts	S
Casuarina cristata	Belah	Large tree to 20m, fine needle foliage and rough grey bark	Tolerates a variety of soil types	Frost and drought tolerant	
Casuarina cunninghamiana		Height to 15m, narrow tree with irregular shape and dense foliage	Tolerates poor soils, prefers well drained soils, slightly acidic to very alkaline	Frost and drought tolerant, prefers full sun	F
Ceratonia siliqua	Carob	Height to 12m, dark green foliage	Prefers a free draining soil but will tolerate harsh environments	Frost and drought tolerant	F

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Citriobatus pauciflorus		Small orange fruits make this shrub very ornamental. It has small needle-like spines and is favoured by birds as a safe nesting site. Height 3m	Prefers well-drained soils.	A slow-growing plant that requires a sheltered site with plenty of light.	
Cupaniopsis Anacardioides	Tuckeroo	Small tree with dark green leathery foliage, grey trunk, yellow fruit	Tolerant of a wide range of soils, very hardy tree	Drought tolerant, will tolerate light frost	S B G
Eucalyptus argophloia	Chinchilla white gum	Height to 35m, narrow tree	Most soil types, mildly acidic to mildly alkaline	Frost and drought tolerant	L F
Flindersia australis	Crow's Ash	Height to 10m	Tolerates most soils	Drought tolerant and tolerates light frost, more tolerant with age	S E G W
Flindersia brayleyana	Qld maple	Height over 15m, with columnar shape, shiny foliage, white flowers in summer	Needs well drained soil	Tolerates moderate frost	S
Flindersia maculosa	Leopard wood	Height to 15m, beautiful tree with mottled trunk	Tolerates most soils	Frost and drought tolerant	S B F E G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Flindersia schottiana	Cudgerie Silver Ash	Height to 15m, white scented flowers	Good drainage and acidic soil	Drought tolerant and moderately frost tolerant	S L
Ginkgo biloba	Maidenhair tree	Butterflied fan-like leaves, autumn colours	Tolerates almost all soil types, likes well drained soil	Full sun, frost and drought tolerant	S
Gmelina leichardtii	White beech	Height to 15m in cultivation (probably less)	Well drained soil	Drought tolerant, will bounce back from frost	S L
Grevillea robusta	Silky oak	Height to 20m	Tolerates alkaline soil	Drought and frost tolerant	S L
Guioa semiglauca	Wild quince	Height to 12m in rainforests, probably much smaller, fluted trunk when older	Mildly acidic to mildly alkaline	Drought tolerant and observed to be frost tolerant	S G
Jacaranda mimisifolia	Jacaranda	Tropical tree, height to 12m, in September loses leaves and displays spectacular purple flowers	Tolerates most soil conditions	Drought tolerant and moderately frost tolerant	S G
Jagera pseudorhus	Foambark	Rainforest tree to 10m, will not reach rainforest heights, brownish hairy flowers, pioneer species	Adapts to most soils	Drought tolerant and moderately frost tolerant	

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Lysiphyllum hookerii syn Bauhinia hookerii	White bauhinia	The native Bauhinia is a rounded and attractive tree with pendulous outer branches. It can grow to 12m, slow growing	Clay Soils	Full sun, partial sun or shade. Dry or moderately wet areas	S B E G R W
Melaleuca irbyana	Weeping paperbark	Height 8m to 12m with thick spongy, papery bark and weeping branches	Will grow on poorly drained soil and clay soils	Drought and moderately frost tolerant	S B F G W
Melaleuca stypheliodes	Prickly-leaved paper bark	Height to 20m, dense rounded canopy and drooping branchlets, bark peels off	Tolerant of most soil types, due to its deep-rooting characteristics, lawn can be grown under its canopy	Drought and frost tolerant	S B F G R W
Polyscias murrayi	Pencil cedar	Height to 15m, umbrella shapes	Tolerates most soils, prefers well drained soils	Drought tolerant and tolerates light frost	
Pyrus calleryana	Callery pear	Height to 14m, columnar shape, showy blossoms	Able to handle wet heavy soils	Drought and frost tolerant	S G
Quercus suber	Cork oak	Height to 20m in Melb, so less here	Intolerant of compaction	Drought tolerant once established, frost tolerant	S

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Rhodosphaera rhodantha	Deep yellow wood	Medium tree to 12m, columnar shape	Tolerant of most soils, mildly acid, prefers good drainage	Drought and frost tolerant	S B F G
Stenocarpus sinuatus	Qld firewheel tree	Small tree in cooler areas, spectacular orange flowers	Prefers deep, moist, well-drained soil, will grow well on sandy loams to clay loams.	Drought tolerant and frost to -2, protect when young	G
Toona ciliata	Red cedar	Height to 20m, fast growing majestic tree, sprays of white aromatic flowers	Prefers well-drained soil	Drought and frost tolerant	S L

6.10.3.2 Large shrubs to small trees (5-10 metres)

This list includes exotics that can be used for street trees and in many cases are being used as street trees

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Acacia implexa	Lightwood	To 10m	Good drainage	Drought and frost tolerant	S B G W
Agonis flexuosa	WA Peppermint	Height to 10m width to 5m long narrow leaves, small white flowers, weeping habit	Tolerates alkaline soils, likes good drainage	Reasonable drought and frost tolerant	G W
Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Banksia integrifolia subs. integrifolia	Coast Banksia	Height to 5m, will grow higher in favourable conditions	Prefers sandy acidic soil but will grow in sandy clay loam	Drought tolerant and moderately frost tolerant	S G W
Banksia integrifolia subs. monicola	Banksia	Height to 5m, will grow higher in favourable conditions	Light to medium clay	Drought and frost tolerant	S G W
Breynia oblongifolia		Colourful fruits are attractive to birds. Height to 3m	Tolerates a variety of soil types.	Easily grown under tree canopies. Light frost.	

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Elaeocarpus eumundi	Eumundi quandong	Height to 8m, dense shiny foliage excellent screening plant	Prefers free draining soils	Drought tolerant, will tolerate light frost	B
Elaeocarpus reticulatus	Blueberry Ash			Drought and frost tolerant	B
Callistemon viminalis	Weeping bottle brush	Medium tree to 8m brilliant red bottle brush flowers in Spring and Autumn	Tolerates poor drainage	Frost and drought tolerant	S L B F E G R W
Eucalyptus crenulata	Buxton silver gum	Fast growing tree to 8m, fine crenulated silver/pink foliage	Tolerates waterlogging, sandy and clay soils but prefers well drained soils	Drought and frost tolerant	
Eucalyptus torquata	Coral gum	Small to medium tree to 6m	Tolerant of most soil types and climatic conditions, but does prefer full sun and well-drained soil.	Drought and frost tolerant	
Geijera parviflora	Wilga	Medium tree to 9m, ornamental weeping foliage, round shape, strongly scented, small white flowers	Endemic, so tolerates most soil conditions, prefers good well drained soil	Drought and frost tolerant	S L B E G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Gordonia axillaris (Franklinia axillaris)	Fried egg plant	Height to 5m, huge 'fried egg' flowers, prunes well into a hedge	Prefers slightly acidic soil	Moderately drought and frost tolerant	
Hakea laurina	Pin cushion hakea	Height to 5m, small round tree with curly leaves and bright red and cream pin cushion flowers in winter	Tolerates any soil that is lime free	Drought tolerant, in frosts new tips will burn, can cover until up to 1 m	
Hakea petiolaris	Sea urchin hakea	Small tree to 9m	Well drained and slightly acidic soil	Drought and moderately frost tolerant	
Harpullia pendula	Tulipwood	Small tree with a dense crown of glossy green leaves with smooth grey bark, will not grow as big as coastal specimens	Tolerates soil conditions	Drought and frost tolerant	S G
Hymenosporum flavum	Native frangipani	Small to medium tree to 10m, cream to golden scented flowers	Tolerant of most soils, prefers well drained soil	Drought and frost tolerant	
Lagerstroemia indica	Crepe myrtle	Beautiful small flowering tree	Tolerant of most soil types	Drought and frost tolerant	S G
Leptospermum petersonii	Lemon scented tea tree	Height to 5m, many small white flowers	Tolerates poor soil	Drought tolerant, protect from frost	G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Malus floribunda	Japanese crab apple	Small tree to 5m, beautiful floral display, round and dense	Well drained soil	Drought tolerant once established, frost tolerant	G
Malus ioensis 'Plena'	Crab apple	To 6m, masses of mildly fragrant double flowers in late spring	Prefers slightly acidic, well-drained soil	Drought and frost tolerant	S L G
Melaleuca decora	White feather honey myrtle	Height to 6m, mass of cream yellow flowers in spring	Tolerates most soils	Drought and frost tolerant	B G R W
Melaleuca linariifolia	Snow in Summer	Height to 8m, white fluffy flowers cluster over the plant in summer	Tolerates all soils	Drought and frost tolerant	B F G W
Notelaea longifolia	Large mock olive	Usually small tree to 3m but can grow up to 9m	Tolerates most soils	Drought tolerant and tolerates mild frost	B F G W
Pittosporum angustifolium	Weeping pittosporum	Height to 6m, slow growing, weeping foliage	Wide range of well drained soils	Drought and frost tolerant	S L B F E G W
Pittosporum rhombifolium	Qld holly	Height to 8m	Tolerates most soils	Drought tolerant and moderately frost tolerant	G

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Syzygium australe	Lilly pilly, brush cherry	Height to 8m, compact form, good for hecging	Tolerates most soils	Drought tolerant and reasonably frost tolerant, is extremely hardy once established	S B F G
Syzygium leuhmannii	Small leaved lilly pilly, riberry	Height to 8m, fluffy white flowers, pink new growth	Tolerates most soils	Drought tolerant and moderately frost tolerant	B F G W
Syzygium paniculata	Magenta cherry	Height to 8m in cultivation	Tolerates most soils	Drought and frost tolerant	B F

6.10.3.3 Trees and shrubs (2-5 metres)

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Acacia chinchillensis	Chinchilla wattle	Grows to 3m	Well drained soils	Frost and drought tolerant, in partial shade or full sun	L B E G W
Alyogyne hakeifolia		Medium shrub to 3m, purple, pink or yellow flowers, needle-like foliage	Intolerant of bad drainage	Drought tolerant, shelter from heavy frost	BGW
Alyogyne huegelii	Lilac hibiscus	Grows to 2.5m, medium sized bushy shrub, good understorey plant, small purple hibiscus flower	Can cope with heavy soil, but likes reasonably well-drained soils	Drought tolerant, shelter from heavy frost	B G W
Bauhinia galpinii		Evergreen sprawling shrub 2-3m x 3-4m, leaves mid green. January - April.	Tolerates most soils.	Can tolerate light frosts. Hedge and screen plant.	B G W
Brachychiton bidwillii	Little kurrajong	Grows to 3m. orange-red flowers on bare branches, flowers best in full sun	Tolerates a wide range of soil types, likes well-drained soil	Frost and drought tolerant.	L G W
Ceratopetalum gummiferum	NSW Christmas bush	Grows to 5m, red 'flowers' in December	Well-drained soil	Frost tolerant	B G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Dodonaea viscosa	Sticky hop bush	Variable height 1-3m	Well-drained soil	Drought and frost tolerant	B G W
Eucalyptus argophloia dwarf	Dwarf Chinchilla white gum	Height to 4m, weeping form	Thrives on heavy soil	Frost and drought tolerant	S B F E G R W
Eucalyptus boliviana		Height to 5m, bluish leaves	Prefers deep loam soil	Frost and drought tolerant	G
Gossypium sturtianum	Sturt's Desert Rose	Height to 3m with hibiscus like flowers	Prefers well drained soil	Drought tolerant and moderately frost tolerant	G W
Gossypium sturtianum var. nandewarensis	Sturt's Desert Rose	Height to 3m with pinky hibiscus like flowers	Prefers well drained soil	Drought tolerant and more resistant to frosts than sturtianum	G W
Grevillea sp eg 'Honey Gem', 'Hookeriana' 'Misty Pink', and 'Moonlight'	Brush flowers, all different colours	Heights vary	Good drainage	Drought and frost tolerant	B G W
Indigofera australis	Pink pea flowers	Grows to 2.5m	Well drained acid soils	Tolerates moderately heavy frost, semi shaded position	B E G R W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Jacksonia scoparia	Native dogwood	Grows to 4m Pea - like yellow flowers in spring, grey green arching branchlets	Well drained sandy and loamy soils	Full sun, part shade	E G W
Kunzea baxteri	Crimson kunzea	Grows to 4m	Well-drained soil	Drought tolerant, sheltered position - tolerates light frost	B G W
Kunzea opposita		Grows 1.5 - 3m, pink flowers at the end of branchlets	Well-drained soil	Drought tolerant, may be damaged by heavy frost	E G W
Leptospermum lanigerum	Woolly tea tree	Grows to 3m, pendulous habit	Most soils	Drought and frost tolerant	B F G W
Magnolia Little Gem	Little gem	Small tree to 3m	Well-drained soil	Drought and frost tolerant	G
Melaleuca elliptica	Granite bottle brush	Round shrub 3m x 3m	Tolerates most soils	Drought and frost tolerant	B F G W
Melaleuca groveana	Grove's paper bark	Small tree to 5m, white flowers, narrow hard leaves		Drought tolerant and frost tolerant	E R W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Melaleuca nesophila	Showy honey myrtle	Thick foliage, pink pompom like flowers in spring and summer	Low maintenance, hardy plants, tolerates alkaline soils, prefers well drained soils	Frost and drought tolerant	B G W
Personia pinifolia	Pine leaved geebung, pine needle appearance, flowers grow in racemes from December to June	Height 2-4m	Free draining acid soil	Drought and frost tolerant	B G W
Pultenaea flexilis	Graceful bush pea	Shrub to 3m, narrow leaves, yellow flowers at the ends of the branches in abundance	Free draining soil	Shelter plant from frost, moderately drought tolerant	B G W
Waterhousia floribunda	Weeping lilly pilly	Height to 5m, shiny weeping foliage,	Well-drained soil	Drought tolerant and moderately frost tolerant	S B

6.10.3.4 Small shrubs (0.2-2m)

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Austromyrtus dulcis	Midginberry	Low spreading shrub with fine myrtle foliage under 1m high	Good drainage	Frost tolerant	B G W
Calytrix tetragona	Common fringe myrtle	Bright green shrub with aromatic leaves when crushed, starry pink flowers	Well drained soils	Drought and frost tolerant	L B E G W
Correa 'Dusky Bells'		Evergreen shrub to 1m high and 2-4m in diameter, flowers March to September, attracts birds	It grows well on friable, well-drained and fertile loam.	Drought and frost tolerant	E
Crinum pedunculatum	River lily, spider lily	Bulbous perennial herb, strappy leaves, white spider flowers	Tolerates poor drainage and clay soils	Frost tolerant, tolerates dry conditions but may suffer, grows in sun or shade	B G
Dianella longifolia	Smooth-leaved flax lily	Tufted perennial herb to 400mm, flowers Oct to Dec, follows with blue fruits	Prefers well-drained soil	Drought and frost tolerant, prefers shady spot.	E G R
Dianella revoluta	Blue Flax Lily	Perennial clumping herb to 1m	Tolerant of most soil types	Very hardy once established, drought and frost tolerant	E G R

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Hibbertia obtusifolia	Guinea flower	200mm high , 1m wide, good for border planting	Light clay to sandy soils	Drought and frost tolerant	E G R
Hovea lanceolata	Lance leaf hovea	Height to 2m, purple pea flower	Good drainage	Drought tolerant and moderately frost tolerant	E G W
Leptospermum rotundifolium	Round leaved tea tree	Height to 1.5m, and 3m wide dense and stiff, mass of flowers	Tolerant of most soil types	Drought and frost tolerant	B G W
Lomandra filiformis	Wattle mat rush	Perennial tussock to 200mm with inconspicuous flowers, good bank stabiliser	It grows in a variety of well-drained soil types from clays to humus-rich and sandy or rocky soils	Drought and frost tolerant	E G R W
Lomandra longifolia	Long leaved mat rush	Perennial tussock to 1.5m, robust	Well-drained soil	Drought and frost tolerant	E G R W
Lysiphyllum hookerii syn Bauhinia hookerii	White bauhinia	The native Bauhinia is a rounded and attractive tree with pendulous outer branches. It can grow to 12m, slow growing	Clay Soils	Full sun, partial sun or shade. Dry or moderately wet areas	S B E G R W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Melaleuca diosmatifolia	Rosy paperbark or rosy honey-myrtle	Small to medium round shrub less than 1.5m, narrow leaves, pale pink flowers	Various soils but often on light soils with heavier waterlogged subsoils	Drought and frost tolerant, sunny open position	B G W
Philotheca myoporoides	Native daphne Long leaf wax flower	800mm high x 800mm wide. White star like flowers with rough centre	Well-drained soil	Moderate frost tolerance, hardy once established	B G W
Prostanthera nivea	Snowy mint bush	Height to 2m	Tolerates most soil types	Drought and frost tolerant	B G W
Senna odorata	Southern Cassia	Shrub to 2m high and 1.5m wide, moderately fragrant yellow or orange flowers	Tolerates most soils	Tolerates light frost	B F G W
Swainsona galegifolia	Darling pea	Shrubby perennial to 1m, prune after flowering, useful quick cover	Tolerates most soils	Drought tolerant, maybe set back by frost	B E G W

6.10.3.5 Groundcovers and Climbers

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Eremophila biserrata		Prostrate shrub that spreads by developing roots at the leaf nodes	Must have good drainage	Drought and frost tolerant	G
Eremophila debilis Syn Myoporum debilis	Winter apple or Amula	Prostrate shrub spreads 1-2m, flowers white - purple mauve	Clay soils	Will grow in part shade or full sun	E G R
Grevillea spp prostrate		Many different colours	Good drainage	Drought and frost tolerant	W

6.10.4 Tara

6.10.4.1 Medium to Large trees (over 10 metres)

This list includes exotics that can be used for street trees and in many cases are being used as street trees

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Acacia aneura	Mulga	Needle like grey foliage	Well drained sandy soil	Drought and frost tolerant	L B F E G R W
Acacia elata	Cedar wattle	Wattle to 10m	Well-drained soil	Drought and frost tolerant	
Acacia pendula	Weeping Myall	Graceful, weeping habit and blue-grey foliage	Prefers well drained sandy soils but will grow in clay soils	Frost and drought tolerant, will grow in part-shade	S G W
Acacia harpophylla	Brigalow	Medium tree to 15m, black, thick, furrowed bark	Heavy clay, often alkaline on surface	Drought and frost tolerant	S L B F E G W
Angophora costata	Smooth barked apple	Height to 25m. Trunk gnarled and crooked, pink to pale gray bark, cream flowers in summer, bark sheds in Spring	Well-drained soil but is tolerant of many conditions	Drought tolerant, new tips can suffer frost damage	L F W
Brachychiton australis	Broad leaved bottle tree	Grows to 12m, fast growing, large maple like leaves, deciduous while flowering, cream flowers in early summer	Will grow in most soils: well-drained to poorly drained soils and alkaline soils	Frost and drought tolerant	S G

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Brachychiton discolor	Lacebark tree	Height to 12m, pink flowers when semi-deciduous	Tolerates a range of soils, can be slow growing	Frost and drought tolerant	S G
Brachychiton rupstris	Bottle tree	Height to 20m, bottle shape develops in 5-8 years, drops leaves before flowering in Spring	Tolerates a variety of soil types	Frost and drought tolerant	L F E G W
Brachychiton populneus	Kurrajong	Height to 10m, cream coloured bell shaped flowers in summer	Tolerates a variety of soil types	Drought tolerant and moderately frost tolerant	S
Caesalpinia ferrea	Leopard tree	Large tree to 15m, smaller in harsh conditions, bright yellow flowers, dappled grey bark	Likes well-drained soil	Will tolerate long periods of dryness and light frosts	S
Casuarina cristata	Belah	Large tree to 20m, fine needle foliage and rough grey bark	Tolerates a variety of soil types	Frost and drought tolerant	
Casuarina cunninghamiana	River oak	Height to 15m, narrow tree with irregular shape and dense foliage	Tolerates poor soils, prefers well drained soils, slightly acidic to very alkaline	Frost and drought tolerant, prefers full sun	F

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Ceratonia siliqua	Carob	Height to 12m, dark green foliage	Prefers a free draining soil but will tolerate harsh environments	Frost and drought tolerant	F
Cupaniopsis Anacardioides	Tuckeroo	Small tree with dark green leathery foliage, grey trunk, yellow fruit	Tolerant of a wide range of soils, very hardy tree	Drought tolerant, will tolerate light frost	S B G
Eucalyptus argophloia	Chinchilla white gum	Height to 35m, narrow tree	Most soil types, mildly acidic to mildly alkaline	Frost and drought tolerant	L F
Flindersia australis	Crow's Ash	Height to 10m	Tolerates most soils	Drought tolerant and tolerates light frost, more tolerant with age	
Flindersia brayleyana	Qld maple	Height over 15m, with columnar shape, shiny foliage, white flowers in summer	Needs well-drained soil	Tolerates moderate frost	S
Flindersia maculosa	Leopard wood	Height to 15m, beautiful tree with mottled trunk	Tolerates most soils	Frost and drought tolerant	S B F E G W
Flindersia schottiana	Cudgerie Silver Ash	Height to 15m, white scented flowers	Good drainage and acidic soil	Drought tolerant and moderately frost tolerant	S L

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Ginkgo biloba	Maidenhair tree	Butterflied fan-like leaves, autumn colours	Tolerates almost all soil types, likes well-drained soil	Full sun, frost and drought tolerant	S
Gmelina leichardtii	White beech	Height to 15m in cultivation (probably less)	Well-drained soil	Drought tolerant, will bounce back from frost	S L
Grevillea robusta	Silky oak	Height to 20m	Tolerates alkaline soil	Drought and frost tolerant	S L
Guioa semiglauca	Wild quince	Height to 12m in rainforests, probably much smaller, fluted trunk when older	Mildly acidic to mildly alkaline	Drought tolerant and observed to be frost tolerant	S G
Jagera pseudorhus	Foambark	Rainforest tree to 10m, will not reach rainforest heights, brownish hairy flowers, pioneer species	Adapts to most soils	Drought tolerant and moderately frost tolerant	
Lysiphyllum hookerii syn Bauhinia hookerii	White bauhinia	The native Bauhinia is a rounded and attractive tree with pendulous outer branches. It can grow to 12m, slow growing	Clay Soils	Full sun, partial sun or shade. Dry or moderately wet areas	S B E G R W
Magnolia grandiflora	Bull bay magnolia	A beautiful dense tree to 25m, elegant white cup shaped flowers	Well-drained soil	Drought and frost tolerant	S

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Melaleuca irbyana	Weeping paperbark	Height 8m to 12m with thick spongy, papery bark and weeping branches	Will grow on poorly drained soil and clay soils	Drought and moderately frost tolerant	S B F G W
Melaleuca stypheliodes	Prickly-leaved paper bark	Height to 20m, dense rounded canopy and drooping branchlets, bark peels off	Tolerant of most soil types, due to its deep-rooting characteristics, lawn can be grown under its canopy	Drought and frost tolerant	S B F G R W
Polyscias murrayi	Pencil cedar	Height to 15m, umbrella shapes	Tolerates most soils, prefers well drained soils	Drought tolerant and tolerates light frost	
Rhodosphaera rhodanthema	Deep yellow wood	Medium tree to 12m, columnar shape	Tolerant of most soils, mildly acid, prefers good drainage	Drought and frost tolerant	S B F G
Stenocarpus sinuatus	Qld firewheel tree	Small tree in cooler areas, spectacular orange flowers	Prefers deep, moist, well-drained soil, will grow well on sandy loams to clay loams.	Drought tolerant and frost to -2, protect when young	G
Toona ciliata	Red cedar	Height to 20m, fast growing majestic tree, sprays of white aromatic flowers	Prefers well-drained soil	Drought and frost tolerant	S L

6.10.4.2 Large shrubs to small trees (5-10m)

This list includes exotics that can be used for street trees and in many cases are being used as street trees

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Agonis flexuosa	WA Peppermint	Height to 10m width to 5m long narrow leaves, small white flowers, weeping habit	Tolerates alkaline soils, likes good drainage	Reasonable drought and frost tolerant	G W
Banksia integrifolia subs. integrifolia	Coast Banksia	Height to 5m, will grow higher in favourable conditions	Prefers sandy acidic soil but will grow in sandy clay loam	Drought tolerant and moderately frost tolerant	S G W
Banksia integrifolia subs. monicola	Banksia	Height to 5m, will grow higher in favourable conditions	Light to medium clay	Drought and frost tolerant	S G W
Corymbia ficifolia	Red flowering gum	Height to 6m red flowering gum	Prefers free draining soil	Drought and frost tolerant	S B G
Elaeocarpus eumundi	Eumundi quandong	Height to 8m, dense shiny foliage excellent screening plant	Prefers free draining soils	Drought tolerant, will tolerate light frost	B
Elaeocarpus reticulatus	Blueberry Ash			Drought and frost tolerant	B

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Callistemon viminalis	Weeping bottle brush	Medium tree to 8m brilliant red bottle brush flowers in Spring and Autumn	Tolerates poor drainage	Drought and frost tolerant	S L B F E G R W
Eucalyptus crenulata	Buxton silver gum	Fast growing tree to 8m, fine crenulated silver/pink foliage	Tolerates waterlogging, sandy and clay soils but prefers well drained soils	Drought and frost tolerant	B F G W
Eucalyptus torquata	Coral gum	Small to medium tree to 6m	Tolerant of most soil types and climatic conditions, but does prefer full sun and well-drained soil.	Drought and frost tolerant	B F G W
Geijera parviflora	Wilga	Medium tree to 9m, ornamental weeping foliage, round shape, strongly scented, small white flowers	Endemic, so tolerates most soil conditions, prefers good well-drained soil	Drought and frost tolerant	S L B E G W
Hakea laurina	Pin cushion hakea	Height to 5m, small round tree with curly leaves and bright red and cream pin cushion flowers in winter	Tolerates any soil that is lime free	Drought tolerant, in frosts new tips will burn, can cover until up to 1 m	G W
Hakea petiolaris	Sea urchin hakea	Small tree to 9m	Well drained and slightly acidic soil	Drought and moderately frost tolerant	G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Harpullia pendula	Tulipwood	Small tree with a dense crown of glossy green leaves with smooth grey bark, will not grow as big as coastal specimens	Tolerates soil conditions	Drought and frost tolerant	S G
Hymenosporum flavum	Native frangipani	Small to medium tree to 10m, cream to golden scented flowers	Tolerant of most soils, prefers well-drained soil	Drought and frost tolerant	G W
Lagerstroemia indica	Crepe myrtle	Beautiful small flowering tree	Tolerant of most soil types	Drought and frost tolerant	S G
Leptospermum petersonii	Lemon scented tea tree	Height to 5m, many small white flowers	Tolerates poor soil	Drought tolerant, protect from frost	G W
Melaleuca bracteata	Black tea tree	Small tree	Clay soils with good drainage	Drought and frost tolerant	S B E G W
Melaleuca decora	White feather honey myrtle	Height to 6m, mass of cream yellow flowers in spring	Tolerates most soils	Drought and frost tolerant	B G R W
Melaleuca linariifolia	Snow in Summer	Height to 8m, white fluffy flowers cluster over the plant in summer	Tolerates all soils	Drought and frost tolerant	B F G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Notelaea longifolia	Large mock olive	Usually small tree to 3m but can grow up to 9m	Tolerates most soils	Drought tolerant and tolerates mild frost	B F G W
Pittosporum angustifolium	Weeping pittosporum	Height to 6m, slow growing, weeping foliage	Wide range of well-drained soils	Drought and frost tolerant	S L B F E G W
Pittosporum rhombifolium	Qld holly	Height to 8m	Tolerates most soils	Drought tolerant and moderately frost tolerant	G
Syzygium australe	Lilly pilly, brush cherry	Height to 8m, compact form, good for hecging	Tolerates most soils	Drought tolerant and reasonably frost tolerant, is extremely hardy once established	S B F G
Syzygium leuhmannii	Small leaved lilly pilly, riberry	Height to 8m, fluffy white flowers, pink new growth	Tolerates most soils	Drought tolerant and moderately frost tolerant	B F G W
Syzygium paniculata	Magenta cherry	Height to 8m in cultivation	Tolerates most soils	Drought and frost tolerant	B F

6.10.4.3 Trees and shrubs (2-5m)

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Acacia chinchillensis	Chinchilla wattle	Grows to 3m	Well drained soils	Frost and drought tolerant, in partial shade or full sun	L B E G W
Alyogyne hakeifolia		Medium shrub to 3m, purple, pink or yellow flowers, needle-like foliage	Intolerant of bad drainage	Drought tolerant, shelter from heavy frost	BGW
Alyogyne huegelii	Lilac hibiscus	Grows to 2.5m, medium sized bushy shrub, good understorey plant, small purple hibiscus flower	Can cope with heavy soil, but likes reasonably well-drained soils	Drought tolerant, shelter from heavy frost	B G W
Brachychiton bidwillii	Little kurrajong	Grows to 3m. orange-red flowers on bare branches, flowers best in full sun	Tolerates a wide range of soil types, likes well-drained soil	Frost and drought tolerant.	L G W
Ceratopetalum gummiferum	NSW Christmas bush	Grows to 5m, red 'flowers' in December	Well-drained soil	Frost tolerant	B G W
Eucalyptus argophloia dwarf	Dwarf Chinchilla white gum	Height to 4m, weeping form	Thrives on heavy soil	Frost and drought tolerant	S B F G R W
Eucalyptus boliviana		Height to 5m, bluish leaves	Prefers deep loam soil	Frost and drought tolerant	B G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Gossypium sturtianum	Sturt's Desert Rose	Height to 3m with hibiscus like flowers	Prefers well-drained soil	Drought tolerant and moderately frost tolerant	G W
Gossypium sturtianum var. nandewarensis	Sturt's Desert Rose	Height to 3m with pinky hibiscus like flowers	Prefers well-drained soil	Drought tolerant and more resistant to frosts than sturtianum	G W
Grevillea sp eg 'Honey Gem', 'Hookeriana' 'Misty Pink', and 'Moonlight'	Brush flowers, all different colours	Heights vary	Good drainage	Drought and frost tolerant	B G W
Indigofera australis	Pink pea flowers	Grows to 2.5m	Well drained acid soils	Tolerates moderately heavy frost, semi shaded position	B E G R W
Jacksonia scoparia	Native dogwood	Grows to 4m Pea - like yellow flowers in spring, grey green arching branchlets	Well drained sandy and loamy soils	Full sun, part shade	E G W
Kunzea baxteri	Crimson kunzea	Grows to 4m	Well-drained soil	Drought tolerant, sheltered position - tolerates light frost	B G W
Kunzea opposita		Grows 1.5-3m, pink flowers at the end of branchlets	Well drained soil	Drought tolerant, may be damaged by heavy frost	E G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Leptospermum lanigerum	Woolly tea tree	Grows to 3m, pendulous habit	Most soils	Drought and frost tolerant	B F G W
Magnolia Little Gem	Little gem	Small tree to 3m	Well drained soil	Drought and frost tolerant	G
Melaleuca elliptica	Granite bottle brush	Round shrub 3m x 3m	Tolerates most soils	Drought and frost tolerant	B F G W
Melaleuca nesophila	Showy honey myrtle	Thick foliage, pink pompom like flowers in spring and summer	Low maintenance, hardy plants, tolerates alkaline soils, prefers well drained soils	Frost and drought tolerant	B G W
Persoonia pinifolia	Pine leaved geebung, pine needle appearance, flowers grow in racemes from December to June	Height 2-4m	Free draining acid soil	Drought and frost tolerant	B G W
Pultenaea flexilis	Graceful bush pea	Shrub to 3m, narrow leaves, yellow flowers at the ends of the branches in abundance	Free draining soil	Shelter plant from frost, moderately drought tolerant	B G W

6.10.4.4 Small shrubs (0.2-2m)

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Austromyrtus dulcis	Midginberry	Low spreading shrub with fine myrtle foliage under 1m high	Good drainage	Frost tolerant	B G W
Calytrix tetragona	Common fringe myrtle	Bright green shrub with aromatic leaves when crushed, starry pink flowers	Well drained soils	Drought and frost tolerant	L B E G W
Correa 'Dusky Bells'		Evergreen shrub to 1m high and 2-4m in diameter, flowers March to September, attracts birds	It grows well on friable, well-drained and fertile loam.	Drought and frost tolerant	E
Crinum pedunculatum	River lily, spider lily	Bulbous perennial herb, strappy leaves, white spider flowers	Tolerates poor drainage and clay soils	Frost tolerant, tolerates dry conditions but may suffer, grows in sun or shade	B G
Dianella longifolia	Smooth-leaved flax lily	Tufted perennial herb to 400mm, flowers Oct to Dec, follows with blue fruits	Prefers well drained soil	Drought and frost tolerant, prefers shady spot.	E G R
Dianella revoluta	Blue Flax Lily	Perennial clumping herb to 1m	Tolerant of most soil types	Very hardy once established, drought and frost tolerant	E G R

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Grevillea 'Robyn Gordon'	Height to 1.5m	Red flowers	Well drained soils	Drought and frost tolerant	G W
Grevillea 'Superb'	Height to 1.5m	Apricot orange flowers	Well drained soils	Drought and frost tolerant	G W
Grevillea 'Coconut Ice'	Height to 2m	Pink and red flowers	Well drained soils	Drought and frost tolerant	G W
Grevillea 'Peaches and Cream'	Height to 1.5m	Yellow pink and orange colours in flowers	Well drained soils	Drought and frost tolerant	G W
Grevillea spp cultivars	All heights	All colours	Well drained soils	Drought and frost tolerant	G W
Hibbertia obtusifolia	Guinea flower	200mm high , 1m wide, good for border planting	Light clay to sandy soils	Drought and frost tolerant	E G R
Hovea lanceolata	Lance leaf hovea	Height to 2m, purple pea flower	Good drainage	Drought tolerant and moderately frost tolerant	E G W
Leptospermum rotundifolium	Round leaved tea tree	Height to 1.5m, and 3m wide dense and stiff, mass of flowers	Tolerant of most soil types	Drought and frost tolerant	B G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Lomandra filiformis	Wattle mat rush	Perennial tussock to 200mm with inconspicuous flowers, good bank stabiliser	It grows in a variety of well-drained soil types from clays to humus-rich and sandy or rocky soils	Drought and frost tolerant	E G R W
Philotheca myoporoides	Native daphne Long leaf wax flower	800mm high x 800mm wide White star like flowers with rough centre	Well drained soil	Moderate frost tolerance, hardy once established	B G W
Prostanthera nivea	Snowy mint bush	Height to 2m	Tolerates most soil types	Drought and frost tolerant	B G W
Senna odorata	Southern Cassia	Shrub to 2m high and 1.5m wide, moderately fragrant yellow or orange flowers	Tolerates most soils	Tolerates light frost	B F G W
Swainsona galegifolia	Darling pea	Shrubby perennial to 1m, prune after flowering, useful quick cover	Tolerates most soils	Drought tolerant, maybe set back by frost	B E G W

6.10.4.5 Groundcovers and Climbers

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Eremophila biserrata		Prostrate shrub that spreads by developing roots at the leaf nodes	Must have good drainage	Drought and frost tolerant	G
Eremophila debilis Syn Myoporum debilis	Winter apple or Amula	Prostrate shrub spreads 1-2m, flowers white - purple mauve	Clay soils	Will grow in part shade or full sun	E G R
Grevillea prostrate forms			Well drained soils	Drought and frost tolerant	G

6.10.5 Wandoan

6.10.5.1 Medium to Large trees (over 10 metres)

This list includes exotics that can be used for street trees and in many cases are being used as street trees.

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Acacia pendula	Weeping Myall	Graceful, weeping habit and blue-grey foliage	Prefers well drained sandy soils but will grow in clay soils	Frost and drought tolerant, will grow in part-shade	S G W
Angophora costata	Smooth barked apple	Height to 25m. Trunk gnarled and crooked, pink to pale gray bark, cream flowers in summer, bark sheds in Spring	Well drained soil but is tolerant of many conditions	Drought tolerant, new tips can suffer frost damage	L F W
Brachychiton australis	Broad leaved bottle tree	Grows to 12m, fast growing, large maple like leaves, deciduous while flowering, cream flowers in early summer	Will grow in most soils: well-drained to poorly drained soils and alkaline soils	Frost and drought tolerant	S G
Brachychiton discolor	Lacebark tree	Height to 12m, pink flowers when semi-deciduous	Tolerates a range of soils, can be slow growing	Frost and drought tolerant	S G
Brachychiton rupstris	Bottle tree	Height to 20m, bottle shape develops in 5-8 years, drops leaves before flowering in Spring	Tolerates a variety of soil types	Frost and drought tolerant	L F E G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Brachychiton populneus	Kurrajong	Height to 10m, cream coloured bell shaped flowers in summer	Tolerates a variety of soil types	Drought tolerant and moderately frost tolerant	S
Caesalpinia ferrea	Leopard tree	Large tree to 15m, smaller in harsh conditions, bright yellow flowers, dappled grey bark	Likes well-drained soil	Will tolerate long periods of dryness and light frosts	S
Casuarina cristata	Belah	Large tree to 20m, fine needle foliage and rough grey bark	Tolerates a variety of soil types	Frost and drought tolerant	
Casuarina cunninghamiana		Height to 15m, narrow tree with irregular shape and dense foliage	Tolerates poor soils, prefers well drained soils, slightly acidic to very alkaline	Frost and drought tolerant, prefers full sun	F
Ceratonia siliqua	Carob	Height to 12m, dark green foliage	Prefers a free draining soil but will tolerate harsh environments	Frost and drought tolerant	F
Cupaniopsis Anacardioides	Tuckeroo	Small tree with dark green leathery foliage, grey trunk, yellow fruit	Tolerant of a wide range of soils, very hardy tree	Drought tolerant, will tolerate light frost	S B G
Eucalyptus argophloia	Chinchilla white gum	Height to 35m, narrow tree	Most soil types, mildly acidic to mildly alkaline	Frost and drought tolerant	L F

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Flindersia australis	Crow's Ash	Height to 10m	Tolerates most soils	Drought tolerant and tolerates light frost, more tolerant with age	S E G W
Flindersia brayleyana	Qld maple	Height over 15m, with columnar shape, shiny foliage, white flowers in summer	Needs well drained soil	Tolerates moderate frost	S
Flindersia maculosa	Leopard wood	Height to 15m, beautiful tree with mottled trunk	Tolerates most soils	Frost and drought tolerant	S B F E G W
Flindersia schottiana	Cudgerie Silver Ash	Height to 15m, white scented flowers	Good drainage and acidic soil	Drought tolerant and moderately frost tolerant	S L
Ginkgo biloba	Maidenhair tree	Butterflied fan-like leaves, autumn colours	Tolerates almost all soil types, likes well drained soil	Full sun, frost and drought tolerant	S
Gmelina leichardtii	White beech	Height to 15m in cultivation (probably less)	Well drained soil	Drought tolerant, will bounce back from frost	S L
Grevillea robusta	Silky oak	Height to 20m	Tolerates alkaline soil	Drought and frost tolerant	S L
Guioa semiglauca	Wild quince	Height to 12m in rainforests, probably much smaller, fluted trunk when older	Mildly acidic to mildly alkaline	Drought tolerant and observed to be frost tolerant	S G

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Jacaranda mimosifolia	Jacaranda	Tropical tree, height to 12m, in September loses leaves and displays spectacular purple flowers	Tolerates most soil conditions	Drought tolerant and moderately frost tolerant	S G
Jagera pseudorhus	Foambark	Rainforest tree to 10m, will not reach rainforest heights, brownish hairy flowers, pioneer species	Adapts to most soils	Drought tolerant and moderately frost tolerant	
Melaleuca irbyana	Weeping paperbark	Height 8m to 12m with thick spongy, papery bark and weeping branches	Will grow on poorly drained soil and clay soils	Drought and moderately frost tolerant	S B F G W
Melaleuca stypheliodes	Prickly-leaved paper bark	Height to 20m, dense rounded canopy and drooping branchlets, bark peels off	Tolerant of most soil types, due to its deep-rooting characteristics, lawn can be grown under its canopy	Drought and frost tolerant	S B F G R W
Polyscias murrayi	Pencil cedar	Height to 15m, umbrella shapes	Tolerates most soils, prefers well drained soils	Drought tolerant and tolerates light frost	
Pyrus calleryana	Callery pear	Height to 14m, columnar shape, showy blossoms	Able to handle wet heavy soils	Drought and frost tolerant	S G
Quercus suber	Cork oak	Height to 20m in Melb, so less here	Intolerant of compaction	Drought tolerant once established, frost tolerant	S

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Rhodosphaera rhodantha	Deep yellow wood	Medium tree to 12m, columnar shape	Tolerant of most soils, mildly acid, prefers good drainage	Drought and frost tolerant	S B F G
Stenocarpus sinuatus	Qld firewheel tree	Small tree in cooler areas, spectacular orange flowers	Prefers deep, moist, well-drained soil, will grow well on sandy loams to clay loams.	Drought tolerant and frost to -2, protect when young	G
Toona ciliata	Red cedar	Height to 20m, fast growing majestic tree, sprays of white aromatic flowers	Prefers well-drained soil	Drought and frost tolerant	S L

6.10.5.2 Large shrubs to small trees (5-10 m)

This list includes exotics that can be used for street trees and in many cases are being used as street trees.

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Agonis flexuosa	WA Peppermint	Height to 10m width to 5m long narrow leaves, small white flowers, weeping habit	Tolerates alkaline soils, likes good drainage	Reasonable drought and frost tolerant	G W
Banksia integrifolia subs. integrifolia	Coast Banksia	Height to 5m, will grow higher in favourable conditions	Prefers sandy acidic soil but will grow in sandy clay loam	Drought tolerant and moderately frost tolerant	S G W
Banksia integrifolia subs. monicola	Banksia	Height to 5m, will grow higher in favourable conditions	Light to medium clay	Drought and frost tolerant	S G W
Breynia oblongifolia		Colourful fruits are attractive to birds height to 3m	Tolerates a variety of soil types.	Easily grown in a variety of conditions.	
Callistemon 'Kings Park Special' (any appropriate height callistemon)	'Kings Park Special'	A small bushy Australian native tree to 5m high	Tolerate a range of soils.	Full sun, part shade, drought and frost tolerant.	B
Callistemon viminalis	Weeping bottle brush	Medium tree to 8m brilliant red bottle brush flowers in Spring and Autumn	Tolerates poor drainage	Frost and drought tolerant	S L B F E G R W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Croton insularis		Small tree 3-4m	Tolerant of low water, mildly alkaline to mildly acidic soils.	Hot overhead sun to warm low sun.	
Cycas revoluta		A low growing cycad. Up to 6m	Prefers a sunny, well drained spot, with deep soil, but will still thrive in less than ideal conditions	Frost and drought tolerant	
Elaeocarpus reticulatus	Blueberry Ash			Drought and frost tolerant	
Eremophila	Longifolia	Rounded shrub or small tree to 6m.	Endemic to area	Drought tolerant, fast growing.	
Eremophila	Mitchellii	Shrub or small tree to 8m.	Endemic to area	Drought tolerant and frost tolerant.	
Eucalyptus crenulata	Buxton silver gum	Fast growing tree to 8m, fine crenulated silver/pink foliage	Tolerates waterlogging, sandy and clay soils but prefers well drained soils	Drought and frost tolerant	
Eucalyptus torquata	Coral gum	Small to medium tree to 6m	Tolerant of most soil types and climatic conditions, but does prefer full sun and well-drained soil.	Drought and frost tolerant	
Hakea	Purpurea	Untidy, rounded or erect shrub to 1.8m high.	Endemic to area	Drought tolerant and frost tolerant.	

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Harpullia pendula	Tulipwood	Small tree with a dense crown of glossy green leaves with smooth grey bark, will not grow as big as coastal specimens	Tolerates soil conditions	Drought and frost tolerant	S G
Hymenosporum flavum	Native frangipani	Small to medium tree to 10m, cream to golden scented flowers	Tolerant of most soils, prefers well drained soil	Drought and frost tolerant	
Lagerstroemia indica	Crepe myrtle	Beautiful small flowering tree	Tolerant of most soil types	Drought and frost tolerant	S G
Leptospermum petersonii	Lemon scented tea tree	Height to 5m, many small white flowers	Tolerates poor soil	Drought tolerant, protect from frost	G W
Malus floribunda	Japanese crab apple	Small tree to 5m, beautiful floral display, round and dense	Well drained soil	Drought tolerant once established, frost tolerant	G
Malus ioensis 'Plena'	Crab apple	To 6m, masses of mildly fragrant double flowers in late spring	Prefers slightly acidic, well-drained soil	Drought and frost tolerant	S L G
Melaleuca decora	White feather honey myrtle	Height to 6m, mass of cream yellow flowers in spring	Tolerates most soils	Drought and frost tolerant	B G R W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Melaleuca linariifolia	Snow in Summer	Height to 8m, white fluffy flowers cluster over the plant in summer	Tolerates all soils	Drought and frost tolerant	B F G W
Notelaea longifolia	Large mock olive	Usually small tree to 3m but can grow up to 9m	Tolerates most soils	Drought tolerant and tolerates mild frost	B F G W
Pittosporum angustifolium	Weeping pittosporum	Height to 6m, slow growing, weeping foliage	Wide range of well drained soils	Drought and frost tolerant	S L B F E G W
Pittosporum multiflorum		Small orange fruits make this shrub very ornamental. It has small needle-like spines and is favoured by birds as a safe nesting site. 3m	Prefers well-drained soils.	A slow-growing plant that requires a sheltered site with plenty of light.	
Pittosporum rhombifolium	Qld holly	Height to 8m	Tolerates most soils	Drought tolerant and moderately frost tolerant	G
Syzygium australe	Lilly pilly, brush cherry	Height to 8m, compact form, good for hecging	Tolerates most soils	Drought tolerant and reasonably frost tolerant, is extremely hardy once established	S B F G

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Syzygium leuhmannii	Small leaved lilly pilly, riberry	Height to 8m, fluffy white flowers, pink new growth	Tolerates most soils	Drought tolerant and moderately frost tolerant	B F G W
Syzygium paniculata	Magenta cherry	Height to 8m in cultivation	Tolerates most Soils	Drought and frost tolerant	B F

6.10.5.3 Trees and shrubs (2-5m)

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Acacia chinchillensis	Chinchilla wattle	Grows to 3m	Well drained soils	Frost and drought tolerant, in partial shade or full sun	L B E G W
Alyogyne hakeifolia		Medium shrub to 3m, purple, pink or yellow flowers, needle-like foliage	Intolerant of bad drainage	Drought tolerant, shelter from heavy frost	BGW
Alyogyne huegelii	Lilac hibiscus	Grows to 2.5m, medium sized bushy shrub, good understorey plant, small purple hibiscus flower	Can cope with heavy soil, but likes reasonably well-drained soils	Drought tolerant, shelter from heavy frost	B G W
Brachychiton bidwillii	Little kurrajong	Grows to 3m. orange-red flowers on bare branches, flowers best in full sun	Tolerates a wide range of soil types, likes well-drained soil	Frost and drought tolerant.	L G W
Ceratopetalum gummiferum	NSW Christmas bush	Grows to 5m, red 'flowers' in December	Well drained soil	Frost tolerant	
Eremophila	Bignoniiflora x polyclada	This spectacular Australian native shrub handles a range of harsh conditions. 4m in height.	Preferring a sunny site with good drainage.	It will tolerate some frost and drought and this hardy plant is quite stunning.	B E G R W
Eucalyptus argophloia dwarf	Dwarf Chinchilla white gum	Height to 4m, weeping form	Thrives on heavy soil	Frost and drought tolerant	S B F G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Eucalyptus boliviana		Height to 5m, bluish leaves	Prefers deep loam soil	Frost and drought tolerant	B G W
Gossypium sturtianum	Sturt's Desert Rose	Height to 3m with hibiscus like flowers	Prefers well drained soil	Drought tolerant and moderately frost tolerant	G W
Gossypium sturtianum var. nandewarensense	Sturt's Desert Rose	Height to 3m with pinky hibiscus like flowers	Prefers well drained soil	Drought tolerant and more resistant to frosts than sturtianum	G W
Grevillea	Longistyla	Bushy, multi-stemmed shrub, 3 - 4m high x 2 - 3m wide; outer branches rusty-brown and slightly hairy towards the ends.	Endemic to area	Drought tolerant and frost resistant.	
Grevillea sp eg 'Honey Gem', 'Hookeriana' 'Misty Pink', and 'Moonlight'	Brush flowers, all different colours	Heights vary	Good drainage	Drought and frost tolerant	B G W
Indigofera australis	Pink pea flowers	Grows to 2.5m	Well drained acid soils	Tolerates moderately heavy frost, semi shaded position	B E G R W
Jacksonia scoparia	Native dogwood	Grows to 4 m Pea - like yellow flowers in spring, grey green arching branchlets	Well drained sandy and loamy soils	Full sun, part shade	E G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Kunzea baxteri	Crimson kunzea	Grows to 4m	Well drained soil	Drought tolerant, sheltered position - tolerates light frost	B G W
Kunzea opposita		Grows 1.5-3m, pink flowers at the end of branchlets	Well drained soil	Drought tolerant, may be damaged by heavy frost	E G W
Leptospermum lanigerum	Woolly tea tree	Grows to 3m, pendulous habit	Most soils	Drought and frost tolerant	B F G W
Magnolia Little Gem	Little gem	Small tree to 3m	Well drained soil	Drought and frost tolerant	G
Melaleuca elliptica	Granite bottle brush	Round shrub 3m x 3m	Tolerates most soils	Drought and frost tolerant	B F G W
Melaleuca nesophila	Showy honey myrtle	Thick foliage, pink pompom like flowers in spring and summer	Low maintenance, hardy plants, tolerates alkaline soils, prefers well drained soils	Frost and drought tolerant	B G W
Persoonia pinifolia	Pine leaved geebung, pine needle appearance, flowers grow in racemes from December to June	Height 2-4m	Free draining acid soil	Drought and frost tolerant	B G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Pultenaea flexilis	Graceful bush pea	Shrub to 3m, narrow leaves, yellow flowers at the ends of the branches in abundance	Free draining soil	Shelter plant from frost, moderately drought tolerant	B G W
Rhodamnia maideniana		A bushy shrub with ornamental foliage and small, pink flowers and black berries that are attractive to birds. 3m	Requires well-drained moist soil.	Prefers semi-shaded position.	
Xanthorrhoea johnsonii		Grass tree, typically single trunked specimens that grow up to 5 metres tall.	Well drained soil is best.	An open sunny situation.	

6.10.5.4 Small shrubs (0.5-2m)

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Austromyrtus dulcis	Midginberry	Low spreading shrub with fine myrtle foliage under 1m high	Good drainage	Frost tolerant	B G W
Calytrix tetragona	Common fringe myrtle	Bright green shrub with aromatic leaves when crushed, starry pink flowers	Well drained soils	Drought and frost tolerant	L B E G W
Correa 'Dusky Bells'		Evergreen shrub to 1 m high and 2-4 m in diameter, flowers March to September, attracts birds	It grows well on friable, well-drained and fertile loam.	Drought and frost tolerant	E
Crinum pedunculatum	River lily, spider lily	Bulbous perennial herb, strappy leaves, white spider flowers	Tolerates poor drainage and clay soils	Frost tolerant, tolerates dry conditions but may suffer, grows in sun or shade	B G
Dianella longifolia	Smooth-leaved flax lily	Tufted perennial herb to 400 mm, flowers Oct to Dec, follows with blue fruits	Prefers well drained soil	Drought and frost tolerant, prefers shady spot.	E G R
Dianella revoluta	Blue Flax Lily	Perennial clumping herb to 1m	Tolerant of most soil types	Very hardy once established, drought and frost tolerant	E G R

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Eremophila	Maculata	Low, multi-stemmed shrub, rounded or almost prostrate to 1.5m.	Endemic to area	Drought tolerant and frost tolerant.	
Grevillea 'Robyn Gordon'	Height to 1.5m	Red flowers	Well drained soils	Drought and frost tolerant	G W
Grevillea 'Superb'	Height to 1.5m	Apricot orange flowers	Well drained soils	Drought and frost tolerant	G W
Grevillea 'Coconut Ice'	Height to 2m	Pink and red flowers	Well drained soils	Drought and frost tolerant	G W
Grevillea 'Peaches and Cream'	Height to 1.5m	Yellow pink and orange colours in flowers	Well drained soils	Drought and frost tolerant	G W
Grevillea spp cultivars	All heights	All colours	Well drained soils	Drought and frost tolerant	G W
Hibbertia obtusifolia	Guinea flower	200 mm high , 1 m wide, good for border planting	Light clay to sandy soils	Drought and frost tolerant	E G R
Hovea lanceolata	Lance leaf hovea	Height to 2m, purple pea flower	Good drainage	Drought tolerant and moderately frost tolerant	E G W

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Leptospermum rotundifolium	Round leaved tea tree	Height to 1.5m, and 3m wide dense and stiff, mass of flowers	Tolerant of most soil types	Drought and frost tolerant	B G W
Lomandra filiformis	Wattle mat rush	Perennial tussock to 200 mm with inconspicuous flowers, good bank stabiliser	It grows in a variety of well-drained soil types from clays to humus-rich and sandy or rocky soils	Drought and frost tolerant	E G R W
Philotheca myoporoides	Native daphne Long leaf wax flower	800 mm high x 800 mm wide White star like flowers with rough centre	Well drained soil	Moderate frost tolerance, hardy once established	B G W
Prostanthera nivea	Snowy mint bush	Height to 2m	Tolerates most soil types	Drought and frost tolerant	B G W
Senna odorata	Southern Cassia	Shrub to 2m high and 1.5m wide, moderately fragrant yellow or orange flowers	Tolerates most soils	Tolerates light frost	B F G W
Swainsona galegifolia	Darling pea	Shrubby perennial to 1m, prune after flowering, useful quick cover	Tolerates most soils	Drought tolerant, maybe set back by frost	B E G W

6.10.5.5 Groundcovers and Climbers

Botanical Name	Common Name	Features	Soils	Conditions	Appropriate uses
Eremophila biserrata		Prostrate shrub that spreads by developing roots at the leaf nodes	Must have good drainage	Drought and frost tolerant	G
Eremophila debilis Syn Myoporum debilis	Winter apple or Amula	Prostrate shrub spreads 1-2 m, flowers white - purple mauve	Clay soils	Will grow in part shade or full sun	E G R

6.11 Appendix 2

Weed List Western Downs

Any plant not in this list but included in the Queensland Government's Weed list and/or included in the Brigalow Belt area for Weeds Australia is to be treated as a weed in the Western Downs.

Botanical Name	Common Name
Acacia farnesiana	Mimosa bush
Acacia karroo	Karoo thorn
Acacia nilotica subspecies indica	Prickly Acacia
Allamanda cathartica	Yellow allamanda
Asparagus scandens.	asparagus fern
Catharanthus roseus	Pink periwinkle
Celtis sinensis	Chinese Elm
Cinnamomum camphora	Camphor Laurel
Coffea arabica	Coffee Tree
Coreopsis lanceolata	Coreopsis
Cotymbia torelliana	Cadagi Gum
Cynodon dactylon	Couch grass
Duranta erecta	Duranta
Ficus elastica	Rubber Tree
Gleditsia triacanthos	Honey locust tree
Gloriosa superb	Glory lily
Koelreuteria formosana	Golden Rain Tree
Ligustrum sinense	Privet
Lonicera japonica	Japanese honeysuckle
Melia azedarach	White cedar
Murraya paniculata	Murraya
Olea europea	Olive
Paulownia tomentose	Paulownia
Pinus elliotti	Radiata Pine Trees
Schefflera actinophylla	Qld. Umbrella Tree
Schinus terebinthifolia	Broad Leafed Pepper Tree

Senna bicapsularis	Cassia
Senna floribunda	Cassia
Senna pendula	Easter Cassia
Spathodea campanulata	African Tulip Tree
Syagrus romanzoffia	Cocos Palm

Part 7 - Car Parking and Manoeuvring Standards

Sufficient manoeuvring of the B99 design vehicle must be achieved. The B99 vehicles must have adequate manoeuvring within the development and able to enter/exit the property.

The guidelines outlined by the *AS/NZS 2890.1 Part 1 Off-street Parking* are adopted in principle, and the design parameters used, are to be in accordance with the criteria listed in *AS/NZS 2890.1:2004*. Car parking and manoeuvring areas shall be designed in accordance with the current version and requirements of:

- AS/NZS 2890.1 – Parking Facilities – Part 1 Off-street car parking
- AS/NZS 2890.2 – Parking Facilities – Part 2 Off-street commercial vehicle facilities
- AS/NZS 2890.3 – Parking Facilities – Part 3 Bicycle parking facilities
- AS/NZS 2890.5 – Parking Facilities – Part 5 On Street Parking
- AS/NZS 2890.6 – Parking Facilities – Part 6 Off-street parking for people with disabilities

The following specific requirements shall be used when applying the above AS/NZ Standards

- The design vehicle for car parks shall be a B99 vehicle.
- The minimum width of any single park or adjoining car parks shall be 2.6m
- The minimum length of any single park shall be 5.4m
- Vehicles must enter and exit a site in a forward gear except as follows:
 - Where the site is a single detached dwelling house; or
 - Where the site is a multiple dwelling unit with no greater than 2 units and does not join a collector or higher order road or does not have a constructed pedestrian footpath at the frontage to the site.

Part 8 - Grids and Gates

Grids and Gates shall be designed, constructed and maintained in accordance with:

- Local Law No. 1 (Administration) 2011
- Subordinate Local Law No. 1.16 (Gates and Grids) 2

Part 9 - Vehicle Crossovers and Property Access

Vehicle crossovers and property accesses shall be designed, installed and maintained in accordance with:

- Local Law No. 1 (Administration) 2011 and
- Western Downs Regional Council – Access Policy

Vehicle crossovers and property accesses to the development should be constructed with a 1.0 metre minimum clearance from the edge of the crossover to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure or power poles.

Part 10 Flooding Overland Flow Categories and Standards

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10.1 Flooding Categories

Table 10.1.1 Flooding Immunity Levels - Buildings

Table 10.1.2 Community Infrastructure Flood Immunity Levels

10.2 Stormwater Overland Flow Categories

Table 10.2.1 Stormwater Overland Flow Path Immunity Levels

Table 10.2.2 Community Infrastructure Stormwater Overland Flow Immunity Levels

10.1 Flooding Categories

Development shall be categorised as shown below and the flood levels applicable to that category applied to building and operational works associated with development.

Table 10.1.1– Flood Immunity Levels – Buildings

Development Type	Minimum design floor or pavement levels (m)	Development Type Included in Category
Category A	100y ARI + 0.5 metres	Class 1 – 4 buildings where adjacent to a Major Flow Path.
Category B	100y ARI + 0.3 metres	Class 1- 4 Buildings – Habitable Floor Levels Class 5 – 10 Buildings Utilities and Essential services (excluding water and wastewater services) All Classes – areas for the storage or hazardous or dangerous goods.
Category C	100y ARI	Class 1-4 Buildings – Non-Habitable Floor Level Class 5-10 Buildings – remainder of floor area.
Category D	100y ARI	Nil
Category E	50y ARI	Parking and Manoeuvring areas and Stockpile Areas Garages.

Table 10.1.2 – Community Infrastructure Flood Immunity Levels

Development Type	Minimum design floor or pavement levels (m)	Development Type Included in Category
<i>Utility installation</i> (other)	100y ARI + 0.5 metres or greater height determined at the time of application and having consideration for the proposed development	Any uses not included in Table 8.2.4.3 of the planning scheme document
Air services	100y ARI + 0.5 metres	Strip, taxiways, operations buildings and control towers etc. (Other buildings as per table 10.1)

10.2 Stormwater Overland Flow Categories

Table 10.2.1 - Stormwater overland flow path immunity levels

Development Type	Minimum design floor or pavement levels (m)	Development Type Included in Category
Category A	50y ARI + 0.5 metres	Class 1 – 4 buildings where adjacent to a Major Flow Path.
Category B	50y ARI + 0.3 metres	Class 1- 10 Buildings – Where adjacent to a Minor Flow Path All Classes – areas for the storage or hazardous or dangerous goods.
Category C	50y ARI	Class 1-4 Buildings – Non-Habitable Floor Level Class 5-10 Buildings – remainder of floor area.
Category D	50y ARI	Nil

Category E	20y ARI	Parking and Manoeuvring areas and Stockpile Areas Garages
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Table 10.2.2 – Community Infrastructure Stormwater Overland Flow Immunity Levels

Development Type	Minimum design floor or pavement levels (m)	Development Type Included in Category
<i>Utility installation (other)</i>	100y ARI + 0.5 metres or greater height determined at the time of application and having consideration for the proposed development	Any uses not included in Table 8.2.4.3 of the planning scheme document

Part 11 Filling and Excavation Requirements

Earthworks and filling shall be carried out in accordance with:

- AS3798: Guidelines on Earthworks for Commercial and Residential Developments; and
- Department of Transport and Main Roads Technical Standard MRTS04, General Earthworks.

Part 12 Erosion and Sedimentation Guidelines

Erosion and Sedimentation Control works shall be designed, constructed and maintained generally in accordance with:

- Council's standard drawing nos. D-005, D-006 and D-007, as applicable:
- IPWEAQ Standard Drawings and
- Best Practice Erosion and Sediment Control - BPESC (International Erosion Control Association).

Part 13 Presentation of Plans

All plans submitted to Council must be in accordance with *AS 1100.101-1992 Technical drawing Part 101: General principles* and *AS/NZS 1100.501:2002 Part 501: Structural engineering drawing for structural design* and should address the following:

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13.1 Drawing Quality

13.2 Sheet Size

13.3 Preferred Scales

13.5 Base Sheet Information

13.5.1 Title Block

13.5.2 Architect or Approved Designer on Subdivisions Larger than 20 Lots

13.5.3 General

13.5.4 Dimensioning

13.1 Drawing Quality

Line work and text must retain legibility through the processes of photocopying, scanning and conversion to PDF. Text should be easily read at A3. Ensure hatching and other symbology is legible.

13.2 Sheet Sizes

- General A3 plans is the preferred size.

13.3 Landscaping Plans

- A1 and reduced to A3 are the preferred sizes, A4 acceptable for specifications and details.

13.4 Preferred Scales

Scale of plans should be at a standard scale and divisible by xxx

- Concept plans - minimum 1:500, preferred 1:100/1:200
- Sketch plans and working drawings - minimum 1:200
- Construction details - minimum 1:50

13.5 Base Sheet Information

13.5.1 Title Block

- Project or estate name
- Street address and suburb
- Real property description
- Applicant's name
- Council's issued application reference number (after initial submission)
- Design certification, (signed by RPEQ Engineer for Civil plans and Landscape

13.5.2 Engineer Architect or Approved Designer on subdivisions larger than 20

lots

- Scale
- Drawing and sheet number
- Date
- Schedule of Amendments

13.5.3 General

- North arrow
- Legend
- Locality map
- Property reserve and easement boundaries
- Notation of any preceding and future related landscape drawings

13.5.4 Dimensioning

- Linear dimensions are to be indicated in metres and millimetres where applicable
- Levels to be reduced to Australian Height Datum and indicated to 0.01m
- Slope batters to be indicated in percentage or ratio format



Planning Scheme Policy 2

Ecological Assessment Guidelines

SC6.3 Planning scheme policy 2 - Ecological assessment guidelines

SC6.3.1 Introduction

The Western Downs includes tracts and patches of remnant vegetation and associated habitat with high conservation value. While some of these values are already protected in the conservation estate, many are found outside areas that are explicitly protected. This includes tracts of remnant and regrowth vegetation and waterways and wetlands that not only provide habitat for native plants and animals but also corridors between conservation reserves.

The **Biodiversity Areas Overlay Map OM-002**, **Waterway Corridors Overlay Map OM-013** and **Wetlands Overlay Map OM-014** delineate the known location of these and other ecological values present in the Western Downs. However, as this mapping is derived from existing knowledge it is likely that some ecological features have not been adequately represented. As such, there is a need to undertake on the ground assessments so that development can respond to prevailing ecological values.

SC6.3.2 Application

This planning scheme policy is for the specific purpose of assessing ecological values within the Western Downs Local government area as triggered by the **Biodiversity Areas Overlay Map OM-002**, **Waterway Corridors Overlay Map OM-013** and **Wetlands Overlay Map OM-014**. The policy does not aim to replace assessments triggered by or undertaken in response to other government legislation or policy. For instance, the guideline should not be used to assess Matters of National Significance for the purposes of the *Environmental Protection and Biodiversity Conservation Act 1999* and will not discount the need for the assessment against the provisions of the *Vegetation Management Act 1999*. However, assessments undertaken for any other purpose will assist in the preparation of an ecological assessment prepared in accordance with these guidelines.

SC6.3.3 Ecological Assessment

SC6.3.3.1 Type of Assessment

The type of assessment required at a site triggered by the **Biodiversity Areas Overlay Map OM-002**, **Waterway Corridors Overlay Map OM-013** and **Wetlands Overlay Map OM-014** and where required by respective overlay codes will be largely dictated by the values mapped for the site and prevailing diversity and integrity of vegetation associations.

Desktop assessments are an integral component of all ecological assessments. The level of effort applied to desktop assessments should remain relatively constant irrespective of the level of field assessment required.

Whilst it is acknowledged that a spectrum of field survey effort can be considered, this ecological assessment guideline categories 2 levels:

- 1) **Basic** - Assessment is undertaken over the period of a day or less. Trapping is not undertaken, although diurnal searches for fauna are desirable. Vegetation structure is likely to be readily assessed using Quaternary sites, although transect information may be useful in some situations. All prevailing environments are assessed.
- 2) **Detailed** - Assessment is undertaken over a five day / four night period. Trapping is undertaken. To adequately describe vegetation structure a mix of Secondary and Quaternary sites are required. All prevailing environments are assessed. In some instances seasonal survey information may be required (e.g. Summer and Winter surveys).

Listed below are the ecological features delineated in **Biodiversity Areas Overlay Map OM-002**, **Waterway Corridors Overlay Map OM-013** and **Wetlands Overlay Map OM-014** and the of field level assessment required where development is likely to impact the feature:

Detailed assessments are required where the site is mapped as including one or more of the following

features:

- High Ecological Significance biodiversity areas;
- Waterways; and
- Wetlands.

Basic assessments are required where the site is mapped as including one or more of the following features:

- General Ecological Significance biodiversity areas;
- Local Ecological Significance;
- Biodiversity corridors.

For sites where there are features triggering either basic or detailed assessments are present, the level of assessment should be determined by the dominant feature for the site or in consultation with Council.

Assessments should not be restricted to portions of the site mapped as a constraint to the feature, but to the entire site so that spatial extent of ecological features can be accurately determined at the property level.

Whilst this represents a guide for the likely level of assessment required, advice should be sought from Council regarding the proposed approach. For example, a large site supporting a limited area of significant vegetation in a remote corner may not justify a full detailed assessment, whereas a site completely covered in remnant vegetation is likely to trigger assessment. Over time, the knowledge of the local environment will improve and as such there may be instances where Council may recommend a greater or reduced effort of survey.

SC6.3.3.2 Recommended Contents

Irrespective of the level of assessment required it will be necessary to establish and describe the following:

Table SC6.3.3 Ecological assessment requirements

Author's Qualifications	The skills and qualifications of the author of the ecological assessment.
Trigger for Ecological Assessment	A description of the values that are mapped for the site in the Vegetation Overlay and Waterway and Wetlands Overlay maps.
Background Information	Desktop assessment of known and likely values (see section 3.3 for guidance).
Methods of Field Assessment	See section 3.4 for guidance.
Description of Habitat Values	Describe the vegetation communities/regional ecosystems present on site. Identify the known flora and fauna species occurring on or utilising the site as an extension of its habitat. Provide lists of these species. Extent of significant habitat areas and features.
Condition	The condition of the site and the presence of threatening processes such as elements such as weeds.
Species / Communities of Conservation Significance	The known or likely presence of flora and fauna species or ecological communities that are of conservation significance.
Water and Drainage	The presence or otherwise of water features including rivers and streams, freshwater wetlands, estuarine or marine environments.
Ecological Corridors	Location, alignment and width of ecological corridors. This includes regional, local and site based corridors. The degree to which a site contributes to corridor function must be discussed (note, some sites may be entirely located within a corridor).
Response to Ecological	How the development proposal considers the identified

Values	ecological values.
Mitigation	Mitigation measures associated with the development. Any offset measures proposed.
Impacts	The likely residual impacts of the development proposal.

It is recommended that the above list forms the basis for a table of contents for the ecological assessment. The abovementioned list is not considered to be exhaustive and Council may request further detail to be included, however, this will be subject to each individual development application.

The report should include appropriately scaled maps and photographs of the site.

SC6.3.3.3 Desktop Assessment

The following is a list of some of the resources that might be reviewed to inform the field work component and the final written ecological assessment:

- Aerial photography, both current and historical;
- Existing reports that are specific to the site or region;
- Planning scheme overlays;
- Databases (e.g the Queensland Herbarium's HerbreCs and Corveg, Wildnet, EPBC Protected Matters, Birds Australia and Queensland Museum); and
- Existing mapping resources (e.g. regional ecosystem remnant and regrowth maps, Biodiversity Planning Assessments, geological, waterways and topographic).

If an area is mapped as State, Regional or Local significance, an assessment of the criteria that lead to its designation should be made.

SC6.3.3.4 Field Assessment

Flora

All vegetation communities should be assessed in terms of the structure and floristics. The Queensland Herbarium's "Methodology for Survey and Mapping of Vegetation Communities and Regional Ecosystems in Queensland" (Nelder *et. al.*, 2012) provides a framework against which vegetation communities can be delineated and described. A useful method for capturing vegetation structure and dominant floristics elements is the use of Secondary and Quaternary sites. At a property scale delineation of vegetation communities should be at a scale of 1:10,000 or better.

If wetlands are present they should be delineated according to "Part B of the draft Queensland Wetland Definition and Delineation Guideline" (DERM, 2011).

A flora list should be established for the site that adequately samples all vegetation communities present. Threatened species identified in the desktop assessment should be targeted. At a minimum the species list must include the common name, scientific name and status (conservation status or pest status).

Fauna

For basic assessments a description of habitat values should be included. The known or likely occurrence of significant species should be described. Diurnal searches including the following would ideally be undertaken:

- Diurnal bird searches;
- Diurnal ground searches;
- Tracks, scats and other trace analysis; and
- Opportunistic observations.

For detailed assessments the following techniques should be employed:

- Diurnal/nocturnal bird searches;
- Ground searches;
- Elliott trapping;
- Cage trapping where appropriate;
- Pitfall &/or funnel trapping;
- Hair funnel trapping;

- Spotighting;
- Anabat bat detection;
- Call playback; and
- Habitat assessment.

SC6.3.4 Qualification Requirements to Prepare an Ecological Assessment

Tertiary qualifications in environmental science with skills and/or training in field ecology are required. Preferably the consultant will be a Certified Environmental Practitioner. Individuals undertaking field work should have appropriate licences, approvals and permits required by DERM, DEEDI and the Animal Ethics Committee.

SC6.3.5 How Does the Ecological Assessment Inform Development Design?

The site design should respond to the findings of the ecological assessment. Important ecological features should be retained.

Important ecological features should also be buffered. Buffers to freshwater wetlands, waterways and estuarine environments should follow current best practice.

Where corridors are identified the design should include unencumbered movement paths. For wooded sites these should aim to be at least 350m wide. For sites with no to little vegetation provisions should be made to retain and restore the corridor.

Ecological features should be delineated in an opportunities and constraints map. The final ecological assessment should demonstrate how the proposed plan of development responds to site values.

SC6.3.6 Describe the Impacts

The impacts of the development should be described. This should include not only direct impacts such as the clearing of vegetation, but also the indirect impacts affected areas both on and off site (e.g. what the likely edge effects on vegetation or what is the likely impact of storm water runoff to receive sites). Both permanent (e.g. removal of a hollow bearing tree) and temporary (e.g. establishment of a temporary creek crossing) should be discussed.

Not all impacts are negative. A proposal that results in the overall enhancement of the natural environment through ecological restoration or removal of weeds will have a positive impact. A net benefit might also be achieved if an environmental offset (such as those delivered in accordance with current State government policy) results in a net increase in vegetation cover and/or the habitat of a threatened species.

References

Department of Environment and Resource Management., 2011, *Queensland Wetland Definition and Delineation Guideline*. Queensland Government, Brisbane.

Neldner, V.J., Thompson, E.J., Bean, A.R. and Dillewaard, H.A. with contributions from Wilson, B.A., Sparshott, K.M., Grimshaw, P., Dowling, R., Stephens, K.M., Price, R. and Stanely, T.D., 2005. *Methodology for Survey and Mapping of Vegetation Communities and Regional Ecosystems in Queensland*. (Ed.s Neldner, V.J., E.J. Thompson, A.R. Bean and H.A. Dillewaard). Queensland Herbarium, Queensland Environmental Protection Agency, Australia.



Planning Scheme Policy 3
Landscape Character Analysis Guidelines

SC6.4 Planning scheme policy 3 - Landscape character analysis guidelines

SC6.4.1 Introduction and Purpose

The Western Downs Landscape Character Analysis (Cardno Chenoweth, 2010) mapped landscape values in the region, including broadscale Landscape Character Types, High Landscape Value (HLV) Areas and Urban Gateways.

HLV Areas are intended to trigger development assessment and/or site-specific investigation (supplemented by Landscape Character Types identified in **Strategic Framework Map 3 – Community Identity and Landscape Character SFM3 -001 to SFM3-004**) to confirm or amend the validity of broadscale landscape evaluation.

The purpose of this planning scheme policy is to identify the level and type of analysis required to protect and enhance important landscape values where triggered by the **Scenic Amenity Overlay Map OM-013** or where for Impact Assessable development (at the discretion of Council).

SC6.4.2 Protection & Enhancement of Landscape Values

The purpose of Planning Scheme Policy 3 – Landscape Character Analysis is to:

- maintain and enhance scenic and landscape values of HLV areas;
- protect and maintain rural character and amenity; and
- maintain and enhance the rural town character and landscape setting of towns

In order to assess the extent to which proposed development is likely to be consistent with the above objectives, the following information is required by Council to accompany development applications where required by **Part 8.2.8.1 Scenic Amenity Overlay Code** or where for Impact Assessable development (at the discretion of Council).

SC6.4.3 Landscape Assessment

SC6.4.3.1 Assessment and Information Required

Development applications will require accompanying documentation of landscape assessment, and/or additional evaluation, according to the mapped category in Table SC6.4.1. Note that more than one map category in Table SC6.4.1 may apply.

Table SC6.4.3 – Landscape assessment requirements

Map Category	Information required	Details
<ul style="list-style-type: none"> • HLV Areas 	<p>Item 1: Visibility – where can the development be seen from?</p> <p>Item 2: Appearance – what will it look like when seen from significant viewpoints?</p>	<p>Detail 1: Viewshed map, identifying significant viewpoints (scenic roads and lookouts, towns and public parks, National Parks and other sensitive receptors).</p> <p>Detail 2: Photographs, sight line sections including heights of existing screening vegetation, and a map or plan showing the proposed development in relation to ridges, peaks, escarpments, skyline features and watercourses.</p>

Map Category	Information required	Details
	<p>Item 3: Mitigation measures.</p>	<p>Detail 3: Landscape concept and intent plan (minimum scale 1:500, with contours, plant species, spacing and establishment) for screening vegetation or visual integration; plus Vegetation Management Plan for sites where any clearing is proposed.</p>
<ul style="list-style-type: none"> • Landscape Character Types*: <ul style="list-style-type: none"> ○ Forested Uplands; ○ Grazed Uplands; or ○ Forested and Woodland Downs. 	<p>Items 1 - 3, plus:</p> <p>Item 4: Landscape Character analysis - consistency or incongruity with existing character.</p>	<p>Details 1 – 3, plus:</p> <p>Detail 4: Description of existing character of surrounding area, analysis of proposed built form scale and character (including earthworks and landscape) and their contrast or compatibility with existing scale, character and landscape; plus photomontage(s).</p> <p>Note- refer SC6.4.3.2 – Landscape Character Types for Landscape Character Type Descriptions.</p>
<ul style="list-style-type: none"> • Urban Gateways 	<p>Items 1 - 4, plus:</p> <p>Item 5: Location of proposed development in relation to the visual edges of town and features such as silos.</p>	<p>Details 1 – 4, plus:</p> <p>Detail 5: Assessment of likely impacts e.g. whether it will be perceived as reinforcing, obscuring or blurring distinct town edges and/or frame, as seen from scenic routes.</p>
<ul style="list-style-type: none"> • Scenic Routes 	<p>Item 2, where preliminary assessment indicates that development is not visible in any views from a Scenic Route towards a HLV area; OR Items 1 – 4, where development will be visible in views from a Scenic Route towards a HLV area, plus:</p> <p>Item 6: Visual intrusion on views to HLV areas, as seen from scenic routes.</p>	<p>Detail 2, where preliminary assessment indicates that development is not visible in any views from a scenic route towards a HLV area. OR Details 1 – 4 plus:</p> <p>Detail 6: Diagrammatic analysis showing view arcs from scenic route and proportion of view affected.</p>

Map Category	Information required	Details
<ul style="list-style-type: none"> • Landscape Character Types*: <ul style="list-style-type: none"> ○ Forested Uplands; ○ Grazed Uplands; or ○ Forested and Woodland Downs; ○ Open Downs; ○ Water Bodies. 	<p>Item 2, where preliminary assessment indicates that development will be below 15 metres high and screened from the road by existing on-site vegetation.</p> <p>OR</p> <p>Items 1 – 4, where built form will be above 15 metres in height or will not be screened by existing on-site vegetation, plus:</p> <p>Item 7: Visibility and scale of built form in relation to topography and rural surroundings, as seen from roads.</p>	<p>Detail 2, where preliminary assessment indicates that development will be below 15 metres high and screened by existing on-site vegetation.</p> <p>OR</p> <p>Details 1 – 4, where built form will be above 15 metres in height or will not be screened by existing on-site vegetation, plus:</p> <p>Detail 7: Analysis of built form massing (existing and proposed), its relationship to topography, vegetation and rural setting, and setbacks / buffers, as seen from roads.</p> <p>Note- refer SC6.4.3.2 – Landscape Character Types for Landscape Character Type Descriptions.</p>

* Refer **Strategic Framework Map 3 – Community Identity and Landscape Character** for identification of Landscape Character Types.

SC6.4.3.2 Landscape Character Types

Descriptions of Landscape Character Types as defined in Western Downs Landscape Character Analysis (Cardno Chenoweth, 2010) are provided in Table SC6.4.2.

Table SC6.4.2 – Landscape character types

Character Type	Description
Uplands	Generally, the uplands of the Great Dividing Range, Bunya Mountains National Park and other mountains create the landscape 'frame' and view shed edges, and form the scenic background to most views across the Downs. The rolling plains and wooded hills of the Downs are best appreciated from mountain viewpoints, and then only from places where natural or cleared openings in the forest cover allow views.

<p>Forested Uplands</p>	<p>The forested uplands comprise many different vegetation communities, but in terms of broad landscape character they may be grouped as:</p> <p>(i) Eucalypt & Cypress Forest (95%) A relatively high proportion of uplands remain forested with eucalypt and cypress pine forests, including the large Barakula State Forest in the northwest. Views from the road in these forests are also limited by the vegetation, except along cleared edges. Forested upper slopes and skyline ridges are visible from roads and the surrounding Downs, and form attractive backgrounds to many views over cleared agricultural land; and</p> <p>(ii) Rainforest & Dry Vine Forest (5%) The rainforest areas of the Bunya Mountains National Park in the north-east of the study area (and the neighbouring South Burnett Region) are unique to this region, with the distinctive shapes of tall Bunya Pines emergent above dense rainforest, with occasional grassy patches ('balds'). Other patches of dense forest remaining in the study area are mainly Dry Vine Thickets. Views from the road are limited by the dense shaded forest cover, except in the 'balds' and along cleared edges</p>
<p>Grazed Uplands</p>	<p>Areas where the forest and woodland vegetation has been cleared or thinned for grazing generally occupy hillslopes fringing the forested uplands. The landscape patterns may be broadly grouped as:</p> <p>(i) Woodland/Grassland Mosaic (85%) Where trees and understorey have been thinned for grazing, or where the forest cover is interspersed with small patches and strips of pasture or native grasses, the mosaic landscape is part of the rural pattern; and</p> <p>(ii) Grassland (15%) Clearing for pasture extends into the uplands, mainly on the lower slopes, where grassland and cattle are an important part of the rural landscape and allow more extensive views, often with a backdrop of wooded hills.</p>
<p>Downs</p>	<p>Generally, the flat plains with intensive agriculture, interspersed with undulating low hills with grazing or forest cover, represent the distinctive rural Darling Downs character. Where trees are absent from the land use or from the roadside, long views across the flat landscape are available towards distant features.</p>
<p>Forested & Woodland Downs</p>	<p>Areas where trees form a dominant component of landscape character include:</p> <p>(i) Forest / Woodland / Grassland Mosaic (65%) Mosaic areas include a mixture of grassland and forest in various scales and degrees of thinning, as well as bands and strips or riparian vegetation along rivers and creeks; and</p> <p>(ii) Native Forests & Woodland (35%) The larger tracts of remnant vegetation in State Forests or reserves, or remaining on private rural land, indicate the pre-European landscape of the Darling Downs and also support most of its native biodiversity. These forests and woodlands are diverse in their composition and density, and also contribute significantly to the diversity of landscape character as seen from the road or from elevated viewpoints.</p>

Character Type	Description
Open Downs	<p>Parts of the study area where extensive views are available across flat plains, and where trees and built form are a minor part of the landscape character. These areas include:</p> <p>(i) Cropland with patches/strips of trees (73%) Extensive areas of flat plain used for irrigated cropping typify the distinctive landscape imagery of the Darling Downs, with mountains in the distant background. As seen from the roads, some of these paddocks are fringed by trees, often associated with watercourses or retained / planted as shelterbelts, and this vegetation provides a sense of scale to the seen landscape. Smaller flat areas of irrigated or dryland cropping on alluvial or other good soils, often surrounded by woodland or grassland, also occur throughout the region; and</p> <p>(ii) Grassland (27%) Areas of grassland used for grazing occur on land and soils generally not suitable for cultivation or outside irrigation areas. As with the upland grassland, these are an important part of the rural landscape and allow more extensive views, often with a backdrop of wooded hills.</p>
Waterbodies	The main waterbodies of Lake Broadwater and The Gums Lagoon, and other smaller ponds and dams too small to map at regional scale, provide contrast in the scenery and contribute to landscape diversity.

SC6.4.3.3 Preliminary Assessment

As indicated in Table SC6.4.1 – Landscape Assessment Requirements, the information required by Council to accompany development applications in areas triggered by the Scenic Amenity overlay maps comprises up to five details, depending on the location of development. In some cases (as indicated above), preliminary assessment may indicate whether or not additional investigation and detailed submissions are required, at the discretion of Council.

SC6.4.3.4 Documentation

The information required by Council to accompany applications should include, as a minimum, the following information:

Table SC6.4.3 – Landscape assessment documentation requirements

Responsible author(s)	Credentials of author(s). assessor(s), qualifications & organization
Description of the study area	Location & size of site, brief description of site based on aerial photos, landscape overlay map categories
Development description	A brief description of proposed development, size and scale, setback or buffering, landscaping and intended use.
Preliminary and desktop assessment	Topographic analysis of viewshed and sight line section(s) to verify landscape values and overlay map categories, and indicate whether more detailed investigation is required
Detailed Assessment	Landscape analysis description of site and surrounding landscape context, and project assessment (including mitigation), as per details 1 – 4 above, as triggered by the overlay maps and the Table above, plus details 5. 6 and/or 7 as required; with accompanying Figures and Plates.

Summary of Potential Impacts	Description of the likely impacts of the proposed development on character and visual or scenic amenity values of the site and surrounding lands.
Summary of Mitigation Measures	Measures proposed to avoid or minimise visual intrusion associated with the proposed development, particularly in areas that are where the proposal is inconsistent with the character and/or is visible from scenic routes, towns and lookouts.

References

Cardno Chenoweth (2010) *Western Downs Landscape Character Analysis*. For Western Downs Regional Council through Cardno HRP.

SC6.5 Planning scheme policy 4 - Local heritage places

The Heritage Places listed in Table SC6.5.1 are for the purpose of interpretation of the **Heritage overlay map (OM-005)** and the Heritage overlay code in Part 8.

Table SC6.5.1 - Local heritage places

Place Name	Town	Lot and Plan/ Street Address	Primary Historic Theme/s	Secondary Historic Theme/s	QLD Heritage Place ID	National Estate Place ID
Bell Cemetery	Bell	259C8188 Squaretop - Bell Road	<ul style="list-style-type: none"> • Peopling places • Building settlements, towns, cities and dwellings 	<ul style="list-style-type: none"> • Family and marking the phases of life • Migration from outside and within • Planning and forming settlements • Developing urban services and amenities 	N/A	N/A
Bell Railway Station (former)	Bell	141SP133996 56 Dennis Street	<ul style="list-style-type: none"> • Moving goods, people and information 	<ul style="list-style-type: none"> • Using rail 	N/A	N/A
Bell War Memorial	Bell	141SP133996	<ul style="list-style-type: none"> • Maintaining order • Creating social and cultural institutions 	<ul style="list-style-type: none"> • Defending the country • Commemorating significant events 	N/A	N/A
Barakula-Chinchilla Tramway, Forestry Station and sawmill site	Blackswamp		<ul style="list-style-type: none"> • Exploiting, utilising and transforming the land • Developing secondary and tertiary industries • Moving goods, people and information • Educating Queenslanders 	<ul style="list-style-type: none"> • Exploiting natural resources • Developing manufacturing capacities • Using rail • Primary/secondary schooling 	N/A	N/A
Cactoblastis Memorial Hall	Boonarga	1RP52080 Warrego Highway	<ul style="list-style-type: none"> • Creating social and cultural institutions 	<ul style="list-style-type: none"> • Commemorating significant events 	601273	16252

Place Name	Town	Lot and Plan/ Street Address	Primary Historic Theme/s	Secondary Historic Theme/s	QLD Heritage Place ID	National Estate Place ID
Brigalow Cemetery	Brigalow	185LY431 Brigalow - Canaga Creek Road	<ul style="list-style-type: none"> • Peopling places • Building settlements, towns, cities and dwellings 	<ul style="list-style-type: none"> • Family and marking the phases of life • Migration from outside and within • Planning and forming settlements • Developing urban services and amenities 	N/A	N/A
Chinchilla Cemeteries	Chinchilla	1st - 188C24373 2nd - 18SP156049 Cemetery Road	<ul style="list-style-type: none"> • Peopling places • Building settlements, towns, cities and dwellings 	<ul style="list-style-type: none"> • Family and marking the phases of life • Migration from outside and within • Planning and forming settlements • Developing urban services and amenities 	N/A	N/A
Chinchilla Court House	Chinchilla	202C24342	<ul style="list-style-type: none"> • Maintaining order 	<ul style="list-style-type: none"> • Policing and maintaining law and order 	N/A	N/A
Chinchilla Hospital Complex	Chinchilla	21LY544 Slessor Street	<ul style="list-style-type: none"> • Providing health & welfare services 	<ul style="list-style-type: none"> • Health services 	N/A	N/A
Chinchilla Railway Complex	Chinchilla	166SP123298 Railway Street	<ul style="list-style-type: none"> • Moving goods, people and information 	<ul style="list-style-type: none"> • Using rail 	N/A	N/A
Chinchilla War Memorials (including Anzac Park and Googs Memorial)	Chinchilla	187C2434 204C24342	<ul style="list-style-type: none"> • Maintaining order • Creating social and cultural institutions 	<ul style="list-style-type: none"> • Defending the country • Commemorating significant events 	N/A	N/A
Soldier Statue, Chinchilla	Chinchilla	4SP199343 57 Heeney Street	<ul style="list-style-type: none"> • Creating social and cultural institutions 	<ul style="list-style-type: none"> • Commemorating significant events 	601269	N/A
Speculation Oil Well & Camp	Chinchilla	Speculation Auburn Road	<ul style="list-style-type: none"> • Exploiting, utilising and transforming the land 	<ul style="list-style-type: none"> • Exploiting natural resources 	N/A	N/A

Place Name	Town	Lot and Plan/ Street Address	Primary Historic Theme/s	Secondary Historic Theme/s	QLD Heritage Place ID	National Estate Place ID
Condamine Cemeteries	Condamine	1st - 8C4423 Wambo Street 2nd - 88ROG3422 Leichhardt Highway	<ul style="list-style-type: none"> • Peopling places • Building settlements, towns, cities and dwellings 	<ul style="list-style-type: none"> • Family and marking the phases of life • Migration from outside and within • Planning and forming settlements • Developing urban services and amenities 	N/A	N/A
Cumkillenbar Memorial Park	Cumkillenbar	7AG4025 35-45 Delcay Street	<ul style="list-style-type: none"> • Maintaining order • Creating social and cultural institutions 	<ul style="list-style-type: none"> • Defending the country • Commemorating significant events 	N/A	N/A
Dalby Fire Station	Dalby	25D93 21 New Street	<ul style="list-style-type: none"> • Building settlements, towns, cities and dwellings 	<ul style="list-style-type: none"> • Developing urban services and amenities 	602754	N/A
Dalby Monumental Cemetery	Dalby	243AG1066 & 227C730663 Cemetery Road	<ul style="list-style-type: none"> • Peopling places 	<ul style="list-style-type: none"> • Family and marking the phases of life • Migration from outside and within 	N/A	N/A
Dalby Police Station (former)	Dalby	17D963 132 Cunningham Street	<ul style="list-style-type: none"> • Maintaining order 	<ul style="list-style-type: none"> • Policing and maintaining law and order 	N/A	N/A
Dalby Railway Complex	Dalby	322SP122110 Coolibah and Matheson Street	<ul style="list-style-type: none"> • Moving goods, people and information 	<ul style="list-style-type: none"> • Using rail 	N/A	N/A
Dalby Swimming Pool Complex	Dalby	58 Patrick Street 152SP139359	<ul style="list-style-type: none"> • Creating social and cultural institutions 	<ul style="list-style-type: none"> • Sport and recreation 	602564	N/A
Dalby Town Council Chambers and Offices (former)	Dalby	47CP886482 133 Cunningham Street	<ul style="list-style-type: none"> • Maintaining order 	<ul style="list-style-type: none"> • Local government 	601018	N/A
Dalby War Memorial and Gates	Dalby	152SP139359 Patrick Street	<ul style="list-style-type: none"> • Creating social and cultural institutions 	<ul style="list-style-type: none"> • Commemorating significant events 	600441	16144
National Broadcasting Service building (former)	Dalby	1RP54749 Bunya Highway	<ul style="list-style-type: none"> • Moving goods, people and information 	<ul style="list-style-type: none"> • N/A 	N/A	N/A

Place Name	Town	Lot and Plan/ Street Address	Primary Historic Theme/s	Secondary Historic Theme/s	QLD Heritage Place ID	National Estate Place ID
St Columba's Convent	Dalby	41SP193330 169 Cunningham Street	<ul style="list-style-type: none"> • Creating social and cultural institutions 	<ul style="list-style-type: none"> • Worshipping and religious institutions 	602761	N/A
St John's Anglican Church	Dalby	4D14948 153 Cunningham Street	<ul style="list-style-type: none"> • Creating social and cultural institutions 	<ul style="list-style-type: none"> • Worshipping and religious institutions 	602399	N/A
St Joseph's Catholic Church	Dalby	14D149413 142 Cunningham Street	<ul style="list-style-type: none"> • Creating social and cultural institutions 	<ul style="list-style-type: none"> • Worshipping and religious institutions 	N/A	N/A
The Crossing	Dalby	327AG3744 Edward Street	<ul style="list-style-type: none"> • Building settlements, towns, cities and dwellings 	<ul style="list-style-type: none"> • Establishing settlements • Developing urban services and amenities 	N/A	N/A
Downfall Creek Lutheran Church and Cemetery	Downfall Creek	54FT158	<ul style="list-style-type: none"> • Peopling places • Creating social and cultural institutions 	<ul style="list-style-type: none"> • Family and marking the phases of life • Migration from outside and within • Worshipping and religious institutions 	N/A	N/A
Myall Park Botanic Garden	Glenmorgan	20SP172531 Myall Park Road	<ul style="list-style-type: none"> • Exploiting, utilising and transforming the land 	<ul style="list-style-type: none"> • Protecting and conserving the environment • Valuing and appreciating the environment 	N/A	N/A
Bottle trees	Jandowae	On George Street, between William and High Street	<ul style="list-style-type: none"> • Exploiting, utilising and transforming the land 	<ul style="list-style-type: none"> • Valuing and appreciating the environment and landscapes 	N/A	N/A
Club Hotel	Jandowae	2RP50888 29 George Street	<ul style="list-style-type: none"> • Developing secondary and tertiary industries 	<ul style="list-style-type: none"> • Lodging people 	N/A	N/A

Place Name	Town	Lot and Plan/ Street Address	Primary Historic Theme/s	Secondary Historic Theme/s	QLD Heritage Place ID	National Estate Place ID
Jandowae Cemetery	Jandowae	197LY793	<ul style="list-style-type: none"> • Peopling places • Building settlements, towns, cities and dwellings 	<ul style="list-style-type: none"> • Family and marking the phases of life • Migration from outside and within • Planning and forming settlements • Developing urban services and amenities 	N/A	N/A
Jandowae Memorial Hall and School of Arts	Jandowae	13J773 Corner George & Market Streets	<ul style="list-style-type: none"> • Maintaining order • Creating social and cultural institutions 	<ul style="list-style-type: none"> • Defending the country • Cultural activities • Organisations and societies • Commemorating significant events 	N/A	N/A
Jandowae Showgrounds and Racetrack	Jandowae	73LY496	<ul style="list-style-type: none"> • Creating social and cultural institutions 	<ul style="list-style-type: none"> • Cultural activities • Organisations and societies • Sport and recreation 	N/A	N/A
Queensland National Bank (former)	Jandowae	1RP86123	<ul style="list-style-type: none"> • Developing secondary and tertiary industries 	<ul style="list-style-type: none"> • Financing 	N/A	N/A
Trumpeters Corner	Jandowae	Jeitzs Road & Nine Mile Road	<ul style="list-style-type: none"> • Exploiting, utilising and transforming the land • Maintaining order • Creating social and cultural institutions 	<ul style="list-style-type: none"> • Pastoral activities • Defending the country • Commemorating significant events 	N/A	N/A
Jimbour Cemetery	Jimbour	3SP121405	<ul style="list-style-type: none"> • Peopling places 	<ul style="list-style-type: none"> • Family and marking the phases of life • Migration from outside and within 	N/A	N/A
Jimbour Dry Stone Wall	Jimbour	Dalby-Jandowae Road	<ul style="list-style-type: none"> • Exploiting, utilising and transforming the land 	<ul style="list-style-type: none"> • Pastoral activities • Exploring, surveying and mapping the land 	602415	N/A

Place Name	Town	Lot and Plan/ Street Address	Primary Historic Theme/s	Secondary Historic Theme/s	QLD Heritage Place ID	National Estate Place ID
Jimbour House	Jimbour	2SP121405 86 Jimbour Station Road	<ul style="list-style-type: none"> Exploiting, utilising and transforming the land 	<ul style="list-style-type: none"> Pastoral activities Agricultural activities Exploring, surveying and mapping the land 	600941	9258
Kogan Memorial Hall	Kogan	8DY356 Kogan Condamine Road	<ul style="list-style-type: none"> Maintaining order Creating social and cultural institutions 	<ul style="list-style-type: none"> Defending the country Cultural activities Organisations and societies Commemorating significant events 	N/A	N/A
Miles Butter Factory (former)	Miles	1RP118514	<ul style="list-style-type: none"> Exploiting, utilising and transforming the land Developing secondary and tertiary industries 	<ul style="list-style-type: none"> Pastoral activities Developing manufacturing capacities Feeding Queenslanders 	N/A	N/A
Miles Cemeteries	Miles	1st - 123BWR613 Hawkins Street, Dogwood Crossing Walkway 2nd - 107BWR424 Hookswood Road, 3rd - 139BWR297 Racecourse Road,	<ul style="list-style-type: none"> Peopling places Building settlements, towns, cities and dwellings 	<ul style="list-style-type: none"> Family and marking the phases of life Migration from outside and within Planning and forming settlements Developing urban services and amenities 	N/A	N/A
Miles Railway Complex	Miles	35SP125510 Corbett Drive	<ul style="list-style-type: none"> Moving goods, people and information 	<ul style="list-style-type: none"> Using rail 	N/A	N/A
Russell Park and Soldiers Road	Mowbullam	5RP46591	<ul style="list-style-type: none"> Exploiting, utilising and transforming the land Maintaining order Developing secondary and tertiary industries Creating social and cultural institutions 	<ul style="list-style-type: none"> Exploiting natural resources Protecting and conserving the environment Valuing and appreciating the environment Defending the country Catering for tourists Sport and recreation 	N/A	N/A

Place Name	Town	Lot and Plan/ Street Address	Primary Historic Theme/s	Secondary Historic Theme/s	QLD Heritage Place ID	National Estate Place ID
Pelican State School and Hall	Pelican (Canaga Logie)	46LY418 35LY217	<ul style="list-style-type: none"> • Creating social and cultural institutions • Educating Queenslanders 	<ul style="list-style-type: none"> • Cultural activities • Organisations and societies • Primary/secondary schooling 	N/A	N/A
Tara Cemetery	Tara	99RG170 Undulla Creek Road	<ul style="list-style-type: none"> • Peopling places • Building settlements, towns, cities and dwellings 	<ul style="list-style-type: none"> • Family and marking the phases of life • Migration from outside and within • Planning and forming settlements • Developing urban services and amenities 	N/A	N/A
The Gums Cemetery	The Gums	34CP909622 Surat Developmental Road	<ul style="list-style-type: none"> • Peopling places • Building settlements, towns, cities and dwellings 	<ul style="list-style-type: none"> • Family and marking the phases of life • Migration from outside and within • Planning and forming settlements • Developing urban services and amenities 	N/A	N/A
Juandah Homestead Site (former)	Wandoan	1SP106043	<ul style="list-style-type: none"> • Peopling places • Exploiting, utilising and transforming the land • Building settlements, towns, cities and dwellings 	<ul style="list-style-type: none"> • Family and marking the phases of life • Migration from outside and within • Pastoral activities • Dwellings 	N/A	N/A

Place Name	Town	Lot and Plan/ Street Address	Primary Historic Theme/s	Secondary Historic Theme/s	QLD Heritage Place ID	National Estate Place ID
Wandoan Cemeteries	Wandoan	26FT662	<ul style="list-style-type: none"> • Peopling places • Building settlements, towns, cities and dwellings 	<ul style="list-style-type: none"> • Family and marking the phases of life • Migration from outside and within • Planning and forming settlements • Developing urban services and amenities 	N/A	N/A
All Saints Church	Warra	510W2691	<ul style="list-style-type: none"> • Maintaining order • Creating social and cultural institutions 	<ul style="list-style-type: none"> • Defending the country • Worshipping and religious institutions • Commemorating significant events 	N/A	N/A
Warra Cemetery	Warra	68LY1053	<ul style="list-style-type: none"> • Peopling places • Building settlements, towns, cities and dwellings 	<ul style="list-style-type: none"> • Family and marking the phases of life • Migration from outside and within • Planning and forming settlements • Developing urban services and amenities 	N/A	N/A
Warra Memorial Hall	Warra	503W2691 504W2691 505W2691 Warrego Highway	<ul style="list-style-type: none"> • Maintaining order • Creating social and cultural institutions 	<ul style="list-style-type: none"> • Defending the country • Cultural activities • Organisations and societies • Commemorating significant events 	N/A	N/A
Dingo Barrier Fence			<ul style="list-style-type: none"> • Exploiting, utilising and transforming the land 	<ul style="list-style-type: none"> • Pastoral activities 	N/A	N/A

Place Name	Town	Lot and Plan/ Street Address	Primary Historic Theme/s	Secondary Historic Theme/s	QLD Heritage Place ID	National Estate Place ID
Leichhardt 1844 Expedition Camps	Various locations	29/AU115 170/LY481 130/LY223 7/FT956 95/FT598 4/FT835681 61/FT515 88/FT894 21/FT582 302/FTY1964 302/FTY1964 302/FTY1964 1/RP144660 24/AU146 24/AU146 12/AU174 13/L3417 169/LY99 173/LY780 32/L34234 141/SP172882 23/L34176 89/L34236	<ul style="list-style-type: none"> Exploiting, utilising and transforming the land 	<ul style="list-style-type: none"> Exploring, surveying and mapping the land 	N/A	N/A

SC6.6 Planning Scheme Policy 5 - Development Application Requirements

SC6.6.1 Introduction and purpose

The purpose of the planning scheme policy is to set out requirements for the preparation of development applications made to the Western Downs Regional Council under the *Planning Act 2016* (the Act).

The purpose of the planning scheme policy is also to ensure applicants are aware of the information Council may request during the development application process.

SC6.6.1.1 Authorised Legislation

The planning scheme policy is made under Chapter 2, Part 3 of the Act.

SC6.6.1.2 Relationship to the Planning Scheme

The planning scheme is to be read in conjunction with the assessment provisions specified in the Western Downs Planning Scheme.

SC6.6.1.3 Interpretation

Terms used in this planning scheme policy are defined in Schedule 1 - Definitions of the Planning Scheme. Where a term is not defined in Schedule 1, Section 1.3 Interpretation of the Planning Scheme applies.

SC6.6.2 All Development Applications

All development applications must be 'properly made' in accordance with Section 51 of the Act and its Regulations. For a development application to be 'properly made' it must be accompanied by:

- (a) The relevant DA form(s);
- (b) The documents listed on the form(s) as being required;
- (c) Any relevant application fee set out by Western Downs Regional Council for administering the application; and
- (d) Owners consent if required under Section 51 (2) of the Act.

SC6.6.3 Mandatory Requirements for Development Applications

In accordance with Section 51 of the Act and DA Form 1 all development applications must be accompanied by:

- (a) Information addressing any applicable assessment benchmarks;
Note: *This is a mandatory requirement and includes any relevant templates under question 23 of DA Form 1, a planning report and any technical reports required by the relevant categorising instruments (e.g. planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#)*
- (b) Relevant plans of the development
Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*
- (c) Evidence the portable long service leave levy for Qleave has been paid, or will be paid prior to issue of a Development Permit (for Building Work and Operational Work applications only)

SC6.6.4 Additional Information Required by Development and Overlay Codes

Table SC6.6.6 Additional information required by development and overlay codes

Code	Information Required
Amenity	<p>Sufficient detail should be provided to enable “<i>Council</i>” to accurately determine the likely impact of the proposal on the amenity of the locality. The following details should be provided:</p> <ul style="list-style-type: none"> (a) hours of operation; (b) delivery times of goods; (c) heights of “<i>Buildings</i>” and “<i>Structures</i>”; (d) setbacks and boundary clearances of all “<i>Buildings</i>” and “<i>Structures</i>”; and (e) external lighting arrangements.
Traffic and Servicing	<p>Sufficient information should be provided to enable “<i>Council</i>” to accurately assess traffic related matters. The following information should be provided:</p> <ul style="list-style-type: none"> (a) traffic likely to be generated by the proposal; (b) the number, type and frequency of vehicles likely to service the proposal; (c) the times and arrangements for servicing of the “<i>Premises</i>”; (d) anticipated carparking requirements; and (e) the extent of car parking, vehicle manoeuvring areas, crossover / access details, loading /unloading areas, service areas.
Emissions	<p>Sufficient detail should be provided to enable “<i>Council</i>” to accurately determine the extent and nature of likely impacts arising from emissions. The following information should be provided:</p> <ul style="list-style-type: none"> (a) the nature of any anticipated emissions (including odour, noise, dust, run-off and the like); (b) measures proposed for the control of emissions; (c) the location and methods of containment and control of waste disposal and waste storage areas; (d) types, quantities, storage methods, and protection measures relating to storage and use of chemicals; and (e) emergency equipment and procedures to be utilised.
Reconfiguring a Lot - Need	<p>Details of the need for and suitability of the proposed reconfiguration (subdivision) should be provided. Appropriate information would include:</p> <ul style="list-style-type: none"> (a) existing subdivision pattern in the locality; (b) the nature of the proposed subdivision within the context of that existing subdivision pattern; (c) availability of alternative locations that may reduce the need for the proposed subdivision; (d) availability of lots within the locality and recent trends in development and occupation of those lots; (e) anticipated effect of the proposed subdivision on the future use and “<i>Development</i>” of land in the locality; (f) potential for an oversupply of lots having regard for recent and anticipated rates of dwelling completions; (g) details of existing or likely future rural “<i>Development</i>” in the locality involving “<i>Intensive animal industry</i>” or activities such as aerial spraying and the like; (h) potential for the subdivision to detrimentally affect the preservation of Good Quality Agricultural Land; (i) potential for the creation of ribbon “<i>Development</i>”; and (j) potential for the need to upgrade infrastructure and services.
Economic Impact	<p>An economic impact assessment looks at the public need, economic impact and consistency of the role and function of a development proposal against the Western Downs centres network.</p>

Code	Information Required
	<p>It should be noted that a developments economic impact on the Western Downs centres network is not the only consideration. Further justification of how a proposal meets other desired outcomes (e.g. location, access, urban design etc.) will be required in addition to an economic impact assessment.</p> <p>An Economic impact assessment must be prepared by a qualified and experienced economist or economic analyst with proven technical experience in assessing and providing advice about the economic impacts of a range of land uses and developments.</p> <p>An Economic impact assessment should include, as a minimum, the following:</p> <ul style="list-style-type: none"> (a) A brief overview of the proposed development (e.g. key components, floor space, key tenant(s)); (b) Any differences in trading and operational attributes for the proposal that might influence the assessment (e.g. shopper behaviour, marketing position, etc.); (c) Anticipated catchment or trade area(s) of the proposed development having regard to: <ul style="list-style-type: none"> i. The size, role and function of the proposed development both in terms of being a standalone development and cumulatively with existing approvals on nearby or neighbouring sites; ii. The existing network of retail centres servicing the trade area(s) and its surrounds; iii. The configuration of the existing and future road, public and active transport network which is likely to provide access to the site; iv. Any other physical or psychological barriers that may influence shopper behaviours; (d) The extent (i.e. floor space), location, nature and adequacy of existing or approved retail floor space and designated centres that may be affected by the proposed development; (e) The quantum and location of any vacancies within the existing centres network that may be affected by the proposed development; (f) Outline of any investigations (or enquiries) undertaken by the applicant or its advisors to locate the proposed development within any existing, approved or designated centres within or surrounding the identified trade area(s), and the outcomes of those investigations (or enquiries); (g) Existing population and number of households within the identified trade area(s); (h) Socio-economic characteristics of the population or households located within the trade area(s) benchmarked against the Western Downs region and Queensland. It is anticipated that these characteristics would include, but are not limited to the following: <ul style="list-style-type: none"> i. Age profile; ii. Household and family structure (e.g. average household size); iii. Household or individual income; iv. Tenure profile (e.g. purchasing, owned, renting, etc.); v. Housing costs (e.g. rents, mortgage repayments); vi. Labour market indicators (e.g. unemployment, full time and part time employment rates, participation rates

Code	Information Required
	<p>etc.);</p> <p>vii. Occupation profile (e.g. white collar, blue collar, etc.);</p> <p>(i) Projected population and number of households of the identified trade area(s) for the next ten years with projections reported at appropriate intervals (including the anticipated first full year of trade for the proposed development);</p> <p>(j) The existing and projected value of available retail expenditure generated by the identified trade area(s) (e.g. estimation of the quantum of available expenditure for supermarkets);</p> <p>(k) Estimation of anticipated performance of the proposed development having regard to the available pool of retail expenditure and likely market share of the proposed development. Estimated performance is to be reported for the proposed development's anticipated first full year of trade and subsequent years at appropriate intervals for an appropriate period (e.g. five to ten years);</p> <p>(l) Whether the proposed development would result in an excess of retail floor space to the extent that the proposed development could be considered premature;</p> <p>(m) The likely extent of impacts of the proposed development (either on its own or cumulatively with any existing approvals) on the performance of existing and approved centres and the likely impact on the orderly designated centres. Such impacts are to be quantified in dollar terms and the implications of such impacts clearly articulated together with the means by which they can be ameliorated;</p> <p>(n) Whether these impacts are likely to result in undermining the viability or orderly development of any existing, approved or designated centres and if so, whether the proposed development results in a net increase or improvement in community well-being in terms of the range and convenience of facilities to the community;</p> <p>(o) The impact of potential changes in shopping patterns or other behaviours either at a macro or trade area level relating the community needs and expectations that may detract from or enhance the proposed development;</p> <p>(p) Any other benefits or disadvantages accruing to the trade area(s) or the Western Downs region community attributable to the proposed development.</p>
<p>Biodiversity Areas Overlay Code</p> <p>Waterway Corridors Overlay Code</p> <p>Wetlands Overlay Code</p>	<p>Site plans showing building envelope locations for each lot located to pose the least threat to biodiversity values must be provided to demonstrate compliance with performance outcomes.</p> <p>An Ecological Assessment report (of site and surrounds) must be provided to achieve compliance with performance outcomes. The assessment is to be carried out by a suitably qualified person.</p> <p>Assessments should not be restricted to portions of the site mapped as a constraint to the feature, but to the entire site so that spatial extent of ecological features can be accurately determined at the property level.</p> <p>Irrespective of the level of assessment required it will be necessary to establish and describe the following:</p> <ul style="list-style-type: none"> • Author's Qualifications - The skills and qualifications of the author of the ecological assessment; • Trigger for Ecological Assessment - A description of the values that are mapped for the site in the Vegetation Overlay and

Code	Information Required
	<p>Waterway & Wetlands Overlay maps;</p> <ul style="list-style-type: none"> • Background Information - Desktop assessment of known and likely values; • Methods of Field Assessment; • Description of Habitat Values - Describe the vegetation communities / regional ecosystems present on site. Identify the known flora and fauna species occurring on or utilising the site as an extension of its habitat. Provide lists of these species. Extent of significant habitat areas and features; • Condition - The condition of the site and the presence of threatening processes such as elements such as weeds; • Species / Communities of Conservation Significance - The known or likely presence of flora and fauna species or ecological communities that are of conservation significance; • Water and Drainage - The presence or otherwise of water features including rivers and streams, freshwater wetlands, estuarine or marine environments. ; • Ecological Corridors - Location, alignment and width of ecological corridors. This includes regional, local and site based corridors. The degree to which a site contributes to corridor function must be discussed (note, some sites may be entirely located within a corridor); • Response to Ecological Values - How the development proposal considers the identified ecological values; • Mitigation - Mitigation measures associated with the development. Any offset measures proposed; and • Impacts - The likely residual impacts of the development proposal. <p>Flora All vegetation communities should be assessed in terms of the structure and floristics. The Queensland Herbarium's "Methodology for Survey and Mapping of Vegetation Communities and Regional Ecosystems in Queensland" (Nelder <i>et. Al.</i>, 2005) provides a framework against which vegetation communities can be delineated and described. A useful method for capturing vegetation structure and dominant floristics elements is the use of Secondary and Quaternary sites. At a property scale delineation of vegetation communities should be at a scale of 1:10,000 or better.</p> <p>A flora list should be established for the site that adequately samples all vegetation communities present. Threatened species identified in the desktop assessment should be targeted. At a minimum the species list must include the common name, scientific name and status (conservation status or pest status).</p> <p>Fauna For basic assessments a description of habitat values should be included. The known or likely occurrence of significant species should be described. Diurnal searches including the following would ideally be undertaken:</p> <ul style="list-style-type: none"> • Diurnal bird searches; • Diurnal ground searches; • Tracks, scats and other trace analysis; and • Opportunistic observations. <p>For detailed assessments the following techniques should be employed:</p> <ul style="list-style-type: none"> • Diurnal/nocturnal bird searches; • Ground searches; • Elliott trapping;

Code	Information Required
	<ul style="list-style-type: none"> • Cage trapping where appropriate; • Pitfall &/or funnel trapping; • Hair funnel trapping; • Spotlighting; • Anabat bat detection; • Call playback; and • Habitat assessment.
Bushfire Hazard Overlay Code	<p>A site-specific bushfire hazard assessment must be provided. The assessment must be carried out by a suitably qualified person in accordance with the single State Planning Policy.</p> <p>Sufficient detail should be provided to enable “<i>Council</i>” to determine the likely implication of the “<i>Development</i>” in relation to bushfire hazard. Development that materially increases the number of people living or working in an area of high bushfire hazard or which includes the storage of hazardous materials in an area of high or medium bushfire hazard should be accompanied by a Bushfire Management Plan that addresses the following matters:</p> <ul style="list-style-type: none"> (a) the Bushfire Management Plan has been prepared by a suitably qualified person; (b) appropriate consultation has been undertaken with organisations or individuals representing Rural and/or Urban Fire Brigades and managers of adjacent parks or reserves; (c) the Bushfire Management Plan includes: <ul style="list-style-type: none"> (i) an assessment of the nature and severity of the bushfire hazard affecting the site. The key factors to be considered are vegetation type, slope and aspect. (ii) an assessment of other site specific factors relevant to determining suitable bushfire mitigation strategies. These factors could include: <ul style="list-style-type: none"> (A) likely direction of bushfire attack; (B) environmental values that may limit mitigation options; and (C) location of evacuation routes and/or safety zones. (iii) an assessment of the specific risk factors associated with the development proposal, including matters such as the nature of activities to be conducted and materials to be stored on the site, numbers and types of persons likely to be present and particular warning and/or evacuation requirements. (iv) recommendations for specific mitigation actions including: <ul style="list-style-type: none"> (A) road and lot layout and land use allocations; (B) firebreaks and buffers; (C) building locations or building envelopes; (D) landscaping treatments; (E) warning and evacuation procedures and routes; (F) firefighting requirements including infrastructure; and (G) any other specific measures such as external sprinkler systems and alarms. (d) the level of detail required will vary with the nature of the development proposal and of the site

Code	Information Required
Flood Hazard Overlay Code	A Site-specific flood hazard assessment must be provided. The assessment is to be carried out by a suitably qualified person in accordance with the single State Planning Policy.
Natural Resources Overlay Code	Development applications for non-agricultural development must provide a land resource assessment prepared in accordance with the single State Planning Policy.
Heritage Overlay Code	A Heritage Management Plan (prepared in consultation with planning officers) must incorporate an archival recording of the place or particular features of the place affected by the demolition or removal.
Scenic Amenity Overlay Code	<p>The Western Downs Landscape Character Analysis (Cardno Chenoweth, 2010) mapped landscape values in the region, including broadscale Landscape Character Types, High Landscape Value (HLV) Areas and Urban Gateways.</p> <p>HLV Areas are intended to trigger development assessment and/or site-specific investigation (supplemented by Landscape Character Types identified in Strategic Plan Map 3 – Community Identity and Landscape Character SFM3 -001 to SFM3-004) to confirm or amend the validity of broadscale landscape evaluation.</p> <p>As indicated in Table SC6.4.1 – Landscape Assessment Requirements, the information required by Council to accompany development applications in areas triggered by the Scenic Amenity overlay maps comprises up to five details, depending on the location of development. In some cases (as indicated above), preliminary assessment may indicate whether or not additional investigation and detailed submissions are required, at the discretion of Council.</p>
Extractive Industry Code	<p>Demonstration of compliance with the Code will require the submission of a Site Based Management Plan, prepared by a suitably qualified person, detailing:</p> <ul style="list-style-type: none"> (a) plans and information about existing vegetation on site, specifying what is to be retained; (b) proposal for any screening of particular components of Site operations; (c) identification of all sensitive areas where the proposed development can be seen; (d) survey drawings of the existing Site and plans showing the proposed staging of extraction and rehabilitation and development in stages on on-Site access, operational infrastructure, stockpiling areas, other storage and servicing areas and water management; (e) geological and geotechnical information about the resource, and description and evaluation of alternatives considered for exploitation of the resource; (f) specification of all machinery, including vehicles, intended to be employed on the Site; (g) plans for progressive planting and Site rehabilitation, including demonstration of visual impact over time; (h) proposed methods of removing material or refuse from the Site; (i) identifies all noise sources, hours of operation, attenuation measures, sensitive of potentially sensitive receiving environments and any other relatively noise sensitive places, and the ambient noise environment; (j) models noise levels of the surrounding area, including impacts related to haulage movements; (k) evaluates the noise impacts of alternative practical approaches to exploitation of the resources;

Code	Information Required
	<ul style="list-style-type: none"> (l) identifies measures for limiting intrusive noise levels; (m) addresses the requirements of the <i>Environmental Protection (Noise) Policy 1997</i>. (n) provides an analysis of vibration likely to be caused by the operation of the development and details measures to minimise any potential impact on nearby premises; (o) details all equipment used in extracting, handling, processing and transporting materials; (p) models air pollution impacts and details the measures to contain air pollution; (q) evaluates the air pollution impacts of practical alternative approaches to exploitation of the resource; (r) identifies measure for limiting the dust emissions from extraction; (s) a description of existing site vegetation and habitat values; and (t) an evaluation of impacts on ecology, including in terms of water management proposal and alternatives or Site development. (u) an analysis of traffic movements predicted for the development; (v) an assessment of all transport options including rail, road and conveyor; (w) analysis of the standard of roads proposed to be used; (x) an evaluation of alternative access possibilities; (y) an evaluation of the impact on the movement system, the amenity of premises along the proposed route and safety issues.

Schedule 6 Planning scheme policies

SC6.1 Planning scheme policy index

The table below lists all the planning scheme policies applicable to the planning scheme area.

Table SC6.1.1 Planning scheme policy index

Planning Scheme Policy	Description
P1.0	Planning scheme policy 1 - Design and construction standards
P2.1	Planning scheme policy 2 – Ecological assessment guidelines
P3.1	Planning scheme policy 3 – Landscape character analysis
P4.1	Planning scheme policy 4 – Local heritage places
P5.1	Planning scheme policy 5 – Development application requirements

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
ABS	Australian Bureau of Statistics
AES	Areas of Ecological Significance
AO	Acceptable Outcome
AS	Australian Standard
CPTED	Crime Prevention through Environmental Design
DDRP	Darling Downs Regional Plan
DOGIT	Deed of Grant in Trust
GES	General Ecological Significance
HES	High Ecological Significance
IPWEA	Institute of Public Works Engineering Australasia
KRA	Key Resource Area
L	litres
LGA	Local Government Area
LRV	Long Rigid Vehicle
MCU	Material Change of Use as defined in the Act
max	maximum
MRV	Medium Rigid Vehicle
M	metres
min	minimum
NRD	Net Residential Density
OMP	Outermost Projection
OW	Operational Work as defined in the Act
PO	Performance Outcome
PSP	Planning Scheme Policy
PFTI	Plans for Trunk Infrastructure
PIA	Priority Infrastructure Area
PIP	Priority Infrastructure Plan
PLA	Priority Living Area
PMF	Probable Maximum Flood
QDC	Queensland Development Code
QPP	Queensland Planning Provisions
DAF	(Queensland Department of) Agriculture and Fisheries

DEHP	(Queensland Department of) Environment and Heritage Protection
DILGP	(Queensland Department of) Infrastructure, Local Government and Planning
DNMR	(Queensland Department of) Natural Resources and Mines
DTMR	(Queensland Department of) Transport and Main Roads
ROL	Reconfiguring a Lot as defined in the Act
RPEQ	Registered Professional Engineer of Queensland
SRV	Small Rigid Vehicle
SPP	State Planning Policy
SPRP	State Planning Regulatory Provision
SQMP	Stormwater Quality Management Plan
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
the SP Act	<i>Sustainable Planning Act 2009 (repealed)</i>
the SP Regulation	<i>Sustainable Planning Regulation 2009 (repealed)</i>
WSA	Water Services Association
WWMP	Waste Water Management Plan
WDRC	Western Downs Regional Council

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendment
<insert details>	<insert details>	<insert details>	<insert details>