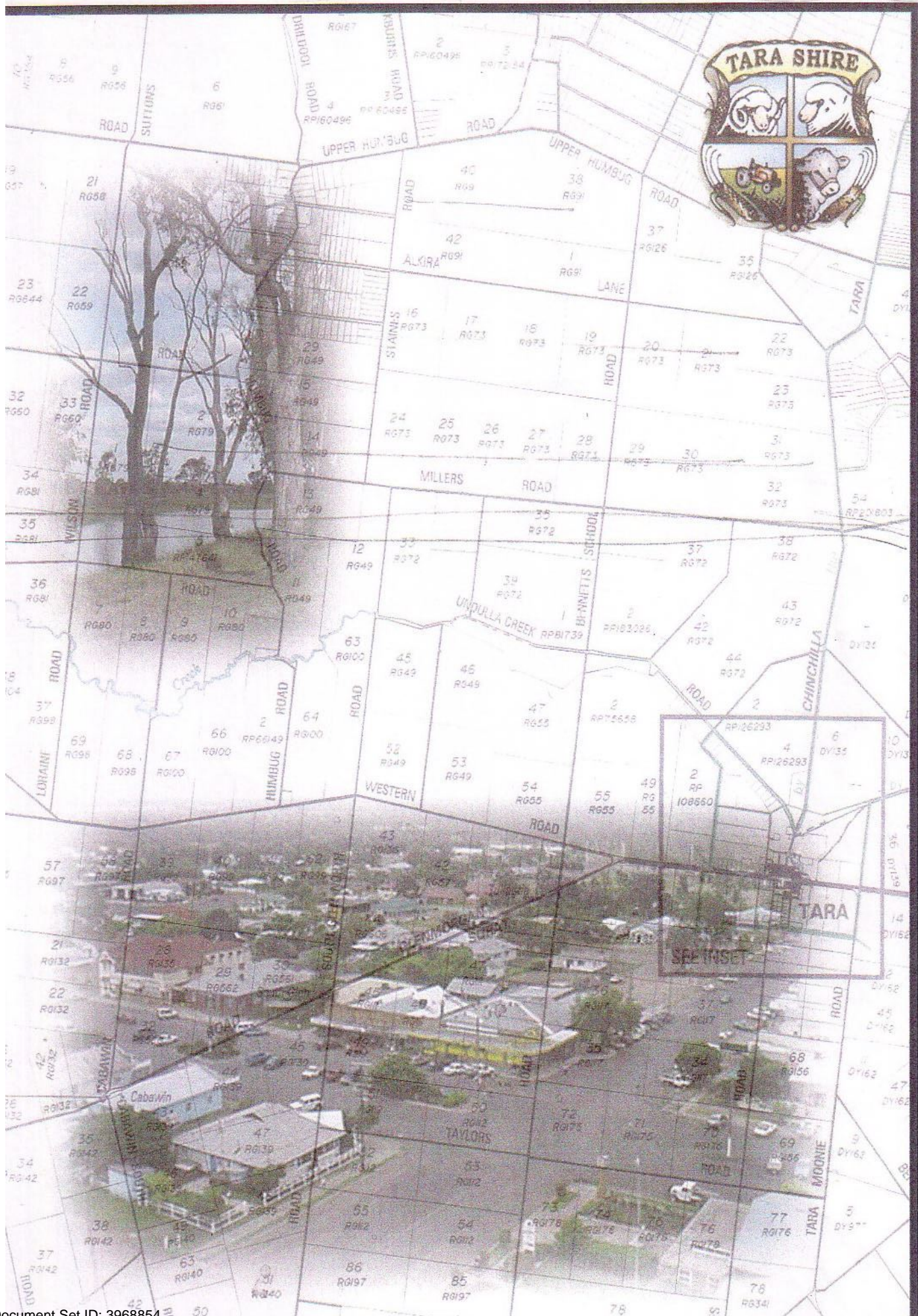


Tara Shire Council



Planning Scheme

Integrated Planning Act

PLANNING SCHEME FOR TARA SHIRE COUNCIL AREA

ADOPTION

The local government of Tara Adopted this planning scheme on 14 December 2005

COMMENCEMENT

The Planning Scheme took effect on 18 January 2006

STATE PLANNING POLICIES

The Minister for Local Government and Planning has identified the following State Planning Policies as having been appropriately reflected in the planning scheme:

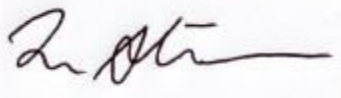
1. State Planning Policy 1/92 – Development and Conservation of Agricultural Land; and
2. State Planning Policy 1/02 - Development in the Vicinity of Certain Airports and Aviation Facilities.
3. State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide, except for Flood assessment provisions

Approval to adopt this planning scheme is conditional upon the continued operation and effect of:

1. the Integrated Development Assessment System triggers for Department of Main Roads matters; and
2. Flood assessment provisions State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide,

This is to certify that this is a true and correct copy to the Tara Shire Planning Scheme adopted on 14 December 2005 and commenced on 18 January 2006.

Signed



Ian Stevenson
Chief Executive Officer

Dated 14 December 2005

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1.1 OBJECTIVE OF THE PLANNING SCHEME

The planning scheme has been prepared under the provisions of the *Integrated Planning Act 1997* (IPA). The stated purpose of the Act is to achieve Ecological Sustainability, defined as

“a balance that integrates-

- protection of ecological processes and natural systems at local, regional, State and wider levels; and*
- economic development; and*
- maintenance of the cultural, economic, physical and social wellbeing of people and communities”.*

Essentially this means the planning scheme must seek to achieve a balance between protection of the environment, economic development and community wellbeing.

IPA charges local governments with advancing the purpose of the Act by preparing a scheme and managing new development accordingly. This is achieved through the development assessment process.

1.2 PLANNING SCHEME STRUCTURAL ELEMENTS

1.2.1 *Desired Environmental Outcomes*

The Desired Environmental Outcomes for the scheme are set out in section 4. Desired Environmental Outcomes describe the outcomes the scheme seeks to achieve and the measures the scheme will implement to achieve outcomes. The outcomes are required to promote ecological sustainability.

1.2.2 *Zones*

The planning scheme divides the Tara Shire into 6 zones that cover the entire local government area. The zones are:

- Commercial Zone;
- Community Facilities Zone;
- Industrial Zone;
- Residential Zone;
- Rural Zone;
- Rural Residential Zone.

These zones describe the intended pattern of land use and provide the basis for regulating development in the Shire. Section 5 sets out the intention for each zone and the level of assessment required for each type of development in the various zones.

1.2.3 *Overlay Maps*

Overlay maps indicate areas where specific provisions apply. These areas are either sensitive (e.g. environmental significance) to development or constrained by virtue of some environmental hazard (e.g. bushfire).

In this scheme the overlay maps address the following matters:

- Good Quality Agricultural Land Overlay Map 1.
- Sites of Ecological Significance Overlay Map 2.
- Remote Historical Subdivisions Overlay Map 3.
- Bushfire Risk Overlay Map 4.

1.2.4 Roads, Watercourses & Reclaimed Land

If a road, watercourse or reclaimed land in the local government area is not shown as being covered by a zone on the zone maps, the following applies:-

- a) if the road, watercourse or reclaimed land is adjoined on both sides by land in the same zone – the road, watercourse or reclaimed land has the same zone as the adjoining land;
- b) if the road, watercourse or reclaimed land is adjoined on one side by land in a zone and adjoined on the other side by land in another zone – the road, watercourse or reclaimed land has the same zoning as the adjoining land and the centreline of the road or watercourse is the boundary between the two zones.
- c) if the road, watercourse or reclaimed land is adjoined on one side only by land in a zone – the entire road, watercourse or reclaimed land has the same zoning as the adjoining zoned land.

To remove any doubt, sections a), b) and c) also apply to a closed road if the road is closed after the commencement of the planning scheme.

1.2.5 Codes

Section 6 of the scheme contains the codes that will be used in the development assessment process. The relevant codes for self-assessable and code assessable development are listed in the assessment table. If an application is required on the basis of impact assessment the application is assessed against the whole of the planning scheme including the applicable codes¹.

The codes are the following:-

- Caravan Park Code
- Commercial Development Code
- Community Facilities Code
- Extractive Industry Code
- Filling and Excavation Code
- Home Based Occupation Code
- Host Home Accommodation Code
- House Code
- Industrial Development Code
- Infrastructure, Parking, Servicing and Wastewater Code
- Intensive Animal Industry Code
- Multi-unit Dwelling and Motel Code
- Reconfiguring of a Lot Code
- Rural Worker Accommodation Units Code
- Rural Zone and Rural Residential Zone Development Code
- Telecommunications Facilities Code
- Temporary Residential Accommodation Code

1.2.6 Determining if Development is Assessable or Self-assessable under the Planning Scheme

The assessment tables for each of the zones identify development that is:

- exempt;
- self assessable;
- code assessable; and
- impact assessable - any use that is not listed in the table is also subject to impact assessment.

The *Integrated Planning Act 1997* classifies different types of assessment on the following basis:

- **Exempt Development:** does not require an application and none of the provisions of the scheme applies. Activities that constitute Exempt Development can be found in two places
 - » in section 2 of this planning scheme; and
 - » schedule 8 of the *Integrated Planning Act 1997*.
- **Self assessable development** - needs only comply with those acceptable solutions identified in the relevant codes that apply to self assessable development. The person undertaking the activity is responsible for ensuring compliance with the applicable codes. If the acceptable solution cannot be met then the development becomes code assessable (or in nominated circumstances impact assessable) and a town planning application must be lodged with the Council for assessment.

¹ Pursuant to section 3.5.5 of the *Integrated Planning Act 1997*, applications for impact assessment are assessed against all relevant provisions of the whole planning scheme as well as other relevant material such as State Planning Policies.

- **Code assessable development** - requires an application to be lodged with the Council. A code assessable application needs to demonstrate compliance with the purpose of the code as well as the relevant performance criteria. The nominated acceptable solutions identify a possible method of complying with the performance criteria – alternative solutions may be acceptable subject to assessment by the Council and do not limit Council’s discretion under IPA to impose development conditions. It is up to the applicant to satisfactorily demonstrate that this is the case.

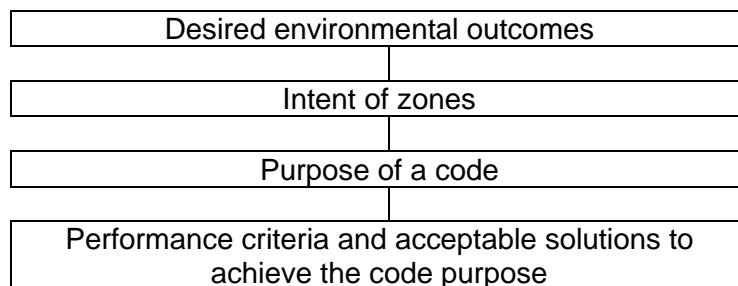
If there is no acceptable solution nominated the applicant must demonstrate the proposal is consistent with the performance criteria.

- **Impact assessment** - where a use has been identified as being subject to impact assessment it will be considered against the relevant codes and the rest of the planning scheme including the intent for the zones, the scheme strategies, applicable policies and the desired environmental outcomes. Impact assessable applications require public notification and members of the public have the opportunity to lodge submissions.

A code that is applicable to a material change of use is also applicable to the ongoing use that results from that change.

1.2.7 Planning Scheme seeks to achieve outcomes

The planning scheme seeks to achieve outcomes that are identified according to the following levels:



1.2.8 Acceptable solutions and code and impact assessable development

An acceptable solution provides specific guidance for achieving the relevant performance criteria in whole or part, and does not limit the assessment manager’s discretion under the IPA to impose conditions on a development approval.

2.0 EXEMPT DEVELOPMENT

The following list identifies exempt development. Development that is exempt requires no development application under, and does not need to comply with, any provisions of the scheme.

Exempt development is identified in schedule 8 of the *Integrated Planning Act 1997*. In addition, for the purposes of this planning scheme, development for the following purposes is also exempt:-

- Any development required to be carried out by a lawful order issued under any Act.
- Demolishing any building, except a Heritage Place under the Environmental Protection Act.
- Building work for repairing or restoring any building accidentally destroyed or damaged.
- Temporary buildings used in association with constructing otherwise lawful development.
- Markets, fetes and fairs on public, school or church land that are held over a one-day period only and on no more than two occasions per year.
- Display homes and estate sales offices used for no more than two years.
- Satellite dishes no larger than 1.2 metres in diameter on land in residential or rural residential zones and no larger than 1.8 metres elsewhere.
- Park.
- Utility Installations being low impact telecommunications (as defined under the Commonwealth Telecommunications Act).
- Power installation below 110KV.
- Power Lines.
- Public Purposes.
- Development for the provision of utilities (being water supply and sewerage reticulation) at or below ground level.
- Filling or excavation, in all zones to a depth of less than 1 metre and involving less than 20 cubic metres, excluding any filling or excavation within a watercourse as defined in the *Water Act 2000*.
- Forestry activities in a State Forest
- The provision and maintenance of Rail Transport Infrastructure on Rail Corridor Land, including any filling or excavation activities on that land.
- The provision and maintenance of roads by, or on behalf of the road authority, including any associated filling or excavation activities.

3.0 DEFINITIONS

The following definitions are used in the assessment tables in part 5 of the scheme.

Where there is any question about the definition of any use or proposed development, the definition shall be as determined by Council. Material changes of use for a purpose not defined by the scheme shall be taken to be impact assessable.

3.1 DEVELOPMENT USES

Agriculture: means the growing and harvesting of crops, pastures, flowers, fruit, vegetables trees (either native or exotic) and the like on a commercial basis. The term includes:-

- the storage and packing of produce grown on the site; and
- with regard to trees, the primary processing of trees grown on a property to produce pulp, piles, poles, sawlogs, seed, leaf and/or bark. The term also includes limited secondary processing such as sawmilling, kiln drying, but not chemical treatment or oil extraction techniques.

Animal Husbandry: means the keeping, depasturing or stabling of any animal. The term does not include animals kept as domestic pets or where the use represents an intensive animal industry, kennel or cattery as otherwise defined.

Camping Grounds: a use of premises involving setting up and use of tents for temporary accommodation for holiday and recreation purposes. The term includes activities such as amenity blocks and kiosks for the exclusive use of guests.

Caravan Park: a use of premises for residential accommodation in centrally managed caravans or relocatable homes, e.g. caravan park, relocatable home park, holiday park. The term includes cabins and other ancillary activities such as kiosks for the exclusive use of guests.

Caretaker's Residence: means any ancillary use of part of a premises for a person responsible for the care of the activity carried out on the site. A caretaker's residence forms part of the use the premises is used for.

Centre Activity: where in the Commercial Zone the following uses are considered to be Centre Activities: Community Facility; Educational Establishment; Health Care Purpose; Indoor Sport and Entertainment; Shop; Office; and Restaurant as defined elsewhere in this section.

Community Facility: a use of premises for the provision of cultural, social or community services, e.g. community centre, community hall, youth club, library, church or public building. Where the site containing a Community Facility is not adjoined by land in the Commercial, Industrial or Residential Zones, the Community Facility is not an urban use for the purposes of the *Vegetation Management Act 1999*.

Correctional Facility: a use of a premises for the confinement of persons committed by a legal process, e.g. prison, detention centre, half-way house.

Educational Establishment: a use of premises for a child care centre, kindergarten, pre-school, school, college or other learning facility.

Extractive Industry: means the winning of gravel, rock, sand, soil, stone and similar materials and includes the treatment and storage of the extracted material.

Filling and Excavation: means the deposition or removal of material that materially alters the ground level. If the filling/excavation is associated with one of the defined uses it is taken to be part of that use.

General Engineering Works: a use of premises for a business activity involving boiler making and general metal fabrication activities.

Health Care Purposes: a use of premises for a hospital, community health centre, child welfare centre, the provision of professional services of medical and dental practitioners and other health related services.

Home Based Occupation: means an occupation, not being a Home Activity, carried out in a house or a separate building within the allotment.

Hotel: a use of premises for the sale of liquor for consumption on site, which may also include sale of liquor for consumption off site, short term accommodation and dining and entertainment facilities.

Host Home Accommodation: means an owner occupied house providing accommodation for visitors. The term includes 'Bed and Breakfasts' and 'Host Farms'. In the Rural Area the definition also includes separate cabins.

House: a use of a detached building for residential purposes and the building is classified in the 'Building Code of Australia' as a Class 1a Building. The term includes ancillary outbuildings that would normally be associated with the use of the site as a house and home activities. A house may include:-

A Relatives Unit – where the unit is used for residential purposes by one or more aged or infirmed relatives of the residents of the house; and

A Home Activity: being a business or commercial activity carried out in one or more rooms in a house by a permanent resident of that house.

Indoor Sport and Entertainment: a use of a premises for playing of a game, recreation, instruction, sport or entertainment, where the activities take place primarily within a building. The term includes but is not limited to art galleries, clubs, indoor courts, gymnasiums, pool hall, theatres and theatre restaurants. The term includes ancillary activities such as the provision of refreshments and may include licensed or unlicensed club facilities.

Intensive Animal Industry: means the keeping of animals where the predominant means of sustenance is imported feed (as opposed to free range grazing) and requires the animals to be kept in enclosures, and includes, but not limited to:

- (a) Aquaculture where involving:
- » discharging of waste to natural waters; or
 - » tanks with a production area > 2000m² where tanks are aerated not oxygenated (or > 750m² where oxygen injection is used); or
 - » ponds with a total surface area > 5 hectares.

(b) keeping of the following animals in the numbers indicated below:-

	<u>Rural Residential Zone</u>	<u>Rural Zone</u>
• Pigs (SPU ²)	5 or more	20 or more
• Poultry	100 or more	100 or more
• Emu/Ostrich	5 or more	20 or more
• Cattle (SCU ³)	2 or more	49 or more
• Goats	5 or more	20 or more
• Sheep feed lots	5 or more	20 or more

Industrial Activity: a use of a premises that, in the course of any trade or business, involves:

- the manufacture, production, processing, repair, recycling, storage or transfer of any article, material or thing whether solid liquid or gaseous;
- scientific or technological research, investigation or testing;
- the disposal of waste.

² Standard Pig Unit, as defined in the *Environmental Protection Regulation 1998*.

³ Standard Cattle Unit, as defined in the *Environmental Protection Regulation 1998*.

For the purpose of the scheme, industrial activity is divided into the following categories:-

Low Impact Industry: means an industrial activity that does not require an environmental licence, nor is a notifiable activity under the Environmental Protection Act and is or is similar to any of the following-

- the making, repair or provision of the following
 - » picture framing
 - » clothes/fashion accessories
 - » document duplication/photocopying
 - » jewellery
 - » locksmith services
 - » optical goods; and
- involves the assembly of the following (or similar) from parts manufactured elsewhere and their repair-
 - » computers
 - » furniture
 - » household appliances
 - » household fittings
 - » mowers and other garden equipment
 - » office machinery
 - » power tools; and
- a use for-
 - » a public laundromat
 - » retail bakery

General Industry: means premises used for a trade or used for an industrial activity not separately defined and not being a Notifiable Activity or an Environmentally Relevant Activity.

High Impact Industry: the use of premises for an industrial activity which is a Notifiable Activity or Environmentally Relevant Activity under the Environmental Protection Act and not otherwise defined in this section.

Kennel/Cattery: a use of premises for the keeping, boarding, breeding or training of more than two dogs (over the age of 6 months) or 3 cats (over the age of 4 months). The term does not include the keeping of two or more dogs for bona fide farm purposes on a rural holding.

Motel: a use of premises for the temporary accommodation of travellers and their motor vehicles. The use also includes associated restaurant/function facilities.

Multi-unit Dwelling: a use of premises as the principal place of residence by a number of discrete households, domestic groups or individuals. The term includes apartments, boarding house, duplex, townhouse, nursing home, children's home, aged care accommodation, residential development for people with special needs, hostel or community dwelling (where unrelated people maintain a common discipline, religion or similar).

Office: a use of premises for a business or office purpose e.g. professional office, government office, real estate office, financial institution.

Outdoor Sport and Entertainment: means any sporting or recreational activity, or other leisure pastime, which is conducted wholly or mainly outdoors. The term includes showgrounds, swimming pools, riding schools, drive-in theatres, on or off road race tracks, golf courses and driving ranges, outdoor courts and sport grounds and the like and ancillary facilities such as a licensed or unlicensed clubhouse. The term does not include a park.

Park: means the use of open space, without fee, for active and passive recreation purposes, and includes a playground and a park for environmental protection.

Public Purpose: means a use by any local, state or federal government body and their agents necessary for the undertaking of statutory duties and obligations.

Restaurant: a use of premises for providing meals or light refreshments, on a regular basis, to members of the public for consumption either on or off the site, e.g. café, restaurant, bistro, coffee shop, take-away/fast-food outlet. The use includes drive-thru facilities and function facilities.

Rural Workers Accommodation Units: means a premises, as part of a rural holding, to be used as living quarters by persons primarily employed in rural production on that holding.

Service Station: a use of premises for the retail sale of fuel and includes ancillary uses such as:

- retail sale of lubricants, batteries, tyres, spare parts, accessories, fast food and a diner;
- maintenance, washing, servicing and repairing motor vehicles.

Shop: a use of a premises for the display and retailing of goods, and personal services such as hair dressing and a dry cleaning shop front, e.g. supermarket, department store, showroom, produce store, retail nursery, liquor store and beauty salon.

Stable: a use of any premises, not in the Rural Area, for the keeping, breeding or stabling of horses.

Stock Sale Yard: means any premises specifically used for the offering of animals for sale and includes a public livestock market.

Telecommunication Facility: means freestanding poles, towers and associated antennae, and telecommunication equipment cabinets in excess of 10m² and greater than 2 metres high.

Temporary Residential Accommodation: means the provision of temporary residential accommodation on a site while the construction of permanent accommodation is being undertaken.

Transport Depot or Terminal: a use of premises for the parking of buses, trucks or other road transport vehicles or aircraft. The use may also include a passenger terminal. The term includes the servicing of such vehicles and the temporary storage of goods pending further shipment.

Utility Installation: means the storage and/or treatment of water, gas or sewage; treatment and disposal of wastes; the generation and transmission of power; and the provision of telecommunication services, roads and rail, and an animal pound.

Vehicle Repair Workshop: a use of premises for commercially servicing, repairing or maintaining motor vehicles, motor vehicle parts and equipment (including engine reconditioning), agricultural machinery and the like. The term includes panel beating and spray painting activities.

Warehouse: a use of premises for the storage of goods, whether or not in a building, in large stocks pending distribution. The definition includes self-storage facilities and bulk grain stores.

3.2 EXPLANATORY DEFINITIONS

Building height: means the distance from finished ground level to the highest point of the roof or parapet.

Building setback: means the minimum distance from any boundary to which a structure may be built.

Extrinsic Material⁴: as defined under the *Acts Interpretation Act 1954*.

⁴ Boxes containing extrinsic material are located in the scheme in areas where it is considered additional explanation is required.

Good Quality Agricultural Land⁵: means land which is capable of sustainable use for agriculture, with a reasonable level of inputs, and without causing degradation of land and other natural resources. In this context, agricultural land is defined as land used for crop or animal production, but excluding intensive animal uses such as feedlots, piggeries, poultry farms, and plant nurseries based on either hydroponics or imported growth media. In Tara Shire land classes A, B or C1 are considered to be good quality agricultural land.

Gross floor area: means the sum of the floor areas (inclusive of walls and columns but excluding balconies whether roofed or not) of all storeys of every building located on a site, excluding areas (if any) used for building services and areas associated with parking, loading and manoeuvring of motor vehicles.

Minor building work: means work that will result in an increase in gross floor area by not more than 30sqm or 10% of the gross floor area of the existing building whichever is the lesser.

Natural ground level: means the ground level existing prior to any filling or excavation.

Open Space: means any areas of land or water on which no, or very few, built structures are present, and consequently, which has its surface open to the sky. The surface may be modified from its natural condition but is usually unpaved. Open Space can include forests, lakes, dams and urban and rural parks, on which no, or few built structures are present.

Overlay: means a layer over the zones based on a particular attribute of an identified area, place or site. Assessment categories are identified for development affected by an overlay.

Rail Corridor Land: as defined in the *Transport Infrastructure Act 1994*.

Rail Transport Infrastructure: as defined in the *Transport Infrastructure Act 1994*.

Rehabilitation Plan: means a plan that sets out objectives and implementation measures to ensure the site used for 'Intensive Animal Industries' is rehabilitated in such a manner that the ongoing risk of adverse impacts on the environment and community amenity is minimised and the site is restored to a stable state, with a similar land use potential to adjoining lands.

Sensitive Use: means Camping Grounds, Caravan Park, Community Facility, Correctional Facility, Educational Establishment, Health Care Purposes, House, Indoor and Outdoor Sport and Entertainment, Motel, Multi-unit Dwelling, Temporary Residential Accommodation, Rural Workers Accommodation Unit.

Site cover: means the proportion of a site covered by buildings.

State-controlled Road: as defined in the *Transport Infrastructure Act 1994*.

Vegetation: means any native tree or native plant other than grass.

Waterway: means any element of a river, creek, stream, gully or drainage channel, billabong, lake, forest swamp, including the bed and banks.

Zone: means an identified geographical area within the planning scheme area based on land use allocations. Each part of the planning scheme is included in only one zone. Assessment categories are identified for development according to the zone a site is in.

⁵ As defined in the *'Planning Guidelines: The Identification of Good Quality Agricultural Land'*.

4.0 DESIRED ENVIRONMENTAL OUTCOMES

4.1 PROTECTION OF ECOLOGICAL PROCESSES AND NATURAL SYSTEMS

4.1.1 Habitat and Biodiversity

Extrinsic Material:-
The Shire lies within the Brigalow Bio-region and although much of the area has been cleared for farming purposes a number of natural areas remain. Protection of these areas is important in terms of contributing to both the bio-diversity of the region and the community's connection with the natural environment. The planning scheme identifies and implements measures to protect identified environmentally significant locations and other areas of remnant habitat that are important to the region's bio-diversity

DESIRED ENVIRONMENTAL OUTCOME	Natural habitat, including remnant vegetation, is protected from inappropriate development and enhanced where possible.
Planning Approach	<ul style="list-style-type: none"> • Identifiable significant areas of habitat (Southwood and Erringibba National Parks, Hannaford Scenic Reserve, State Forests and the Gums Lagoon Reserve) and remnant vegetation are identified on overlay map 2. • These areas are predominantly in the Rural Zone and Rural Residential Zone thus the provisions of the Rural Zone and Rural Residential Zone Development Code applies. The purposes of this code include the protection of these areas via the implementation of appropriate buffers and the retention of existing vegetation. • Development proposals in or adjacent to these areas will be compatible with the values of these areas and/or will incorporate measures that mitigate adverse impacts. • Forms of development that are likely to create adverse impacts on the functions and values of habitat areas will generally not be supported.

4.1.2 Protection of Water, Air and Land Resources

Extrinsic Material:-
Water and Land
The Shire includes parts of the catchments of the Condamine and Moonie Rivers, which in turn are part of the Murray-Darling System. All parties associated with development within this system increasingly have a responsibility to protect and enhance the waters of this system.

In terms of development, these resources can be adversely impacted on by a number of factors including; over-allocation and over-use; pollution and contamination from inappropriate or poorly managed development; and increased run-off (volumes and velocities) from more intensive forms of activity.

While the allocation of water is primarily a state agency issue, a planning scheme can contribute by ensuring as part of the approval process:

- a development has an adequate water supply;
- a development does not result in the pollution of either surface or ground water; and
- riparian areas and flood prone areas are free from inappropriate development.

In terms of land, development should not result in the contamination of a site or adjoining areas.

Air and Noise
Air Pollution (e.g. odours, dust/particles, smoke) has the potential to cause annoyance and health problems to local communities. The planning scheme, in conjunction with other licensing requirements, can ensure on site activities are appropriately managed to minimise off site impacts.

Desired Environmental Outcome	The quality of the Shire's water (underground and surface) land and air resources is enhanced.
Planning Approach	<ul style="list-style-type: none"> • The planning scheme codes, including the residential codes, Industrial Development Code, Extractive Industry Code, Filling and Excavation Code, Infrastructure, Parking, Servicing and Wastewater Code, Intensive Animal Industrial Code, Reconfiguring of a Lot Code, and the Rural Zone and Rural Residential Zone Development Code, contain provisions the purpose of which are the protection of water, land and air resources. • New development will be required to demonstrate: <ul style="list-style-type: none"> » an adequate water supply is available; » the on-site disposal of waste water and treatment of run-off does not result in the pollution and contamination of the site and surrounding areas; » there are no adverse impacts on upstream or downstream flooding characteristics; » adequate buffering is provided to riparian areas; » where reasonable, the revegetation and rehabilitation of degraded riparian areas. • The management of airborne emissions will be required to comply with the relevant legislation and guidelines.

4.2 THE PROMOTION OF ECONOMIC DEVELOPMENT

4.2.1 Maintenance of Natural Economic Resources

Extrinsic Material:-

Agriculture is the traditional economic base of the Shire and this situation is expected to continue. The protection of this resource from inappropriate development is therefore important to both the local economy and community. In dealing with this issue the planning scheme is required to be consistent with State Planning Policy 1/92 "Development and the Conservation of Agricultural Land". The intention of the policy is to facilitate the long-term protection of good quality agricultural land.

Extractive and Intensive Animal Industries are also important economic activities in the Shire. These can be adversely impacted on if encroached upon by sensitive land uses.

Desired Environmental Outcome	Good quality agricultural land and extractive mineral reserves are protected from development that could compromise the productivity of these resources.
Planning Approach	<ul style="list-style-type: none"> • Good quality agricultural land is in the Rural Zone and identified on overlay map 1. The minimum subdivision area for this zone is generally 1000ha. • The Rural Zone and Rural Residential Zone Development Code requires new development to protect the capacity and utility of good quality agricultural land. • In the Rural Zone the planning scheme: <ul style="list-style-type: none"> » encourages a wide range of rural and associated activities; and » envisages circumstances where non-rural activities may find it appropriate to establish in the zone. Such activities would generally be supported provided they are compatible with farming operations and do not have unacceptable impacts on the environment. • The House Code, Temporary Residential Accommodation Code and Reconfiguring a Lot Code all require new residential development to have appropriate buffers to extractive and intensive animal industries.

4.2.2 Economic Development

Extrinsic Material:-

Provision has been made for traditional commercial and industrial areas in Tara, Meandarra and Moonie. These locations will be the focus of new commercial and industrial development.

The Rural Zone provides the opportunity for the development in intensive animal industries and other productive activities as long as amenity and environmental impacts can be effectively managed.

In addition to traditional commercial and industrial activity new industries are also acknowledged. Home based occupations and tourist activities are encouraged throughout the Shire as long as they do not adversely impact on the existing character and amenity of the area or the environment.

Desired Environmental Outcome	Expansion of economic activity and increased employment opportunities in the Shire.
Planning Approach	<ul style="list-style-type: none"> • Appropriately located industrial and commercial land is shown on the scheme maps. • The potential for need of an industrial area at Moonie has been anticipated. Although not indicated on the planning scheme maps the preferred location for such an area is on a site: <ul style="list-style-type: none"> – on the southern side of the Moonie Highway; – with highway access; – that is reasonably close to town; – that can effectively deal with the on-site disposal of waste water; – that involves minimal impacts on existing native vegetation; and – that can provide adequate buffering to any sensitive land use. • Provision has been made, in the Commercial and Industrial Development Codes, for the efficient reuse of existing buildings on the basis of self assessment, and a wide range of new development on the basis of code assessment – having regard to any amenity impacts the uses may have. • Existing and future industrial development is protected from the encroachment of incompatible land uses. • In recognition of the individual requirements of some industries and the opportunities afforded by the Shire's rural areas, industrial development, that cannot realistically be accommodated on existing industrially zoned land, may be permitted outside the industrial zone subject to consideration of environmental and amenity impacts. • Home based occupations, host home accommodation and other tourism activities are encouraged throughout the Shire subject to consideration of impacts on the environment, the productive capacity of good quality agricultural land and mineral resources.

4.3 COMMUNITY WELLBEING

4.3.1 Land use and Settlement Pattern

Extrinsic Material:-

Livable communities are sustained by:

- *high levels of amenity in the living and working environments – any new development will be considered having regard to any impacts on existing amenity;*
- *choice and affordability in housing options – a range of accommodation options and densities should be available to meet the needs of all residents;*
- *access to services – new residential development will occur in or adjoining existing urban areas; and*
- *opportunities for social interaction – commercial activity should be focused in existing commercial areas to maximise the viability of these centres.*

Desired Environmental Outcome	Development occurs in such a manner that reinforces a sense of community and: <ul style="list-style-type: none"> • is characterised by high levels of amenity in residential, industrial and commercial areas; • maximises the utilisation of existing infrastructure; • provides residents with appropriate access to employment, and social and physical services; and • provides residents with access to open space areas suitable for both active and passive recreation purposes.
Planning Approach	<ul style="list-style-type: none"> • The locations of residential, rural residential, commercial, community uses and historical subdivisions are shown on the planning scheme maps. • New urban residential development will be restricted to the Residential Zone in order to make efficient use of existing infrastructure and ensure residents have efficient access to existing commercial and community facilities. • New residential subdivision will be required to provide areas of public open space in accordance with the Reconfiguration of a Lot Code⁶. • New residential development/subdivision will be designed to maximise residential amenity and adequately buffered from incompatible land uses. • Through the Caravan Park Code, House Code, Multi-unit Dwelling and Motel Code, Rural Worker Accommodation Units Code and Temporary Residential Accommodation Code the planning scheme recognises the need for a wide range of accommodation types throughout the Shire. • Cognisant of issues associated with isolation, service difficulties and the current supply of land, no further rural residential development is considered appropriate in the Shire. • Cognisant of issues associated with isolation and service difficulties on historical subdivisions the residential use of these allotments is generally not supported. • Development that would adversely impact on residential amenity is discouraged in the Residential Zone. Home based occupations that are compatible with residential amenity will be encouraged. • In the Shire's towns, commercial development outside the Commercial Zone will generally be discouraged unless it can be demonstrated that there is a need for the proposal and that no suitable site is available in the Commercial Zone.

4.3.2 Heritage and Character

Extrinsic Material:-

The existing character of rural, rural residential and town areas is important in defining a sense of place and community. An area's character is also important in terms of attracting visitors. This character is defined in terms of open spaces, natural areas, rural landscapes and country towns.

In deference to the original inhabitants of the area it is also important to recognise aboriginal heritage and protect identified sites and sites that could be identified in the future.

Desired Environmental Outcomes	<ul style="list-style-type: none"> • The open spaces, natural areas and rural landscapes that are a characteristic of the Shire are maintained. • The character of towns and settlements are maintained and enhanced. • Development has regard to any impacts on cultural heritage (both indigenous and non-indigenous).
Planning Approach	<ul style="list-style-type: none"> • The impact on the existing character of the area will be one of the criteria for assessing new development. • In rural areas and rural residential areas development will be set back from roads. • Development in the towns will be consistent with the scale of existing development. • Where a development proposal is located on or near land with indigenous cultural significance, Council will seek advice on the matter from the traditional owners on how any impacts may be managed⁷.

⁶ In considering the extent and nature of any open space contribution Council will have regard to the relevant recommendations of the *Tara Shire Sport & Recreation Needs Plan 2001*.

⁷ There are known to be a number of sites important to the original indigenous community in the Shire. It is also to be expected that there are numerous sites in the Shire that have not been formally identified. All such places are protected by the Cultural Records (Landscape Queensland and Queensland Estate) Act.

5.0 DEVELOPMENT IN ZONES

5.1 COMMERCIAL ZONE

5.1.1 Intent

The Commercial Zone applies to the town centres of Tara, Meandarra, Moonie and Glenmorgan. It is intended that:

- these areas will continue to be the focus of commercial development in the Shire and provide a range of shopping, professional and community services to residents. Town centres will continue to be the main locations for community interaction;
- there will be flexibility regarding changes of use and the reuse of existing buildings in the area; and
- new development will complement the traditional streetscapes of Tara and Meandarra.

5.1.2 Commercial Zone – Level of Assessment Table for Development that is a Material Change of Use

Exempt Development	As listed in section 2 of the Planning Scheme or Schedule 8 of IPA
Self Assessment ⁸	Applicable Code
1. Centre Activity – <i>where establishing in an existing building or only involving minor building work.</i>	Commercial Development Code (Part A).
2. Home Based Occupation – <i>where establishing in an existing house or involving only minor building work.</i>	Commercial Development Code (Part A). Home Based Occupation Code.
3. Host Home Accommodation – <i>where:</i> <ul style="list-style-type: none"> • <i>capacity is available for up to 6 guests; and</i> • <i>guests are accommodated in existing buildings; and/or</i> • <i>only minor building work is proposed.</i> 	Commercial Development Code (Part A). Host Home Accommodation Code.
4. House – <i>involving only extensions to an existing House</i>	House Code (Part A).
5. Low Impact Industry – <i>where:</i> <ul style="list-style-type: none"> • <i>establishing in an existing building; and</i> • <i>not occupying an area greater than 100m²; and/or</i> • <i>involving only minor building work.</i> 	Commercial Development Code (Part A).
Code Assessment	
1. Centre Activity – <i>in all circumstances other than as described in the self-assessment table.</i>	Commercial Development Code (Parts B & C). Community Facilities Code - <i>where involving a community facility or educational establishment</i> . Filling and Excavation Code. Infrastructure, Parking, Servicing and Wastewater Code.
2. Home Based Occupation – <i>in all circumstances other than as described in the self-assessment table.</i>	Home Based Occupation Code. Infrastructure, Parking, Servicing and Wastewater Code.

⁸ The proposal must comply with all the acceptable solutions of the applicable codes. If it does not comply, it automatically becomes code assessable, unless specifically identified as impact assessable.

3. Host Home Accommodation – <i>in all circumstances other than as described in the self-assessment table.</i>	Host Home Accommodation Code. Infrastructure, Parking, Servicing and Wastewater Code.
4. House – where <ul style="list-style-type: none"> • <i>involving only extensions to an existing house; and</i> • <i>not complying with the acceptable solutions of the applicable code.</i> 	House Code (Part A)
5. Low Impact Industry – <i>where involving building work and not involving an area greater than 100m²</i>	Commercial Development Code (Parts B & C). Infrastructure, Parking, Servicing and Wastewater Code. Filling and Excavation Code.
6. Motel	Commercial Development Code (Parts B & C). Filling and Excavation Code. Infrastructure, Parking, Servicing and Wastewater Code. Multi-unit Dwelling and Motel Code.
7. Multi-unit Dwelling	Commercial Development Code (Parts B & C). Filling and Excavation Code. Infrastructure, Parking, Servicing and Wastewater Code. Multi-unit Dwelling and Motel Code.
Impact Assessment⁹	
1. All other uses.	

5.1.3 Commercial Zone – Level of Assessment Table for other Development

Exempt Development	As listed in section 2 of the Planning Scheme or Schedule 8 of IPA
Self Assessment¹⁰	Applicable Code
1. Carrying out building work, being minor building work, not associated with a material change of use.	Commercial Development Code (Part A).
Code Assessment	
1. Carrying out building work not associated with a material change of use.	Commercial Development Code (Parts B & C). Filling and Excavation Code. Infrastructure, Parking, Servicing and Wastewater Code
2. Reconfiguring a lot	Reconfiguring of a Lot Code. Filling and Excavation Code. Infrastructure, Parking, Servicing and Wastewater Code
3. Operational works for reconfiguring a lot.	Reconfiguring of a Lot Code. Filling and Excavation Code. Infrastructure, Parking, Servicing and Wastewater Code
4. Operational works for Filling and Excavation not associated with a material change of use or reconfiguring a lot.	Filling and Excavation Code. Infrastructure, Parking, Servicing and Wastewater Code

⁹Pursuant to section 3.5.5 of the *Integrated Planning Act 1997*, applications for impact assessment are assessed against all relevant provisions of the whole planning scheme as well as other relevant material such as State Planning Policies.

¹⁰ The proposal must comply with all the acceptable solutions of the applicable codes. If it does not comply, it automatically becomes code assessable, unless specifically identified as impact assessable.

5.2 COMMUNITY FACILITIES ZONE

5.2.1 Intent

The Community Facilities Zone comprises specific sites that accommodate a wide range of community uses such as schools, hospitals, churches, larger public utilities, parks and outdoor sport and recreation facilities. Such facilities may be publicly or privately owned and play an important role in providing services to the local community.

The expansion or redevelopment of a community facility must have regard to the management of any potential impacts on the surrounding area in accordance with the Community Facilities Code.

Any impact assessable development that is compatible with and allied to the nominated community use will be generally supported.

5.2.2 Community Facilities Zone – Level of Assessment Table for Development that is a Material Change of Use

Exempt Development	As listed in section 2 of the Planning Scheme or Schedule 8 of IPA
Self Assessment¹¹	Applicable Code
1. House – <i>involving only extensions to an existing House</i>	House Code (Part A)
2. Intensification of an existing lawful use – <i>where only involving minor building work.</i>	Community Facilities Code
3. Development for the purposes of a use nominated on the zoning map – <i>where only involving minor building work.</i>	Community Facilities Code
Code Assessment	
1. Development for the purposes of a use nominated on the zoning map – <i>and involving building work other than minor building work.</i>	Community Facilities Code. Infrastructure, Parking, Servicing and Wastewater Code
2. House - <i>where:</i> <ul style="list-style-type: none"> • <i>involving only extensions to an existing house; and</i> • <i>not complying with the acceptable solutions of the applicable code.</i> 	House Code (Part A)
Impact Assessable Development¹²	
1. All other purposes	.

5.2.3 Community Facilities Zone – Level of Assessment Table for Other Development

Exempt Development	As listed in section 2 of the Planning Scheme or Schedule 8 of IPA
Self Assessment¹³	Applicable Code
1. Carrying out building work, being minor building work, not associated with a material change of use.	Community Facilities Code

¹¹ The proposal must comply with all the acceptable solutions of the applicable codes. If it does not comply, it automatically becomes code assessable, unless specifically identified as impact assessable

¹² Pursuant to section 3.5.5 of the *Integrated Planning Act 1997*, applications for impact assessment are assessed against all relevant provisions of the whole planning scheme as well as other relevant material such as State Planning Policies.

¹³ The proposal must comply with all the acceptable solutions of the applicable codes. If it does not comply, it automatically becomes code assessable, unless specifically identified as impact assessable.

Code Assessment	
1. Carrying out building work not associated with a material change of use.	Community Facilities Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
2. Reconfiguring a lot	Reconfiguring of a Lot Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
3. Operational works for Reconfiguring a lot.	Reconfiguring of a Lot Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
4. Operational works for Filling and Excavation not associated with a material change of use or reconfiguring a lot.	Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code

5.3 INDUSTRIAL ZONE

5.3.1 Intent

Industrial zoned land has been identified in Tara and Meandarra.

The intent for the Industrial Zone is to provide for new industries and the continued operation and expansion of existing industry. The viable use of this land for industrial activity will be maintained by ensuring:

- that industrial land is not used for residential purposes;
- the flexible reuse of existing buildings subject to consideration of adjoining amenity impacts;
- that new industrial development, that is in close proximity to any sensitive land uses (such as houses), incorporates suitable measures (such as buffering) that will mitigate potential adverse impacts;

5.3.2 Industrial Zone – Level of Assessment Table for Development that is a Material Change of Use.

Exempt Development	As listed in section 2 of the Planning Scheme or Schedule 8 of IPA
Self Assessment ¹⁴	Applicable Code
1. Agriculture and Animal Husbandry	Rural Zone and Rural Residential Zone Development Code (Part A)
2. General Engineering Works – <i>where establishing in an existing building or only involving minor building work.</i>	Industrial Development Code (Part A)
3. Home Based Occupation – <i>where in an existing building or involving only minor building work.</i>	Home Based Occupation Code
4. House – <i>involving only extensions to an existing House</i>	House Code (Part A)
5. Low Impact Industry – <i>where establishing in an existing building or involving only minor building work.</i>	Industrial Development Code (Part A)
6. General Industry – <i>where establishing in an existing building or only involving minor building work.</i>	Industrial Development Code (Part A)
7. Vehicle Repair Workshop – <i>where establishing in an existing building or only involving minor building work.</i>	Industrial Development Code (Part A)
8. Warehouse – <i>where establishing in an existing building or only involving minor building work.</i>	Industrial Development Code (Part A)
Code Assessment	
1. Agriculture and Animal Husbandry – <i>where not complying with the acceptable solutions of the applicable code.</i>	Rural Zone and Rural Residential Zone Development Code (Part A)
2. General Engineering Works – <i>in all circumstances other than as described in the self-assessment table.</i>	Industrial Development Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
3. Home Based Occupation – <i>where involving</i>	Home Based Occupation Code

¹⁴ The proposal must comply with all the acceptable solutions of the applicable codes. If it does not comply, it automatically becomes code assessable, unless specifically identified as impact assessable

<i>building works or not compiling with Home Based Occupation Code.</i>	Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
4. House – where: <ul style="list-style-type: none"> <i>involving only extensions to an existing house; and</i> <i>not complying with the acceptable solutions of the applicable code.</i> 	House Code (Part A)
5. Low Impact Industry – <i>in all circumstances other than as described in the self-assessment table.</i>	Industrial Development Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
6. General Industry – <i>in all circumstances other than as described in the self-assessment table.</i>	Industrial Development Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
7. Service Station	Industrial Development Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
8. Telecommunication Facility	Industrial Development Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code Telecommunication Facilities Code
9. Transport Depot or Terminal	Industrial Development Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
10. Utility Installation	Industrial Development Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
11. Vehicle Repair Workshop – <i>in all circumstances other than as described in the self-assessment table.</i>	Industrial Development Code. Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
12. Warehouse – <i>in all circumstances other than as described in the self-assessment table.</i>	Industrial Development Code. Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
Impact Assessment¹⁵	
1. All other purposes.	

5.3.3 Industrial Zone – Level of Assessment Table for Other Development

Exempt Development	As listed in section 2.0 of the Planning Scheme or Schedule 8 of IPA
Self Assessment¹⁶	Applicable Code
1. Carrying out building work, being minor building work, not associated with a material change of use.	Industrial Development Code (Part A)

¹⁵ Pursuant to section 3.5.5 of the *Integrated Planning Act 1997*, applications for impact assessment are assessed against all relevant provisions of the whole planning scheme as well as other relevant material such as State Planning Policies.

¹⁶ The proposal must comply with all the acceptable solutions of the applicable codes. If it does not comply, it automatically becomes code assessable, unless specifically identified as impact assessable.

Code Assessment	
1. Carrying out building work not associated with a material change of use.	Industrial Development Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
2. Reconfiguring a lot - <i>where the proposed allotment has a minimum area of 1000m² and a minimum frontage of 30 metres.</i>	Reconfiguring of a Lot Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
3. Operational works for Reconfiguring a lot.	Reconfiguring of a Lot Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
4. Operational works for Filling and Excavation not associated with a material change of use or reconfiguring a lot.	Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
Impact Assessment¹⁷	
1. Reconfiguring a lot – <i>where the proposed allotment has a minimum area of less than 1000m² or a minimum frontage of less than 30 metres.</i>	Reconfiguring of a Lot Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code

¹⁷ Pursuant to section 3.5.5 of the *Integrated Planning Act 1997*, applications for impact assessment are assessed against all relevant provisions of the whole planning scheme as well as other relevant material such as State Planning Policies.

5.4 RESIDENTIAL ZONE

5.4.1 Intent

The Residential Zone applies to the existing residential areas in the towns of Tara, Meandarra, Moonie and Glenmorgan. These areas have good access to existing physical and social services. Additional residential land has also been identified:

- adjoining the eastern side of Tara; and
- adjoining the north-western side of Moonie.

The zone is intended to be primarily used for residential purposes and is to be characterised by high levels of residential amenity. Any new development in the area should not adversely impact on existing levels of amenity.

The opportunity also exists for increased housing choice through the development of Multi-unit Dwellings – especially for the aged. Such development will be generally supported so long as there are no adverse impacts on existing amenity and the proposed developments incorporate appropriate climatic responses.

Non-residential development is not intended in this land use area. Notwithstanding this situation Home Based Occupations may be supported for appropriate activities on suitable sites where any impacts can be managed at appropriate levels in accordance with the Home Based Occupation Code.

Residential development at urban densities outside the Residential Land Use Area will not be supported.

5.4.2 Residential Zone – Level of Assessment Table for Development that is a Material Change of Use

Exempt Development	As listed in section 2 of the Planning Scheme or Schedule 8 of IPA
Self Assessment¹⁸	Applicable Code
1. Agriculture	Rural Zone and Rural Residential Zone Development Code (Part A)
2. Home Based Occupation – <i>where establishing in an existing house or involving only minor building work.</i>	Home Based Occupation Code.
3. Host Home Accommodation – <i>where:</i> <ul style="list-style-type: none"> • <i>capacity is available for up to 4 guests; and</i> • <i>guests are accommodated in existing buildings; or</i> • <i>only minor building work is proposed.</i> 	Host Home Accommodation Code.
4. House	House Code (Parts A & C).
Code Assessment	
1. Agriculture – <i>where not complying with the acceptable solutions of the applicable code.</i>	Rural Zone and Rural Residential Zone Development Code (Part A)
2. Home Based Occupation – <i>where involving building work.</i>	House Code (Parts A & C) Home Based Occupation Code

¹⁸ The proposal must comply with all the acceptable solutions of the applicable codes. If it does not comply, it automatically becomes code assessable, unless specifically identified as impact assessable

3. Host Home Accommodation – where: <ul style="list-style-type: none"> • <i>having a capacity for up to 4 guests; and</i> • <i>involving building work.</i> 	House Code (Parts A & C) Host Home Accommodation Code
4. House – where not complying with the acceptable solutions of the applicable code.	House Code (Parts A & C)
Impact Assessable Development¹⁹	
1. Home Based Occupation – where not complying with the Acceptable Solutions of the Home Based Occupation Code.	House Code (Parts A & C) Home Based Occupation Code Infrastructure, Parking, Servicing and Wastewater Code
2. Host Home Accommodation – where it is intended to have capacity to accommodate more than 4 guests.	House Code (Parts A & C) Host Home Accommodation Code Infrastructure, Parking, Servicing and Wastewater Code
3. All other purposes	

5.4.3 Residential Zone – Level of Assessment Table for Other Development

Exempt Development	As listed in section 2 of the Planning Scheme or Schedule 8 of IPA
Self Assessment²⁰	Applicable Code
1. Carrying out building work not associated with a material change of use – where complying with the acceptable solutions in the applicable code.	House Code (Parts A & C)
Code Assessment	
1. Carrying out building work not associated with a material change of use – where not complying with the acceptable solutions in the applicable code.	House Code (Parts A & C)
2. Reconfiguring a lot – where the resulting allotments are 800m ² or greater and have a minimum frontage of 20 metres.	Reconfiguring of a Lot Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
3. Operational works for Reconfiguring a lot.	Reconfiguring of a Lot Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
4. Operational works for Filling and Excavation not associated with a material change of use or reconfiguring a lot.	Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
Impact Assessment²¹	
1. Reconfiguring a lot – where the proposed allotment has an area less than 800m ² or a frontage of less than 20 metres.	Reconfiguring of a Lot Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code

¹⁹ Pursuant to section 3.5.5 of the *Integrated Planning Act 1997*, applications for impact assessment are assessed against all relevant provisions of the whole planning scheme as well as other relevant material such as State Planning Policies.

²⁰ The proposal must comply with all the acceptable solutions of the applicable codes. If it does not comply, it automatically becomes code assessable, unless specifically identified as impact assessable.

²¹ Pursuant to section 3.5.5 of the *Integrated Planning Act 1997*, applications for impact assessment are assessed against all relevant provisions of the whole planning scheme as well as other relevant material such as State Planning Policies.

5.5 RURAL ZONE

5.5.1 Intent

Land in the Rural Zone accommodates:

- the full range of rural and related activities and areas of Good Quality Agricultural Land. Areas of Good Quality Agricultural Land are identified on overlay map 1; and
- areas of ecological significance, as identified on overlay map 2, such as national parks, state forests and areas of remnant vegetation²²; and
- various remote historical subdivisions as identified on overlay map 3; and
- areas subject to bushfire risk as identified on overlay map 4.

The intent of the Rural Zone is to:-

- Accommodate the full range of rural and related activities.
- Protect Good Quality Agricultural Land from both fragmentation and incompatible land uses that will impact on existing and future productivity.
- Ensure development in or adjacent to areas of ecological significance has no adverse impacts on these areas by minimising the loss of vegetation and incorporating adequate buffers.
- Ensure that development is not subject to unacceptable risk from bushfire.
- Discourage residential development on remote historical subdivisions.

In addition to being the basis for rural activity in the Shire, it is also recognised that the rural zone provides the opportunity for a range of activities that may not be able to be accommodated, or particularly suited to the town areas. Other development that may be supported includes:-

- Intensive animal activities.
- Larger industrial activities with more extensive land requirements.
- Non-agricultural uses, such as home based occupations, host accommodation, educational and recreational/tourist uses. Such uses should be of a scale and intensity consistent with the existing rural character of the area.

Such development will be required to meet the criteria set out in the Rural Zone and Rural Residential Zone Development Code and other applicable codes. Applicants will be required to demonstrate that the proposed development will have no unacceptable environmental, amenity or infrastructure impacts.

Extrinsic Material:-

Residential Development

Given the varied nature of activities in the Rural Zone a range of residential options has been recognised. These options are:-

- houses that will be self assessable if complying with the acceptable solutions in the House Code;
- provision of temporary residential accommodation; and
- provision for on-farm accommodation for rural workers.

Remote Historical Subdivisions

The Shire contains a number of old subdivisions located remotely from physical and social services – these sites have been identified on overlay map 3. These locations are not considered appropriate for closer settlement given their isolation and the subsequent costs associated with service provision. The construction of a new house in any of these areas will be on the basis of impact assessment and will require the proponent to demonstrate that the land has adequate access to physical and social services.

Bushfire Risk

Areas of bushfire risk, as determined by the Queensland Rural Fire Service, have been identified on overlay map 4. New development proposals in or adjacent to an area identified as being of a medium hazard is required to comply with the bushfire provisions of the Rural Zone and Rural Residential Zone Development Code.

²² Clearing of native vegetation may require an application to be made to the Department of Natural Resources and Mines under the provisions of the *Vegetation Management Act 1999*.

5.5.2 Rural Zone – Level of Assessment Table for Development that is a Material Change of Use

Exempt Development	As listed in section 2 of the Planning Scheme or Schedule 8 of IPA
Self Assessment ²³	Applicable Code
<ol style="list-style-type: none"> 1. Agriculture and Animal Husbandry 2. Camping grounds – <i>where not involving building work and only involving 3 sites.</i> 3. Home Based Occupation – <i>where only involving minor building work</i> 4. Host Home Accommodation – <i>where:</i> <ul style="list-style-type: none"> • <i>capacity is available for up to 6 guests; and</i> • <i>guests are accommodated in existing buildings; and</i> • <i>only minor building work is proposed.</i> 5. House (<i>excluding houses on historical subdivisions as shown on overlay map 3</i>). 6. House – being a second house on an allotment. 	<p>Rural Zone and Rural Residential Zone Development Code (Part A)</p> <p>Rural Zone and Rural Residential Zone Development Code (Part A)</p> <p>Home-Based Occupation Code.</p> <p>Host Home Accommodation Code.</p> <p>House Code (Part A & B) Rural Zone and Rural Residential Zone Development Code (Part A)</p> <p>House Code (Part A & B) Rural Zone and Rural Residential Zone Development Code (Part A)</p>
Code Assessment	
<ol style="list-style-type: none"> 1. Agriculture and Animal Husbandry – <i>where not complying with the acceptable solutions of the applicable code.</i> 2. Home Based Occupation – <i>where involving building work..</i> 3. Host Home Accommodation – <i>where:</i> <ul style="list-style-type: none"> • <i>involving building work; or</i> • <i>having a capacity for more than 6 guests.</i> 4. House – <i>where not complying with the acceptable solutions of the applicable codes (excluding houses on historical subdivisions as shown on overlay map 3).</i> 5. House – being a second house on an allotment - <i>where not complying with the acceptable solutions of the applicable codes.</i> 6. Rural Worker Accommodation Units 	<p>Rural Zone and Rural Residential Zone Development Code</p> <p>House Code (Part A & B) Home Based Occupation Code Rural Zone and Rural Residential Zone Development Code</p> <p>House Code (Part A & B) Host Home Accommodation Code Rural Zone and Rural Residential Zone Development Code Infrastructure, Parking, Servicing and Wastewater Code</p> <p>House Code (Part A & B) Rural Zone and Rural Residential Zone Development Code</p> <p>House Code (Part A & B) Rural Zone and Rural Residential Zone Development Code</p> <p>Rural Worker Accommodation Units Code Rural Zone and Rural Residential Zone Development Code Infrastructure, Parking, Servicing and Wastewater Code</p>

²³ The proposal must comply with all the acceptable solutions of the applicable codes. If it does not comply, it automatically becomes code assessable, unless specifically identified as impact assessable.

7. Temporary Residential Accommodation.	Temporary Residential Accommodation Code. Rural Zone and Rural Residential Zone Development Code
Impact Assessable Development²⁴	
1. Home Based Occupation – <i>where not complying with the acceptable solutions of the Home Based Occupation Code.</i>	House Code (Part A & B) Home Based Occupation Code Rural Zone and Rural Residential Zone Development Code Infrastructure, Parking, Servicing and Wastewater Code
2. A New House ²⁵ – <i>where located in an historical subdivision as indicated on overlay map 3.</i>	House Code (Part A) Residential Development in Historical Subdivision Policy.
3. All other purposes	

5.5.3 Rural Zone – Level of Assessment Table for Other Development

Exempt Development	As listed in section 2 of the Planning Scheme or Schedule 8 of IPA
Self Assessment²⁶	
Applicable Code	
1. Carrying out building work not associated with a material change of use - <i>where complying with the acceptable solutions in the applicable code.</i>	Rural Zone and Rural Residential Zone Development Code (Part A)
Code Assessment	
1. Carrying out building work not associated with a material change of use – <i>where not complying with the acceptable solutions in the applicable code.</i>	Rural Zone and Rural Residential Zone Development Code
2. Reconfiguring a lot – <i>where complying with A1.1 or A1.2 of the Reconfiguring of a Lot Code.</i>	Reconfiguring of a Lot Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code Rural Zone and Rural Residential Zone Development Code
3. Operational works for Reconfiguring a lot.	Reconfiguring of a Lot Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code
4. Operational works for Filling and Excavation not associated with a material change of use or reconfiguring a lot.	Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code Rural Zone and Rural Residential Zone Development Code
Impact Assessment²⁷	
1. Reconfiguring a lot – <i>where not complying with A1.1 or A1.2 of the Reconfiguration of a Lot Code.</i>	Reconfiguring of a Lot Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code Rural Zone and Rural Residential Zone Development Code

²⁴ Pursuant to section 3.5.5 of the *Integrated Planning Act 1997*, applications for impact assessment are assessed against all relevant provisions of the whole planning scheme as well as other relevant material such as State Planning Policies.

²⁵ The requirement for impact assessment does not apply to extensions to existing houses. Extensions to existing houses are either self assessable or code assessable depending on compliance with the House Code.

²⁶ The proposal must comply with all the acceptable solutions of the applicable codes. If it does not comply, it automatically becomes code assessable, unless specifically identified as impact assessable.

²⁷ Pursuant to section 3.5.5 of the *Integrated Planning Act 1997*, applications for impact assessment are assessed against all relevant provisions of the whole planning scheme as well as other relevant material such as State Planning Policies.

5.6 RURAL RESIDENTIAL ZONE

5.6.1 Intent

The Rural Residential Land Use Area comprises those areas collectively known as 'The Estates'.

The intent of the Rural Residential Zone is to:-

- Provide residents with the opportunity to live in a semi-rural / semi-remote setting characterised by a high degree of residential amenity. Other non-residential development is generally not intended in this land use area. However, home based occupations may be supported where the impact on the residential amenity of the area can be managed at acceptable levels, as provided for in the Home Based Occupation Code.
- Maintain the 'large allotment' character of the area by not allowing the re-subdivision of existing allotments except where complying with the acceptable solutions of the Reconfiguring of a Lot Code.
- Primarily serve a residential function with the opportunity to pursue farm pursuits at a relatively small scale and low intensity. Intensive animal industries such as feedlots, piggeries and poultry farms are not considered appropriate in the zone.
- Ensure development in or adjacent to areas of ecological significance has no adverse impacts on these areas by minimising the loss of vegetation and incorporating adequate buffers.
- Ensure that development, in or adjacent to medium bushfire risk areas identified on overlay map 4, is not subject to unacceptable risk from bushfire.

Extrinsic Material:-

The Estates

These areas were subdivided during various periods up to and including the 1980s. There is an adequate supply of these allotments to meet any need into the foreseeable future. In terms of their residential function these allotments are relatively remote from services. On these bases no further subdivision (including the re-subdivision of existing allotments) of this nature is envisaged for the Shire.

Bushfire Risk

Areas of bushfire risk, as determined by the Queensland Rural Fire Service, have been identified on overlay map 4. New development proposals in or adjacent to an area identified as being of a medium hazard is required to comply with the bushfire provisions of the Rural Zone and Rural Residential Zone Development Code.

5.6.2 Rural Residential Zone – Level of Assessment Table for Development that is a Material Change of Use.

Exempt Development	As listed in section 2 of the Planning Scheme or Schedule 8 of IPA
Self Assessment²⁸	Applicable Codes
1. Agriculture and Animal Husbandry	Rural Zone and Rural Residential Zone Development Code (Part A).
2. Home Based Occupation – <i>where only involving minor building work</i>	Home-Based Occupation Code.
3. Host Home Accommodation – <i>where:</i> <ul style="list-style-type: none"> • capacity is available for up to 4 guests; and • guests are accommodated in existing buildings; and • <i>only minor building work is proposed.</i> 	Host Home Accommodation Code.
4. House	House Code (Part A & B) Rural Zone and Rural Residential Zone Development Code (Part A).

²⁸ The proposal must comply with all the acceptable solutions of the applicable codes. If it does not comply, it automatically becomes code assessable, unless specifically identified as impact assessable

Code Assessment	
1. Agriculture and Animal Husbandry – <i>where not complying with the acceptable solutions of the applicable code.</i>	Rural Zone and Rural Residential Zone Development Code
2. Home Based Occupation – <i>where involving building work.</i>	House Code (Part A & B) Home Based Occupation Code Rural Zone and Rural Residential Zone Development Code
3. Host Home Accommodation – <i>where:</i> <ul style="list-style-type: none"> • <i>not complying with the acceptable solutions of the applicable codes; or</i> • <i>having a capacity of up to 4 guests; or</i> • <i>involving building work.</i> 	House Code (Part A & B) Host Home Accommodation Code Rural Zone and Rural Residential Zone Development Code
4. House – <i>where not complying with the acceptable solutions of the applicable codes.</i>	House Code (Part A & B) Rural Zone and Rural Residential Zone Development Code
5. Temporary Residential Accommodation	Temporary Residential Accommodation Code Rural Zone and Rural Residential Zone Development Code
Impact Assessable Development²⁹	
1. Home Based Occupation – <i>where not complying with the acceptable solutions of the Home Based Occupation Code.</i>	House Code (Part A & B) Home Based Occupation Code Rural Zone and Rural Residential Zone Development Code Infrastructure, Parking, Services and Wastewater Code
2. Host Home Accommodation - <i>where having a capacity for more than 4 guests whether or not involving building work.</i>	House Code Host Home Accommodation Code Rural Zone and Rural Residential Zone Development Code Infrastructure, Parking, Services and Wastewater Code
3. All other purposes	

5.6.3 Rural Residential Zone – Level of Assessment Table for Other Development.

Exempt Development	As listed in section 2 of the Planning Scheme or Schedule 8 of IPA
Self Assessment³⁰	Applicable Code
1. Carrying out building work not associated with a material change of use – <i>where complying with the acceptable solutions in the applicable code.</i>	Rural Zone and Rural Residential Zone Development Code (Part A)
Code Assessment	
1. Carrying out building work not associated with a material change of use – <i>where not complying with the acceptable solutions in the applicable code.</i>	Rural Zone and Rural Residential Zone Development Code

²⁹ Pursuant to section 3.5.5 of the *Integrated Planning Act 1997*, applications for impact assessment are assessed against all relevant provisions of the whole planning scheme as well as other relevant material such as State Planning Policies.

³⁰ The proposal must comply with all the acceptable solutions of the applicable codes. If it does not comply, it automatically becomes code assessable, unless specifically identified as impact assessable.

<p>2. Reconfiguring a lot – <i>where complying with A4.1 of the Reconfiguring of a Lot Code.</i></p> <p>3. Operational works for Reconfiguring a lot.</p> <p>4. Operational works for Filling and Excavation not associated with a material change of use or reconfiguring a lot.</p>	<p>Reconfiguring of a Lot Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code Rural Zone and Rural Residential Zone Development Code</p> <p>Reconfiguring of a Lot Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code</p> <p>Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code Rural Zone and Rural Residential Zone Development Code</p>
Impact Assessment³¹	
<p>1. Reconfiguring a lot – <i>where not complying with A4.1 of the Reconfiguration of a Lot Code.</i></p>	<p>Reconfiguring of a Lot Code Filling and Excavation Code Infrastructure, Parking, Servicing and Wastewater Code Rural Zone and Rural Residential Zone Development Code</p>

³¹ Pursuant to section 3.5.5 of the *Integrated Planning Act 1997*, applications for impact assessment are assessed against all relevant provisions of the whole planning scheme as well as other relevant material such as State Planning Policies.

6.1 INTRODUCTION

This section contains the codes that apply to development that is self assessable and code assessable, and that relevant to development which is impact assessable. The codes are listed alphabetically for ease of use.

6.1.1 Code Structure

Each code has the following elements:

- the application of the code which describes the type of development and level of assessment it will apply to;
- the purpose of the code which describes the intention of the code;
- a table setting out performance criteria and acceptable solutions;
- performance criteria which describe the various outcomes the code is trying to achieve; and
- acceptable solutions which describe an acceptable method of achieving the performance criteria.

6.2 CARAVAN PARK CODE

Application

This code applies to material change of use or building work for the purpose of a Caravan Park.

Purpose

- To promote high quality facilities for both long-term residents and tourists.
- To ensure a high standard of health and safety for park users.
- To ensure that the use is compatible with surrounding activities.

Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
P1 Caravan Parks maintain the character and amenity of the area by ensuring: <ul style="list-style-type: none">• the layout is sensitive to any features of natural, cultural or scenic significance; and• adequate buffering is provided to any nearby uses which may impact on the amenity of park residents; and• consideration is given to the impact of the Caravan Park on surrounding amenity	No solution specified.
P2 The internal living environment maximises the amenity of residents by complying with the performance criteria of the ' <i>Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1998</i> ' published by the Department of Local Government and Planning.	In partial compliance with P2 A2 All noise sensitive receptors are set back at least 40 metres from any State-controlled Road.

6.3 COMMERCIAL DEVELOPMENT CODE

Application

- Part A of this code applies to material change of use or building work that is self assessable in the Commercial Zone.
- Part B of this code applies to material change of use or building work that is code assessable or impact assessable in the Commercial Zone in Tara and Meandarra.
- Part C of the code applies to material change of use or building work that is code assessable or impact assessable in the Commercial Zone in Moonie and Glenmorgan and commercial development in any other zone.

Purpose

- To allow for the flexible reuse of existing buildings in commercial areas as long as adjoining amenity is not compromised;
- To ensure development in commercial areas is consistent with the desired character of the Shire's commercial centres; and
- To ensure development does not adversely impact on the amenity of adjoining properties.

Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
Part A – applicable to self assessable development in the Commercial Zone			
P1	The proposed use does not adversely impact on the amenity of adjoining areas.	A1	The proposal involves the use of an existing building and existing plant and equipment.
Part B – applicable to Code and Impact Assessable Applications in the Commercial Zone in Tara and Meandarra			
P2	The building's scale is consistent with existing development in the locality	A2	Buildings are no more than 2 storeys high.
P3	Building design is compatible with the existing character and will contribute to the experience of people using the area.	A3	The design and construction of the building incorporates: <ul style="list-style-type: none"> • buildings face the street with their entries clearly recognisable and accessible from the street; and • the building abuts the street frontage; and • an awning is provided, across the footpath to the street³², along the full frontage of the building; and • a minimum of 60% of the building frontage consists of windows/glazed doors; and • solid sections of the building are constructed of timber, stone or brick; and • roofing visible from the street is iron.
P4	Vehicle parking and access areas operate in a safe and efficient manner.	No solution specified.	
P5	The activity does not impose significant amenity impacts on neighbouring properties.	A5	Where the commercial development adjoins any land in a residential zone or used for a residential purpose a 2 metre setback is provided to the common boundary with the residential land. Solid screening, to a height of 2 metres is to be provided along these common boundaries. Screening may consist of either landscaping or a screen wall or a combination of each.

³² Any awning overhanging a State-controlled road reserve requires approval from the Department of Main Roads.

P6	Plant such as air conditioning and refrigeration units are located and treated so as not to be visually obtrusive or create noise impacts on adjoining uses.	No solution specified.
Part C – applicable to commercial development in all other areas.		
P7	The building scale and design is compatible with existing development in the area and the proposal will have no adverse impacts on the amenity of the area and there is a need for the proposal.	No solutions specified.

6.4 COMMUNITY FACILITIES CODE

Application

This code applies to material change of use or building work associated with new Community Facilities and extensions to existing Community Facilities in both the Community Facilities Zone, or Community Facilities in any other zone.

Purpose

The purpose of this code is to facilitate the establishment and expansion of Community Facilities in such away that has acceptable impacts of the surrounding area.

Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
P1	The design of the proposal must be consistent with the reasonable expectations of development on surrounding land.	A1	The height of any proposed building does not exceed 8.5 metres above ground level.
P2	The proposal must not impose unreasonable adverse impacts on any surrounding residential area.	A2.1	Outdoor activities such as parking areas, outdoor decks, barbeque / function areas are located a minimum of 6 metres from an adjacent residential boundary.
		and	
		A2.2	The building is set back from a boundary abutting a Residential Zone a minimum of 3 metres or half the height of the building at that point, whichever is the greater.

6.5 EXTRACTIVE INDUSTRY CODE

Application

This code applies to material changes of use and building work for the purposes of Extractive Industry, except for:–

- Development comprising buildings located more than 20 metres from any boundary used for administration, ablutions, staff facilities or accommodating machinery or equipment.
- Temporary works or structures required to stabilise land, collect water, store materials, where “temporary” means no more than 6 months.

Purpose

- To ensure that extractive operations, including the operation of vehicles on haul routes, can be carried out with –
 - » minimal environmental harm;
 - » minimal disruption to the amenity of nearby residential environments;
 - » minimal risk to nearby residential environments;
 - » minimal impacts on traffic safety and efficiency.
- To ensure that extractive operations can occur with minimal consequences for the natural environment.
- To ensure the satisfactory rehabilitation of extraction sites over the life of the project.

Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
<p>P1 Air pollutants and noise emissions from site operations and from associated transport movements must not create significant environmental harm or unreasonably disrupt the amenity of nearby residences or other sensitive environments (like schools, churches, halls, hospitals, etc).</p> <p><i>Note:-</i> To demonstrate compliance with this criterion, applicants are required to supply adequate information on –</p> <ul style="list-style-type: none"> • The term, extent and nature of extraction proposed over the life of the operation; • The nature and frequency of blasting and measures to be taken to warn and protect the public when blasting is planned; • The type of vehicles and equipment involved both on and off the site; • Measures to control air pollution and noise; • The proximity and type of nearby houses or sensitive environments; and • Likely haul routes, including a description of the environments through which they pass. 	<p>A1.1 Extractive operations are more than 600 metres away from any house or land in a residential zone.</p> <p>and</p> <p>A1.2 Haul routes, except those that involve a State-controlled Road, are more than 100 metres from any house or land in a residential zone.</p>
<p>P2 Run-off must be managed so that it does not adversely affect the quality of downstream waterways, including groundwater, and does not create any net worsening of run-off characteristics experienced on any other land, including roads.</p> <p><i>Note:-</i> To demonstrate compliance with this criterion, applicants are required to supply adequate information on –</p> <ul style="list-style-type: none"> • Site levels before, during and after excavation works; • The location and description of potentially affected waterways, including groundwater; • Erosion and sediment control; • Means used to prevent downstream contamination caused by the storage, maintenance and operation of 	<p>No solutions specified.</p>

<p><i>machinery and equipment (e.g. bunding, spill clean-up procedures); and</i></p> <ul style="list-style-type: none"> • <i>Means used to retain stormwater in significant rainfall events.</i> 	
<p>P3 Operations must minimise lighting impacts on roads, public vantage points and neighbouring properties.</p>	<p>No solutions specified.</p>
<p>P4 Operations must not result in the deterioration of the roads used by ensuring:</p> <ul style="list-style-type: none"> • the roads are of an adequate standard to accommodate the traffic generated; and • roads are maintained in terms of dirt and spillage from trucks. <p><i>Note:- Applicants must provide a road maintenance plan with any development application. To substantiate a reasonable contribution, applicants must advise which roads are to be used, their condition and suitability for their intended use, the frequency of use, the nature of vehicles involved.</i></p>	<p>No solutions specified.</p>
<p>P5 Extractive works, buildings, machinery operating areas and access ways are to be effectively screened from roads, public vantage points and neighbouring properties, having regard to the desirable visual character of the locality.</p> <p><i>Note:- To demonstrate compliance with this criterion, applicants are likely to have to supply adequate information on –</i></p> <ul style="list-style-type: none"> • <i>The perceived character of the locality;</i> • <i>Extraction intentions, where adequate information is provided on the duration of the project, extent, size and location of extraction processes, extent, size and location of stockpiles and changes to access points;</i> • <i>The nature, extent and landscaped treatment of buffer areas;</i> • <i>The proximity of extractive works, buildings, machinery operating areas and access ways to property boundaries and roads;</i> • <i>If necessary, landscaping or screening proposed for specific activities or structures; and</i> • <i>Rehabilitation works planned over the life of the project and on its completion.</i> 	<p>No solutions specified.</p>
<p>P6 Extraction works and rehabilitation are to be carried out to minimise the potential for impacts on the environment (such as from stormwater run-off and erosion) and to retain the basic natural qualities and appearance of the site. Conditions will be imposed on development permits requiring continuous rehabilitation.</p> <p><i>Note:- To demonstrate compliance with this criterion, applicants must supply a rehabilitation plan prepared by a suitably qualified and/or experienced practitioner showing –</i></p> <ul style="list-style-type: none"> • <i>The current form and landscape character of the site (including contours, landform(s) and existing vegetation character);</i> • <i>Existing soil and other geographic conditions relevant to demonstrating sustainable rehabilitation;</i> • <i>Rehabilitation works planned over the life of the project and on its completion aimed at restoring that landscape character; and</i> • <i>How, after extraction ceases, the site could be reused for activities similar to those on neighbouring lands.</i> 	<p>No solutions specified.</p>

6.6 FILLING AND EXCAVATION CODE

Application

This code applies to:

- development for a material change of use, building work or reconfiguration of a lot where filling or excavation is involved. The code applies both where the filling / excavation activity is the primary purpose of the application or where the filling / excavation is ancillary to the proposed activity on the site ;
- operational work involving filling or excavation.

The code does not apply to –

- Extractive Industry, for which all relevant performance criteria are covered by the Extractive Industry Code; or
- filling or excavation associated with building work that is subject to code assessment under the *Standard Building Regulations*; or
- filling or excavation that is listed as exempt in section 2 of the Planning Scheme.

Purpose

To ensure that filling and excavation creating a significant change to natural ground level is –

- necessitated by the proposed development;
- visually compatible with the local environment;
- soundly engineered; and
- not likely to worsen flood or drainage impacts on neighbouring property.

Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
<p>P1 Filling and/or excavation must be necessarily required to effect the proposed development.</p> <p><i>Note:- To demonstrate that, applicants must submit sufficient information about the nature of the proposed development and earthworks options that could be used to minimise filling and/or excavation.</i></p>	No solutions specified.
<p>P2 Filling and/or excavation must be visually compatible with the local environment.</p> <p><i>Note:- Applicants will need to supply detail on proposed screening works, such as fencing and landscaping.</i></p>	<p>A2.1 For land in a Residential, Commercial or Industrial Zone, excavation to a depth of no more than 1 metre³³.</p> <p>A2.2 For land in a Rural Zone, excavation to a depth of no more than 2 metres³⁴.</p>
<p>P3 Filling and/or excavation must be soundly engineered.</p> <p><i>Note:- A way to demonstrate compliance with this Performance Criterion is to provide a statement from a Registered Professional Engineer certifying that works are structurally sound.</i></p>	No solutions specified.
<p>P4 Filling and/or excavation does not³⁵:</p> <ul style="list-style-type: none"> • worsen flood or drainage impacts on neighbouring property; or • cause pollution or contamination of nearby lands or watercourses. 	<p>A4.1 No filling is carried out in a waterway.</p> <p>and</p> <p>A4.2 Filling does not result in ponding on adjoining properties.</p> <p>and</p> <p>A4.3 Filling or excavation does not result in an increase in the velocities of overland flow to the extent of causing erosion or damage to adjacent lands.</p> <p>and</p>

³³ Any works that 'take' surface water may require approval from the Department of Natural Resources and Mines under the provisions of the *Water Act 2000*.

³⁴ Any works that 'take' surface water may require approval from the Department of Natural Resources and Mines under the provisions of the *Water Act 2000*.

	A4.4 For filling, only clean fill is used. and A4.5 For excavation, no contaminated material is excavated.
P5 Filling and/or excavation does not increase the 'take' of overland flow runoff above that provided under a water entitlement ³⁶ .	A5.1 Filling or excavation does not provide for works or structures that extract or retain overland flows. or A5.2 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> .

³⁵ Any works should be consistent with any Soil Conservation Plan, applicable to the locality, as approved by the relevant State Agency.

³⁶ Any works that 'take' surface water may require approval from the Department of Natural Resources and Mines under the provisions of the *Water Act 2000*.

6.7 HOME BASED OCCUPATION CODE

Application

This code applies to a material change of use³⁷ for a Home Based Occupation.

Purpose

- To facilitate the use of a home for occupations of a type or in a manner that does not adversely affect the amenity of neighbours; and
- To facilitate the use of homes to provide certain services to localities with limited access to such services.

Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
<p>P1 The operation of the home based occupation must be compatible with the amenity and character of neighbouring properties, such that the appearance and functioning of the host home is virtually indistinguishable from that of neighbouring homes.</p>	<p>A1.1 The operator of the business must be a resident of the premises. and A1.2 Only 2 people other than residents of the home are employed in the occupation. and A1.3 No more than: <ul style="list-style-type: none"> • 50m² in the Residential Zone; or • 100m² in any other zone, of the home or a structure (such as sheds, awnings, verandas, decks, pergolas) associated with the home is used for the occupation. and A1.4 If a sign is displayed, it is no larger than <ul style="list-style-type: none"> • 0.5m² in the Residential Zone; or • 1.0m² in any other zone, and is attached to the home or structure associated with it. and A1.5 No materials are displayed or stored such that they are visible from outside the home. and A1.6 The occupation does not rely on transport provided by vehicles larger than a 3-tonne rigid vehicle. and A1.7 The occupation does not involve seeing more than 5 customers or other people per day. and A1.8 The occupation does not involve retail sales. and A1.9 The occupation does not involve the hire or sale of any machinery or equipment and A1.10 The occupation does not interfere with the amenity of the neighbourhood by the emission of noise, vibration, smell, fumes, smoke, vapour, steam; soot, ash, dust, grit; oil, waste water or waste products beyond the property boundary. and A1.11 Operating hours are limited to 8.00am to 6.00pm Monday to Saturday.</p>
<p>P2 The occupation must not impose a load on any public utility which would be uncharacteristic of normal residential uses.</p>	<p>No solution specified.</p>

³⁷ Where involving building work, the application is for the primary residential purpose e.g. House. The subsequent use of that space is for a Home Based Occupation.

6.8 HOST HOME ACCOMMODATION CODE

Application

This code applies to a material change of use³⁸ for Host Home Accommodation.

Purpose

- To ensure that host home accommodation provides safe and hygienic standards of accommodation;
- To ensure that the operation of host home accommodation premises is compatible with its locality; and
- To facilitate the use of homes throughout the Shire for host home accommodation without development approval where such use is compatible with reasonable expectations for land use in the locality.

Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
P1 Host home accommodation is to provide safe and hygienic standards of accommodation.	A1.1 Bedrooms are at least 9m ² in area with a minimum dimension of 2.7 metres. and A1.2 Bedrooms have openable and transparent or translucent windows with an opening of at least 1m ² . and A1.3 Guests have access to a bathroom and toilet within 10 metres of their bedroom.
P2 Host home accommodation premises are to be compatible with the locality in terms of appearance and privacy.	A2.1 Premises in a Residential Zone use no more than 3 existing rooms in an existing house. or A2.2 Premises in a Rural Zone use existing rooms in an existing house and/or a separate building. and A2.3 On-site parking is provided at the rate of 1 car space for each lettable room. and A2.4 Any outdoor decks or verandahs available to guests are more than 6 metres from neighbouring houses or, if less than 6 metres, the sides of the space(s) facing neighbouring houses are fully screened.

³⁸ Where involving building work, the application is for the primary residential purpose e.g. House. The subsequent use of that space is for a Host Home Accommodation.

6.9 HOUSE CODE

Application

This code applies to material change of use and building work for the purpose of a House and applies to development that is self assessable, code assessable or impact assessable.

- Part A applies to houses in all zones;
- Part B applies to houses in the Rural and Rural Residential Zone;
- Part C applies to houses in the Residential Zone.

Purpose

To ensure that:

- houses are compatible with surrounding development;
- houses are not subject to poor amenity or unreasonable hazard due to their location;
- houses are supplied with the appropriate services.

Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions
Part A – applicable to houses in all zones		
P1	The proposed house must be consistent with existing residential character and amenity.	<p>A1.1 Building height does not exceed 2 storeys and/or 8.5 metres above ground level.</p> <p>and</p> <p>A1.2 Any part of the house used as a relative's flat:</p> <ul style="list-style-type: none"> • is attached to the primary dwelling by : <ul style="list-style-type: none"> » sharing a common wall; or » a garage/carport; or » breezeway/walkway/covered patio. • has a gross floor area that does not exceed 50m² or 50% of the gross floor area of the house whichever is the lesser • is on the same lot as the house. <p>and</p> <p>A1.3 Any Home Activity conducted in the house</p> <ul style="list-style-type: none"> • employs only residents of the house; and • does not involve in any circumstances more than 25m² (including storage) of floor area of the house; and • does not involve more than two business related visitors at the house at any one time; and • does not involve the display of goods or signage; and • does not create any emissions of noise, vibration, odours, smoke, vapours, steam, soot, ash, dust, grit, oil, waste water or waste products beyond the property boundary. <p>and</p> <p>A1.4 Each allotment will only accommodate a single house.</p>
P2	Houses must be adequately serviced.	<p>A2.1 Where reticulated water supply and sewerage systems are available the proposed house is to be connected to the systems.</p> <p>or</p> <p>A2.2 Where a reticulated water supply is not available an adequate water supply is provided for both drinking and domestic purposes and non-consumption and fire fighting purposes in accordance with the following:-</p> <ul style="list-style-type: none"> • a water tank with capacity no less 5000 litres is connected to the stormwater catchment of the building; and • the supply is not less than 10 metres from

	<p>the main residential building; and</p> <ul style="list-style-type: none"> the water supply outlet pipe is fitted with a 50mm male camlock (standard rural fire brigade fitting). <p><i>Note:- If the house is located in the Rural or Rural Residential Zone and in or adjacent to an area of medium bushfire risk identified on overlay map 4, the relevant acceptable solutions are A3.1 and A3.2 of the of the Rural Zone and Rural Residential Zone Development Code.</i></p> <p>A2.3 Where a reticulated sewerage system is not available adequate provision is made for the onsite treatment of sewage in accordance with the following:-</p> <ul style="list-style-type: none"> The house must be provided with a sufficient floor height to obtain the necessary falls to any proposed waste disposal system³⁹. <p>or</p> <ul style="list-style-type: none"> An approved composting toilet (by the Environmental Protection Agency) or other approved (by the Environmental Protection Agency) sanitary system is installed and maintained in accordance with the relevant specifications. <p>and</p> <p>A2.4 The allotment the house is sited on, has frontage to a constructed road.</p>
P3 Residents' vehicles must be accommodated on site	A3 Each house has a minimum of one on-site vehicle space for residents' vehicles.
Part B - Provision applicable to houses in the Rural and Rural Residential Zones	
P4 The location of any house/s maintains the rural character and agricultural productivity of the area ⁴⁰ .	<p>A4.1 Where located on a property used for agriculture or animal husbandry, the proposed house is ancillary to these activities carried out on the site.</p> <p>and</p> <p>A4.2 Any house is located a minimum of 40 metres from any site boundary and 40 metres from any State-controlled Road(s).</p>
P5 The location of a new house must not prejudice the operation of an existing or approved extractive industry or intensive animal industry.	A5 The house is not located within 1000 metres of the boundary of an allotment that contains an existing or approved extractive industry or intensive animal industry on another property.
<p>P6 A second house on an allotment in the Rural Zone accommodates persons involved in the agricultural or animal husbandry activities conducted on that allotment.</p> <p><i>Note:- A written undertaking is to be provided to Council, at the building approval stage, that the house is to accommodate workers (including their families) involved in running the property.</i></p>	<p>A6 A second house on a property in the Rural Zone is subject to the following:</p> <ul style="list-style-type: none"> the allotment is used for agriculture or animal husbandry; and the second house is not located on good quality agricultural land as shown on overlay map 1; and the area of the allotment on which the second house is to be located has a minimum area of 1000 hectares; and the house must accommodate workers (including their families) involved in running the property.

³⁹ On site disposal arrangements are required to comply with the *Plumbing and Drainage Act 2002*.

⁴⁰ It will also be necessary to check that the house location and construction is consistent with any Soil Conservation Plan that affects the site.

Part C – Provisions Applicable to Houses in the Residential Zone	
P7 Development maintains the character and amenity of the area.	<p>A7.1 A house is located on an allotment with a minimum area of 800m² and a minimum frontage width of 20 metres.</p> <p>and</p> <p>A7.2 A house is set back a minimum of 6 metres from the principal road frontage.</p>

6.10 INDUSTRIAL DEVELOPMENT CODE

Application

This code applies to material change of use and building work for industrial activities, warehouse, transport depot, engineering works, vehicle repair workshop and utility installations.

- Part A applies to self assessable development involving the reuse of an existing building in the Industrial Zone
- Part B of the code:
 - » applies to building work and assessable development (code or impact assessable) that is a material change of use for development in the Industrial Zone; and
 - » applies to building work and assessable development (code or impact assessable) that is a material change of use for an industry, warehouse, transport depot, engineering works, vehicle repair workshop, and utility installation in any other zone.

Purpose

The purpose of this code is to:

- allow for the reuse of existing buildings for appropriate industrial activities;
- ensure that all site activities can be adequately accommodated on the site;
- the use operates such that it does not cause environmental harm to either nearby properties or the natural environment;
- establish an efficient, safe and attractive work environment.

Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
Part A – applicable to self assessable development in the Industrial Zone			
P1	The proposed use does not adversely impact on the amenity of adjoining properties	A1	The proposal involves the reuse of an existing building and plant and equipment that have the required development approvals.
Part B – applicable to Code and Impact Assessment Applications			
P2	The site efficiently accommodates all the necessary on-site activities.	A2.1	The site cover of all buildings does not exceed 65% of the site
		and	
		A2.2	The building is set back at least 6 metres from the principal road frontage and 3 metres from any secondary road frontage ⁴¹ .
		and	
		A2.3	The building is set back at least 10 metres from any adjoining zone other than Industrial or Rural Zone.
P3	The site layout contributes to energy efficiency (in terms of lighting, cooling and natural ventilation) and water conservation.	In partial compliance of P3 -	
		A3.1	All glazed areas are shaded.
		and	
		A3.2	Landscaping uses native species that require minimal or no watering.
P4	The development minimises the visual impact on surrounding land uses and creates a safe and attractive working environment	A4.1	A 2 metre wide landscape strip is provided along all street frontages.
		and	
		A4.2	Where an industrial use adjoins any land used for residential purposes, screening is provided along that boundary. Solid screening to a height of 1.8 metres is to be provided along these common boundaries. Screening may consist of either landscaping or a screen wall, or a combination of each.
		and	

⁴¹ If the development is in the Rural Zone or Rural Residential Zone greater setbacks may apply pursuant to the Rural Zone and Rural Residential Zone Development Code.

		A4.3 Landscaping incorporates the retention of existing vegetation. and A4.4 Where a parking area comprises more than 6 spaces a landscape area of 1m ² per parking space is provided.
P5	Emissions do not cause a nuisance or environmental harm to adjoining properties.	A5 There are no emissions (involving but not limited to air pollutants, noise, vibration, heat, light or radioactivity) beyond the property boundary.
P6	Emissions of contaminants to surface or ground water (including contaminated stormwater) must not result in environmental harm or nuisance.	A6.1 Liquid or solid wastes (other than uncontaminated stormwater) are not discharged to land or waters. and A6.2 Areas where potentially contaminating substances are stored or used are roofed, sealed with concrete, asphalt or similar impervious surface and bunded. and A6.3 Roof water is directed away from areas of potential contamination.
P7	The routes used by heavy vehicles maintain the safety and efficiency of the road network.	A7 The access roads used by heavy vehicles are sealed.
P8	The routes used by heavy vehicles do not have an adverse impact on residential amenity.	A8 Heavy traffic does not access the site via residential and/or rural residential streets.
P9	<p>Development within the Shire:</p> <ul style="list-style-type: none"> • does not have an adverse impact on the safety and efficiency of the State-controlled Road network; • does not compromise the orderly provision of State-controlled transport infrastructure; • is consistent with Department of Main Roads planning intentions for State-controlled Roads within the Shire. <p><i>Note:- The Department of Main Roads 'Statement of Intent for State-controlled Roads' (available at Main Roads Border District Office - Warwick) provides guidance for meeting this performance criteria.</i></p>	No solution specified.

6.11 INFRASTRUCTURE, PARKING, SERVICING AND WASTE WATER CODE

Application

This code applies to material changes of use, building work, reconfiguration of an allotment and operational works.

This code does not apply to houses or temporary residential accommodation. The provision of services to these uses are dealt with in their respective codes.

Purpose

To ensure adequate provision is made for water supply, on-site waste water disposal, stormwater drainage, roads, electricity supply, parking and servicing. Such services are to provide for the needs of residents and ensure no environmental harm occurs.

Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
Part A – applicable to Self Assessable, Code Assessable and Impact Assessable Development.	
P1 An adequate, safe and reliable supply of potable water is provided.	<p>A1.1 Where available in the Residential, Commercial and Industrial Zones, new development is connected to the Council's reticulated water system.</p> <p>or</p> <p>In areas where a reticulated water supply is not available:</p> <p>A1.2 For development other than a house, home based business, host home accommodation or reconfiguration of a lot, there is an approved water allocation from the Department of Natural Resources and Mines for the proposed use.</p> <p>and</p> <p>A1.3 In areas where a reticulated water supply is not available for fire fighting purposes:</p> <ul style="list-style-type: none"> • the water supply has a volume of water not less than 5000 litres and is either a tank, swimming pool or dam⁴²; and • the supply is not less than 10 metres from the main building; and • The water supply outlet pipe is fitted with a 50mm male camlock (standard rural fire brigade fitting).
P2 Provision is made for the sustainable treatment of waste in a way that does not ⁴³ : <ul style="list-style-type: none"> • increase any adverse amenity or ecological impacts on nearby environments as a result of the system itself, or as a result of increasing the cumulative effects of systems in the locality; • increase any health risk during a systems failure; • deteriorate the water quality of existing and/or proposed water supplies; • limit the sustainable disposal of effluent⁴⁴. 	<p>A2.1 Where available, each new premises or allotment is connected to the Council's sewerage system.</p> <p>Where not in a sewerage scheme area:</p> <p>A2.2 The proposed on-site effluent disposal system is located on an allotment in accordance with the secondary standards in Table A 6 of the Code of Practice for On-site Sewerage Facilities.</p> <p>and</p>

⁴² The installation of a dam may require approval from the Department of Natural Resources and Mines under the provisions of the *Water Act 2000*.

⁴³ It is also necessary for applicants to ensure that the installation of any infrastructure does not alter the intent of any Soil Conservation Plan applicable to the locality, as approved by the relevant State agency.

	<p>A2.3 The proposed on-site effluent disposal system is located on land:</p> <ul style="list-style-type: none"> • with a slope of less than 15% or where the land is terraced to receive the full disposal area; • no closer than 150 metres from the limit of the ponded waters of a water supply reservoir or a town water intake; • above the relevant local flood level and not within 9m of the horizontal distance of this level; • no closer than 25 metres to a cut or embankment. <p>and</p> <p>A2.4 The lot contains an area capable of supporting a land application area sized in accordance with the Code of Practice for On-site Sewerage Facilities.</p> <p>and</p> <p>A2.5 A reserve land application area of up to 100% of the design area is available on the proposed allotments.</p> <p>and</p> <p>A2.6 The wastewater irrigation area is not separated from the source of the effluent by features such as gullies, creeks, dams, roads or driveways.</p>
<p>P3 The intensity and layout of the development along any State-controlled Road(s) does not prejudice:</p> <ul style="list-style-type: none"> • the safety and efficiency of the existing network; and • future road proposals. <p><i>Note:- Where required it will be necessary to obtain approval from the Department of Main Roads to directly access a State-controlled Road.</i></p>	<p>No solution specified.</p>
Part B – Applicable to Code or Impact Assessable Development	
<p>P4 Existing upstream and downstream drainage patterns and water quality is not adversely affected by the proposed on-site drainage.</p>	<p>No solution specified.</p>
<p>P5 The development provides for:</p> <ul style="list-style-type: none"> • a footpath formation which matches with complying adjoining conditions or is in keeping with the required profile in the locality; • except in rural and rural residential zones, pedestrian pavement where warranted and expected by pedestrians that also includes provision for non-discriminatory access from the road to the footpath⁴⁵; • except in rural and rural residential areas, appropriate kerb and channelling; • construction and pavement of road areas as required to meet the standards and design requirements in the locality; 	<p>No solution specified.</p>

⁴⁴ Where not in a sewerage scheme area, the proposed on-site disposal system meets the requirements of the *Plumbing and Drainage Act (2002)* and Section 33 of the *Environmental Protection Policy (Water) 1997*. This is to be verified by a competent person in a report submitted to the assessment manager with the development application.

⁴⁵ This will include the provision of ramps with an appropriate grade to allow for wheel chairs.

Part C – applicable to Code and Impact Assessment Development in relation to on-site parking and servicing		
P6	<p>Development sites must provide parking at an adequate rate to cater for the demands of the use and in an efficient and easily accessible layout.</p>	<p>A6.1 Parking is provided at the rate prescribed in Table 1 – Vehicle Parking.</p> <p>and</p> <p>A6.2 Car parking spaces are to be 5.4 metres long by 2.6 metres wide and accessible by a 6.2metre wide aisle.</p> <p>and</p> <p>A6.3 Aisles and parking spaces are to have at least 2 metres height clearance.</p> <p>and</p> <p>A6.4 Vehicular manoeuvring to all development is provided in accordance with AS 2890.1 Parking Facilities – Off-Street Car Parking (1993).</p>
P7	<p>Development sites in the Commercial Zone must provide sufficient additional parking to cater for the demands of the use beyond that which can be accommodated on the street.</p>	<p>A7.1 Parking is provided at the rate prescribed in Table 1 – Vehicle Parking less 1 parking space per 2 metres of road frontage.</p> <p>and</p> <p>A7.2 Car parking spaces are to be 5.4 metres long by 2.6 metres wide and accessible by a 6.2 metre wide manoeuvring aisle.</p> <p>and</p> <p>A7.3 Aisles and parking spaces are to have at least 2 metres height clearance.</p> <p>and</p> <p>A7.4 Vehicular manoeuvring to all development is provided in accordance with AS 2890.1 Parking Facilities – Off-Street Car Parking (1993).</p>
P8	<p>Development sites must have adequate access to loading bays that are of a size suited to the needs of the use and adequately accessible.</p>	<p>A8.1 Service vehicle bays are provided at the rate and size prescribed in Table 2 – Servicing.</p> <p>and</p> <p>A8.2 Vehicular manoeuvring to all development is provided in accordance with AS 2890.2 Parking Facilities – Off-street Commercial Vehicle Facilities (2002).</p>
P9	<p>Vehicular access is to be located and designed to be safe and efficient, both for vehicles and pedestrians⁴⁶.</p>	<p>A9.1 One footpath crossing is provided.</p> <p>and</p> <p>A9.2 Footpath crossings are the widths prescribed in Table 4 – Driveways.</p> <p>and</p> <p>A9.3 Footpath crossings are at least 10 metres from any intersecting street and 3 metres from any other driveway.</p>
P10	<p>Run-off from parking, manoeuvring and service areas is not to contaminate downstream environments.</p>	<p>A10 All run-off from parking, manoeuvring and service areas is arrested by a stormwater pollution control device.</p>
P11	<p>Vehicle parking and manoeuvring is to have a minimal impact on the amenity standards of nearby development, especially residential and other sensitive uses (such as churches, schools, hospitals and halls). Impacts may arise from dust, noise and headlight glare.</p>	<p>A11.1 Parking and manoeuvring areas are screened from adjoining residential and other sensitive uses (such as churches, schools, hospitals and halls) by a 1.8 metre high screen fence or landscaping.</p> <p>and</p> <p>A11.2 Parking and manoeuvring areas are finished in a sealed surface including bitumen, concrete, vehicle-tolerant paving laid on concrete or road-base or purpose-designed concrete parking squares with load-bearing projections.</p>

⁴⁶ Access to State-controlled Roads requires approval from the Department of Main Roads. Main Road's preference is for all access to be located from local roads where possible.

Table 1 – Vehicle Parking

Use	Minimum Number of Spaces
Caravan Park/Camping Ground	1 space per unit of accommodation (including sites, cabins and manager's residence)
Caretaker's Residence	1 space
Child Care Centre	1 space per 5 children, of which 60% may be designated for staff and can be provided in tandem
Club	1 space per 10m ² of gross floor area
Community Facility	1 space per 10m ² of gross floor area
Educational Establishment	
» School	1 space per 2 staff members
» Tertiary Education	1 space per 2 staff members + 1 space per 10 students
General Engineering Works	As per Industrial Activity
Health Care Purposes	1 space per 30m ² of gross floor area
Home Based Occupation	1 space per non-resident staff member
Home Host Accommodation	1 space per room available to guests
Hotel (excluding any take-away sales area, which are calculated at the "shop" rate)	1 space per 10m ² of gross floor area + unobstructed queuing space for at least 6 vehicles in any drive-in bottle shop + 1 space per guest suite
House	1 space
Indoor Sport and Entertainment	
» Squash court	5 spaces per court
» Indoor cricket pitch	25 spaces per pitch
» Licensed club	1 space per 10m ² of gross floor area
» Other	1 space per 20m ² of gross floor area
Industrial Activity	1 space per tenancy + 1 space per 100m ² of gross floor area
Kennel/Cattery	1 space per 100m ² of gross floor area
Motel	1 space per guest suite + 1 space for a manager's flat + 1 space per 20m ² of gross floor area for any restaurant within the premises
Multiple Dwelling	1.5 spaces per unit
Office	1 space per 30m ² of gross floor area
Outdoor Sport and Entertainment	
» Lawn Bowls	15 spaces per green
» Playing Fields	50 spaces per field
» Tennis Courts	6 spaces per court
» Other	1 space per 5 spectator seats plus 1 space per 20m ² of other spectator area
Restaurant	1 space per 10m ² of gross floor area
Rural Worker Accommodation Unit	1 space per unit
Service Station	4 spaces per service bay + 1 space per 15m ² of gross floor area devoted to the sale of groceries and/or food
Shop	1 space per 15m ² of gross floor area
Special Needs Accommodation	1 space per 10 units or as required by the operator
Stock Sale Yard	1 space per 100m ² of site area used for the activity
Transport Depot or Terminal	1 space per tenancy + 1 space per 100m ² of gross floor area
Vehicle Repair Workshop	2 spaces per tenancy + 1 space per 50m ² of gross floor area
Warehouse	1 space per tenancy + 1 space per 100m ² of gross floor area

Table 2 – Servicing

Abbreviations: Articulated Vehicle – AV
 Large Rigid Vehicle – LRV
 Medium Rigid Vehicle – MRV
 Refuse Collection Vehicle – RCV
 Small Rigid Vehicle - SRV

Use	Design Vehicle ⁽¹⁾	Minimum Number of Bays
Caravan Park/Camping Ground	RCV	1
Club	LRV	1 (if combined with refuse bay)
Community Facility	RCV	(2)
Educational Establishment		
» School	Bus	(2)
» Tertiary Education	Bus	(2)
General Engineering Works	As for Industrial Activity	As for Industrial Activity
Health Care Purposes	RCV	(2)
Hotel (excluding any take-away sales area, which is calculated at the “shop” rate)	RCV/LRV	1
Indoor Sport and Entertainment		
» Licensed club	RCV/LRV	1
» Other	RCV	1
Industrial Activity		
» Up to 500m ² gross floor area	LRV	1
» 500-2000m ² gross floor area	LRV + AV	(2)
» Over 2000m ² gross floor area	AV	1
Motel	RCV	(2)
» If it includes a restaurant	MRV	1
Multiple Dwelling	MRV	(2)
Outdoor Sport and Entertainment	RCV	(2)
Restaurant	MRV	(2)
Service Station	AV	(2)
Shop		
» Up to 200m ² gross floor area	SRV	(2)
» 200-500m ² gross floor area	MRV	1
» Over 500m ² gross floor area	LRV	1
Stock Sale Yard	AV	1
Transport Depot or Terminal	As for Industrial Activity	As for Industrial Activity
Vehicle Repair Workshop	As for Industrial Activity	As for Industrial Activity
Warehouse	As for Industrial Activity	As for Industrial Activity

RCV= Refuse Collection Vehicle, LRV= Large Rigid Vehicle, MRV= Medium Rigid Vehicle, AV= Articulated Vehicle(17m), SRV= Small Rigid Vehicle

- (1) Column 2 nominates the type of vehicle for which a service bay is to be provided. The minimum dimensions of the service bay are in Table 3 below.
- (2) A dedicated bay is not required, but the entire Design Vehicle must be able to stand on the site.

Table 3 – Design Vehicle Service Bay Dimensions

DESIGN VEHICLE	LENGTH	WIDTH	HEIGHT CLEARANCE
RCV	10.5m	3.5m	4.5m
SRV	7m	3.5m	3.5m
MRV	9m	3.5m	4.5m
LRV	11m	3.5m	4.5m
AV	17.5m	3.5m	4.5m
Bus	13m	3.5m	4.5m

Table 4 – Driveways

Number of Spaces in Parking Area	Minimum Width
1 – 10	3.5 metres
11 – 40	6 metres
40 +	7 metres

6.12 INTENSIVE ANIMAL INDUSTRY

Application

This code applies in assessing a material change of use and building work for the purpose of Intensive Animal Industries.

Purpose

To ensure:

- the amenity of towns, rural residential areas and sensitive uses is maintained;
- there are no unacceptable impacts on surface and ground water quality and air quality;
- significant ecological values of a locality are maintained;
- soil quality is maintained; and
- alienation of Good Quality Agricultural Land is avoided.

Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
<p>P1 The development is located such that there is no adverse impact on any town, rural residential area or existing sensitive use in terms of odour (or other air emissions), noise and visual impact.</p>	<p>A1.1 Site activities, buildings (other than for residential or administrative purposes), pens, ponds, other structures and waste disposal areas are located not less than the distances specified in Table 1 – Setback Requirements for Specific Intensive Animal Industries.</p> <p>and</p> <p>A1.2 Natural topography, existing vegetation, and vegetated buffers are used to screen the development from nearby residences, community uses and any roadway.</p>
<p>P2 Premises must be developed on a site that is suitable for the proposed activity.</p>	<p>A2.1 The site is generally level with a slope of less than 10%.</p> <p>and</p> <p>A2.2 The following minimum site areas apply:</p> <ul style="list-style-type: none"> • Piggery – 20ha • Poultry farm – 10ha • Lot feeding – 50ha <p><i>Note - These minimum site areas do not imply that that a reconfiguration of a lot is required.</i></p> <p>and</p> <p>A2.3 The site is not flood prone and the natural drainage processes of the site and adjoining lands are not impacted on.</p>
<p>P3 The quality of ground and surface water is maintained⁴⁷.</p>	<p>A3.1 Site activities, buildings (other than for residential or administrative purposes), pens, ponds, other structures and waste disposal areas are located not less than the distances specified in Table 1 - Setback Requirements for Specific Intensive Animal Industries.</p>
<p>P4 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 in that location.</p>	<p>No solution specified.</p>
<p>P5 The proposal does not result in the alienation of good quality agricultural land.</p>	<p>A5 The proposal is not located in the areas of good quality agricultural land identified on overlay map 1.</p>

⁴⁷ The disposal of animal waste, carcasses, effluent and the treatment of stormwater is to be in accordance with Department of Primary Industries and Fisheries licensing requirements

P6	The proposal's effluent management can demonstrate sustainable disposal to soil and landscape by ensuring these activities do not cause: deep drainage beyond the hydrological balance of that location; waterlogging; salinity; leaching of nutrients and/or pesticides, into surface water, groundwater or areas offsite that may be at risk (particularly areas down slope).	No solution specified.
P7	Adequate water supply is available for the proposed use.	A7 An approved water allocation is provided by the relevant agency.
P8	The development does not impact on remnant vegetation through grazing or edge effects such as weed or pest infestation.	A8.1 A 100m buffer is provided to any area of vegetation identified on overlay map 2. and A8.2 The operation of the intensive animal industry prevents weed or pest infestation of the buffer area and any area of remnant vegetation or significant habitat located on the site.
P9	Noise and dust impacts, and weed infestation from transport movements related to the development are minimised.	A9.1 Transport movements do not occur through sensitive residential areas or places. and A9.2 Transport movement hours are limited to between 7.00am and 6.00pm and A9.3 Transport routes to and from the site are via sealed roads.
P10	The development maintains visual amenity and rural character.	A10 Natural topography, existing vegetation and vegetated buffers are used to screen the development from nearby residences and community uses and from any roadway.
P11	Site rehabilitation, that prevents ongoing risk of adverse impacts on the environment or community amenity, occurs on permanent closure of the development ⁴⁸ .	No solution specified.

Table 1 – Setback Requirements for Specific Intensive Animal Industries.

Use	No. of Animals	Residential or Rural Residential Zones ⁴⁹	Water Courses, Wetlands, Wells or Bores	Dwellings not associated with the use	Community facilities where people gather.
Piggery/ Poultry Farm	Up to 500	1000m	100m	1000m	1000m
	500 – 1000	2000m	100m	1000m	1000m
	1000 – 5000	2500m	100m	1000m	1000m
	5000 – 10000	4000m	100m	1000m	1000m
	>10000	5000m	100m	2000m	1000m
Lot feeding	Up to 500	3000m	100m	700m	1000m
	500 – 1500	5000m	100m	700m	1000m
	1500 – 10000	7000m	100m	2000m	1000m
	>10000	10000m	100m	2000m	1000m

⁴⁸ Council may require, as part of an information request, a Rehabilitation Plan that demonstrates compliance with PC 11, and Council may seek third party advice from the Department of Primary Industries and Fisheries in relation to the Rehabilitation Plan. Rehabilitation plan is defined in the Explanatory Definitions

⁴⁹ Plus localities consisting of more than 5 houses that are grouped within 5 km of each other.

6.13 MULTI-UNIT DWELLING AND MOTEL CODE

Application

This code applies to material change of use and building work applications for Multi-unit Dwellings and Motels.

Purpose

The purpose of this code is to effectively manage the impacts of any new development on the surrounding area. Multi-unit Dwellings and Motels are to be designed and located in a manner that maximises;

- amenity;
- compatibility with existing character;
- energy efficiency;
- adequacy of car parking and access arrangements;
- the opportunity for special needs accommodation to be provided. It is recognised that in terms of special needs accommodation it may be appropriate to incorporate solutions other than the nominated acceptable solutions.

Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
<p>P1 The site is of sufficient size to accommodate the use and the use is consistent with the low density of surrounding development.</p>	<p>A1.1 For a Multi-Unit Dwelling the site has a minimum area of 1000m² and a minimum frontage of 25 metres.</p> <p>or</p> <p>A1.2 For a Motel the minimum site area is 2000m² in a sewerred area and 4000m² in an unsewerred area.</p> <p>and</p> <p>A1.3 Site cover is a maximum of 60%.</p> <p>and</p> <p>A1.4 Building height does not exceed 2 storeys above ground level.</p> <p>and</p> <p>A1.5 In zones other the commercial zone the building is set back a minimum of 6 metres from the road frontage.</p>
<p>P2 Development must achieve a pleasant and attractive living environment that provides sufficient space for residents' clothes drying and recreation needs as well as taking advantage of outlook, sunlight and breezes.</p>	<p>A2.1 For a Multi-Unit Dwelling each unit has its own private courtyard with a minimum area of 25m² and a minimum dimension of 5 metres. Courtyards are directly accessible from the main living area. In the majority of units, courtyards have a north-eastern exposure.</p> <p>and</p> <p>A2.2 A minimum of 30% of the site area is provided as open space and landscaped (both private and communal) area.</p>
<p>P3 Development has minimal impacts on adjoining privacy and amenity.</p>	<p>A3.1 The building is set back:</p> <ul style="list-style-type: none"> • 2.5 metres; or • half the height of wall whichever is greater, from the side boundary of the site. <p>and</p> <p>A3.2 The locations of open space and living areas do not overlook living and open space areas on adjoining properties.</p> <p>A3.3 Each unit has its own garbage bin area that is not visible from outside the site.</p> <p>and</p>

	A3.4 Noise emission from any plant and equipment complies with the <i>Environmental Protection (Noise) Policy 1997</i> .
P4 The building is designed to maximise winter sunlight from the east and north and minimise summer sun particularly from the west.	No solution specified.
P5 Site layout for multiple dwellings and motels incorporates landscaping in a way that: <ul style="list-style-type: none"> • makes a positive contribution to both the site and the amenity of the area; • assists micro climate management; • conserves water usage; and • trees and vegetation are selected and located to provide as much shade as possible in summer without shading north-facing windows in the winter. 	A5.1 A 2 metre wide dedicated landscape strip is to be provided along the frontage of the site. and A5.2 Landscaping utilises species endemic to Tara Shire.
P6 Sensitive areas are protected from any noise impacts including the noise impacts from major roads. <i>Note:- Matters that should be considered in terms of building orientation and design to reduce noise impacts include the following:</i> <ul style="list-style-type: none"> • bedrooms and indoor and outdoor living areas are located as far as possible from and orientated away from the noise source; • materials are used that create a high degree of noise transmission loss; • minimise openings facing the noise source; • use of noise barriers between the building and noise source; • an effective separation distance is implemented between the development and the noise source. 	In partial compliance of P6 - A6 Development along State-controlled Roads complies with the criteria for residential development set out in the current version of "Road Traffic Noise Management: Code of Practice, January 2000", produced by the Department of Main Roads.
P7 Vehicle access and parking must be safe and convenient and adequate for residents and visitors.	No solution specified.
P8 Development within the Shire: <ul style="list-style-type: none"> • does not have an adverse impact on the safety and efficiency of the State-controlled Road network; • does not compromise the orderly provision of State-controlled transport infrastructure; • is consistent with Department of Main Roads planning intentions for State-controlled Roads within the Shire. <i>Note:- The Main Roads 'Statement of Intent for State-controlled Roads' (available at Main Roads Border District Office - Warwick) provides guidance for meeting this performance criteria.</i>	No solution specified.

6.14. RECONFIGURING OF A LOT CODE

Application

This Code will apply to all applications for reconfiguring a lot. This includes single site reconfigurations, boundary realignments and reconfigurations involving multiple lots.

For the purposes of P1 of this Code, the following definitions apply: -

- Westmar – the area within 1.5 kilometres, by road, of the Moonie Highway/Meandarra-Talwood Road intersection.
- The Gums – the area within 1.5 kilometres, by road, of the Leichhardt Highway/Surat Development Road intersection.

Purpose

- To ensure:
 - » allotments are suitable for the proposed use;
 - » the productive capacity of good quality agricultural land and other rural lands is maintained;
 - » appropriate infrastructure and services are provided; and
 - » allotments in unserviced areas have sustainable onsite water supply and waste water disposal areas.
- To allow for alternative subdivision solutions in specific circumstances.

Table 1 – Minimum Lot Sizes and Dimensions

Zone	Minimum Size	Minimum Frontage	Other Dimensions
Rural	1000ha	500 metres	-
Rural Residential	100ha	-	The frontage to depth ratio does not exceed 1:3
Residential	800m ²	20 metres	The frontage to depth ratio of a lot does not exceed 1:3
Commercial	-	-	-
Industrial	1000m ²	30 metres	The frontage to depth ratio does not exceed 1:3
Community Use	-	-	-

Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
Part A – provisions applicable to subdivision in the Rural Zone	
P1 The proposed allotments, especially those identified on overlay map 1 as containing good quality agricultural land, are of an appropriate size to maintain rural productivity ⁵⁰ . Allotments are smaller than that allowed by A1.1 if the proposed ⁵¹ : <ul style="list-style-type: none"> • reconfiguration: <ul style="list-style-type: none"> » accommodates an approved material change of use (excluding existing or newly approved caretaker's residence, house, relative's unit, 	In partial compliance with P1 – A1.1 Lot sizes are in accordance with Table 1 – Minimum Lot Sizes and Dimensions. or A1.2 The reconfiguration is a boundary rearrangement that does not create any new allotments. and A1.3 The reconfiguration does not result in the fragmentation, by the creation of allotments of less than 1000ha, of Good quality agricultural land as shown on overlay map 1.

⁵⁰ Applicants should also ensure that the proposed development is consistent with any Soil Conservation Plan applicable to the locality, as approved by the relevant State agency.

⁵¹ Where a subdivision is seeking allotments, in the Rural Area, having an area less than that set down in Table 1- Minimum Lot Sizes and Dimensions, Council may require, as part of an information request, an Agricultural Land Viability Report drafted in accordance with Policy No. 9.2

<p>rural worker accommodation units, temporary residential accommodation, home based occupation or host home accommodation) or intensive rural activity and the proposed allotment size can satisfactorily accommodate all proposed on-site activities; and</p> <ul style="list-style-type: none"> » does not involve good quality agricultural land as identified on overlay map 1; or <ul style="list-style-type: none"> • allotment boundaries follow a physical boundary established by a creek or a road or other significant feature and it is demonstrated the excised area is not significant to the productive capacity or land management of the balance area; or • allotments comply with the following:- <ul style="list-style-type: none"> » the subdivision is for residential purposes; and » the subdivision adjoins the existing residential development in the settlements of 'Westmar' and 'The Gums'; and » it is demonstrated both that there is a need for the proposed allotments and that the allotments created will be utilised for residential purposes within 5 years. 	
<p>P2 Impacts on the natural environment are minimised by ensuring allotment boundaries and associated roads relate to natural features such as ridgelines, drainage boundaries and stands of remnant vegetation.</p>	<p>No solution specified.</p>
<p>P3 Each allotment must be accessible from a constructed public road.</p> <p>Any associated road construction that does not involve an intersection with a State-controlled Road is designed in accordance with 'Austroads, Rural Road Design – A guide to the Geometric Design of Rural Roads'.</p>	<p>A3.1 The created allotments must have access to a road reserve with a constructed road.</p> <p>and</p> <p>A3.2 Where any road intersects a State-controlled Road, any associated road construction is in accordance with the 'Department of Main Roads – Road Planning and Design Manual'.</p>
Part B – applicable to subdivisions in all zones	
Subdivision Design/Layout	
<p>P4 The lots are of an area and dimensions that are adequate for the proposed use (including provision of on-site services) and consistent with the character of the surrounding area.</p>	<p>A4 Lots sizes are in accordance with Table 1 – Minimum Lot Sizes and Dimensions.</p>
<p>P5 The street and allotment layout provides for a legible neighbourhood, through:</p> <ul style="list-style-type: none"> • logical street and open space networks • implementation of appropriate responses to any significant features of the site, e.g. topography, vegetation and waterways. • integration with the surrounding urban environment • providing for the shared use of existing community facilities. 	<p>No solution specified.</p>

P6	The street and lot orientation must facilitate the siting of buildings to take advantage of microclimatic benefits such as solar access and access to breezes.	No solution specified.
P7	The reconfiguration must not result in residents and property being exposed to unacceptable flood risk by ensuring: <ul style="list-style-type: none"> the proposed allotments can accommodate buildings above the relevant flood level; and the proposed reconfiguration has no adverse impacts on the drainage characteristics of adjoining properties. 	No solution specified.
P8	The layout must not create lots subject to unreasonable hazards. Allotments are to be suitably buffered ⁵² from incompatible land uses:- <ul style="list-style-type: none"> In the case of a residential subdivision such uses may include agriculture, animal husbandry, intensive animal activities, industrial activities and extractive industries. Appropriate buffers are incorporated into industrial subdivisions in proximity to existing or future residential areas. 	In partial compliance of P8:- A8 Where the reconfiguration is for residential purposes the proposed allotments are at least: <ul style="list-style-type: none"> 1000 metres from the boundary of an allotment that contains an existing or approved intensive animal industries or extractive industries; or 100 metres from any existing or approved industrial activity or any industrially zoned land.
Movement Network		
P9	The street network is designed having regard to the primary function of each street: <ul style="list-style-type: none"> the design encourages appropriate driver behaviour in terms of speed and manoeuvring; internal accessibility and external connections are maximised for vehicles, pedestrians and cyclists; streets do not operate as through traffic routes for externally generated traffic – this is particularly relevant to residential streets; intersections and access points are located to provide safe and convenient vehicle movement. 	A9 The reconfiguration complies with the following: <ul style="list-style-type: none"> “Road Planning and Design Manual” produced by the Queensland Department of Main Roads; and “Queensland Streets – Design Guidelines for Subdivisional Street Works” produced by the Institute of Municipal Engineers Australia, Queensland Division.
P10	Development within the Shire: <ul style="list-style-type: none"> does not have an adverse impact on the safety and efficiency of the State-controlled Road network; does not compromise the orderly provision of State-controlled transport infrastructure; is consistent with Department of Main Roads planning intentions for State-controlled Roads within the Shire. <p><i>Note:- The Department of Main Roads ‘Statement of Intent for State-controlled Roads’ (available at Main Roads Border District Office - Warwick) provides guidance for meeting this performance criteria.</i></p>	In partial compliance with P10:- A10 Where a proposed road intersects a State-controlled Road any associated road construction is in accordance with the ‘Department of Main Roads – Road Planning and Design Manual’.
Drainage		
P11	Stormwater drainage is managed so that it does not adversely impact on development on surrounding properties or the natural functions of adjoining waterway systems.	A11 Road and stormwater drainage design complies with the “Soil Erosion and Sediment Control Guidelines for Queensland” and “The Queensland Urban Drainage Manual”.

⁵² Guidance on appropriate buffers between agricultural and residential activities can be found in the document, ‘Planning Guidelines – Separating Agricultural and Residential Land Uses’ published by the Department of Natural Resources and Mines.

Open Space	
<p>P12 The public open space network:</p> <ul style="list-style-type: none"> • is suitably located, sized and shaped to meet the needs of the community; • where practical, is linked to the surrounding open space system; • has a multi-functional role in providing for recreation and stormwater management – although stormwater management issues should in no way prejudice any recreational activities; • where practical, incorporates waterways, areas of significant vegetation and cultural features; • is subject to surveillance from surrounding properties and the adjacent roads. 	<p>A12 Where the subdivision is for residential purposes, at least 10% of the site is transferred to Council ownership for open space purposes.</p>
Services	
<p>P13 A reliable and adequate supply of water is provided</p>	<p>A13 Each new allotment is connected to the Council's reticulated water supply system where the system is available.</p>
<p>P14 An electricity supply is made available for connection to each new allotment.</p>	<p>A14 An electricity supply is made available to each new allotment.</p>
<p>P15 Provision is made for the sustainable disposal of effluent.</p>	<p>A15.1 Each new allotment is connected to the Council's sewerage system.</p> <p>or</p> <p>A15.2 Each new allotment contains an area capable of accommodating on-site waste water disposal in accordance with the Infrastructure, Parking, Services and Wastewater Code</p>

6.15. RURAL WORKER ACCOMMODATION UNITS CODE

Application

This code applies to material change of use and building work applications for Rural Worker Accommodation Units.

Purpose

- To facilitate on-farm accommodation for rural workers;
- To ensure that safe and hygienic standards of accommodation is provided;
- To ensure that the use is compatible with surrounding activities.

Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
P1 The units are to provide safe and hygienic standards of accommodation and a comfortable living environment.	A1.1 Bedrooms are at least 9m ² in area with a minimum dimension of 2.7 metres. and A1.2 Bedrooms have openable and transparent or translucent windows with an opening of at least 1m ² and window and door arrangements that encourage cross ventilation. and A1.3 Residents have access to a bathroom and toilet within 20 metres of their bedroom.
P2 Residents are not subject to unreasonable impacts (e.g. odour, dust, noise) from other activities carried out on the site.	No solution specified.
P3 Adequate parking and access arrangements are to be provided.	In partial fulfilment of P3 - A3 One parking space is available per unit.
P4 Premises must not create unreasonable demands on public infrastructure.	A4 No solution specified.

6.16. RURAL ZONE AND RURAL RESIDENTIAL ZONE DEVELOPMENT CODE

Application

This code applies to:

- material change of use, building work, reconfiguration of an allotment and operational works in the Rural Zone, Rural Residential Zone and medium bushfire risk areas as identified on overlay map 4; and
- material change of use and building work for agriculture and animal husbandry in any other zone.
- Part A applies to self assessable, code assessable and impact assessable development.
- Part B applies to code assessable and impact assessable development.
- Part C applies to code assessable and impact assessable development in medium bush fire risk areas identified on overlay map 4.

Purpose

The code recognises the rural and rural residential areas of the Shire have both the opportunity and ability to accommodate a wide range of activities. The scheme seeks to maintain some flexibility in land use decisions in the Rural and Rural Residential Zone while at the same time ensuring development:

- does not prejudice good quality agricultural land or existing rural activities;
- is consistent with the existing rural character and amenity of the area;
- does not prejudice the operation of the Moonie Pipeline;
- does not have any adverse environmental impacts;
- does not impact on residential amenity; and
- includes appropriate responses to address the threat of bushfire.

Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
PART A – APPLICABLE TO SELF ASSESSABLE DEVELOPMENT AND CODE AND IMPACT ASSESSABLE DEVELOPMENT			
P1	Building size and location maintain rural character and amenity.	A1.1	Building height is a maximum of 2 storeys. This excludes farm structures such as silos, windmills, etc.
		and	
		A1.2	Buildings are set back 40 metres from any State-controlled Road(s) and 40 metres from any other road frontage or boundary.
P2	Development of stables, cattle yards, kennels, catteries and other animal enclosures minimises impacts on surrounding non-rural land uses.	A2.1	Stables and other animal enclosures are set back a minimum of 50 metres to land in the Residential Zone and 50 metres to an existing or approved house on adjoining land.
		and	
		A2.2	In the case of a stable, the minimum site area is 4000m ² and no more than 2 horses may be kept per 4000m ² .

<p>P3 On sites in or adjacent to areas of medium bushfire risk identified on overlay map 4, buildings must be designed to address bushfire risk and have an adequate water supply available for fire fighting.</p> <p><i>Note:</i> The Building Code of Australia (BCA) contains provisions applicable to building in bushfire prone areas. The Bushfire Risk Overlay Map is a map of Designated Bushfire Prone Areas for the purposes of the BCA. Development is therefore required to comply with relevant bushfire provisions of the BCA.</p>	<p>A3.1 In areas where a reticulated water supply is not available for fire fighting purposes⁵³ a minimum water supply of 5000 litres is available for fire fighting purposes as either:</p> <ul style="list-style-type: none"> • a separate on-site water tank; or • a reserve section in the bottom part of the main water tank; or • a swimming pool installed immediately upon construction of the dwelling; or • a dam⁵⁴ where within 40 metres of the building. <p>and</p> <p>A3.2 The water supply outlet pipe is fitted with a 50mm male camlock (standard rural fire brigade fitting).</p>
<p>P4 Areas of identified conservation value are protected.</p>	<p>A4.1 Development adjacent to Southwood National Park, Erringibba National Park, Hannaford Scientific Reserve, The Gums Lagoon Reserve and State Forests, as identified on overlay map 2, is set back a minimum of 100 metres from the park boundaries.</p> <p><i>Notes-</i></p> <ul style="list-style-type: none"> • Acceptable solution 4.1 only applies to agriculture or animal husbandry if building work is proposed. It does not apply to farming activities, grazing activities or the installation of equipment (e.g. pumps), fencing and the like. • When considering code or impact assessable development adjacent to these areas, Council will seek advice from the appropriate government agency.
<p>P5 The on-site disposal of waste water does not have any adverse impacts on the existing quality of surface and ground water.</p>	<p>A5 All buildings are located a minimum of 50 metres from the top of the bank of any watercourse.</p>
<p>P6 The safe operation of the Moonie Pipeline must not be compromised by the proposal, and life and property must not be put at risk by uses conducted near the pipeline.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • Applicants submitting development applications within this area are encouraged to liaise with the holder of the pipeline licence. • Section 77(4) of the Petroleum Act 1923 provides that a person must not erect any building or structure on a pipeline easement without the prior permission of the holder of the pipeline licence. 	<p>A6 All buildings are located a minimum of 200 metres from the pipeline.</p>
<p>Part B – applicable only to Code Assessable and Impact Assessable Development</p>	
<p>P7 The productive capacity and utility of good quality agricultural land is not prejudiced⁵⁵.</p> <p><i>Note:</i> An alternative way to demonstrate compliance with this performance criterion is to prepare a land resource survey in accordance with SPP 1/92 Guidelines that demonstrates the land is not good quality agricultural land.</p>	<p>A7.1 The proposal is not located on good quality agricultural land as shown on overlay map 1.</p> <p>and</p> <p>A7.2 Buffers to good quality agricultural land are provided in accordance with Guidelines 1 and 2 for SPP1/92 The Identification of Good Quality Agricultural land.</p>
<p>P8 A sustainable water supply is available to the development.</p>	<p>A8 A water allocation is approved by the relevant State agency.</p>

⁵³ This acceptable solution also applies to farm sheds.

⁵⁴ The installation of a dam may require approval from the Department of Natural Resources and Mines under the provisions of the Water Act 2000.

⁵⁵ Applicants should also ensure that the proposed development is consistent with any Soil Conservation Plan applicable to the locality, as approved by the relevant State agency.

<p>P9 The impact on the natural environment, in terms of habitat, water quality and erosion, is minimised.</p>	<p>A9.1 Buildings and other infrastructure are located in areas that are clear of vegetation. and A9.2 A 50-metre wide buffer is provided to the vegetation identified on overlay map 2. and A9.3 A 50-metre wide buffer is provided to the top of the bank of any watercourse. This buffer area is to be maintained in its natural state or, where possible, rehabilitated. This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
<p>P10 The development:</p> <ul style="list-style-type: none"> • is not subject to risk from flooding; and • maintains the site's drainage channels and overland flow paths and does not result in adverse drainage impacts either upstream or downstream of the site; and • maintains the quality of stormwater leaving the site. 	<p>No solution specified.</p>
<p>P11 Development does not impact on the amenity of nearby towns or sensitive land uses not associated with the proposal.</p>	<p>No solution specified.</p>
<p>P12 Development does not impact on the scenic/rural character of the Shire.</p> <p><i>Note:</i> <i>Compliance with P12 and P13 can be demonstrated via the preparation of a Site/Land Management Plan. The plan is to be prepared by a suitably qualified and experienced person and is to demonstrate the site's suitability for the proposed use by addressing the following matters:-</i></p> <ul style="list-style-type: none"> • <i>land stability and soil conditions (including salinity);</i> • <i>earthworks, stormwater and erosion management and the implications for natural drainage patterns;</i> • <i>the management of both solid waste and waste water (effluent);</i> • <i>vegetation management, including issues associated with regional ecosystems, buffer distances and weed management;</i> • <i>site layout; and</i> • <i>cultural heritage implications.</i> 	<p>No solution specified.</p>
<p>P13 The physical attributes of the site, including land stability and salinity, are suitable to the proposed development.</p>	<p>No solution specified.</p>
<p>P14 Development within the Shire:</p> <ul style="list-style-type: none"> • does not have an adverse impact on the safety and efficiency of the State-controlled Road network; • does not compromise the orderly provision of State-controlled transport infrastructure; • is consistent with Department of Main Roads planning intentions for State-controlled Roads within the Shire. <p><i>Note:-</i> <i>The Department of Main Roads 'Statement of Intent for State-controlled Roads' (available at Main Roads Border District Office - Warwick) provides guidance for meeting this performance criteria.</i></p>	<p>No solution specified.</p>

Part C – applicable only to Code and Impact Assessable Development on sites in or adjacent to medium bushfire risk areas identified on overlay map 4.	
<p>P15 Development must not :</p> <ul style="list-style-type: none"> • intensify the use of bushfire prone areas; or • occur in situations where the safety of people and property is at risk. <p><i>Note – in relation to P14 – P19: If unable to comply with the acceptable solutions and to demonstrate compliance with the performance criteria, it would be appropriate to prepare a Bushfire Management Plan⁵⁶.</i></p>	<p>A15.1 The proposal does not involve development in an area of medium bushfire risk identified on overlay map 4.</p> <p>or</p> <p>A15.2 Development involving subdivision does not increase the number of allotments in a medium bushfire risk area as shown on overlay map 4.</p> <p>and</p> <p>A15.3 Development does not result in a higher concentration of people on a site that is included in the areas of medium bushfire risk as shown on overlay map 4 – for example: educational establishments, health care facilities, multiple dwellings.</p>
<p>P16 Public safety and the environment are not adversely affected by the impacts of bushfire on hazardous material made or stored on the subject site.</p>	<p>A16 The manufacture and/or storage of dangerous goods does not occur in a bushfire prone area.</p>
<p>P17 In proposals involving subdivision and the opening of new roads the allotment and road layout must allow for movement away from approaching fire and alternative safe access (should one access become blocked).</p>	<p>A17.1 The road layout provides ‘through roads’ and avoids cul-de-sacs and dead-end roads. Cul-de-sacs may be acceptable where alternative public access links the cul-de-sacs to other through roads.</p> <p>and</p> <p>A17.2 The roads have a maximum gradient of 12.5%.</p> <p>and</p> <p>A17.3 The road layout provides a perimeter road that separates lots from areas of bushfire hazard. The road should have a minimum cleared width of 20 metres and be constructed to an all-weather standard.</p>
<p>P18 Residential allotments are designed to allow efficient emergency access for fire fighting appliances.</p>	<p>No solution specified.</p>
<p>P19 Buildings are located to reduce the risk from bushfire.</p>	<p>A19.1 Buildings achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is the greater.</p> <p>and</p> <p>A19.2 Buildings are at least 10 metres from any retained vegetation strips or small areas of vegetation.</p>
<p>P20 Firebreaks must be provided to enable access for fire fighting purposes, provide a setback to the fire hazard and allow for fuel reduction activities.</p>	<p>A20.1 A minimum 20-metre wide cleared road area is located between the development site and surrounding bushfire hazard.</p> <p>or</p> <p>A20.2 Fire trails are provided between the development site and the surrounding bushfire hazard. The fire trails:</p> <ul style="list-style-type: none"> • have a minimum cleared width of 6 metres; • have a maximum gradient of 1 in 5 (20%); • have vehicle access points at each end; • provide passing and turning areas at least every 400 metres; • are subject to an easement granted in favour of the local government and the Queensland Fire and Rescue Service.

⁵⁶ Guidance on the preparation of a ‘Bushfire Management Plan’ can be found in State Planning Policy Guidelines – Mitigating the adverse Impacts of Flood, Bushfire and Landslide.

6.17. TELECOMMUNICATION TOWER CODE

Application

This code applies to applications for material change of use and building work and for a Telecommunications Tower. The code does not apply to “Low Impact Facilities” which are excluded under the provisions of the Telecommunications Act 1997. “Low Impact Facilities” remain the responsibility of the Commonwealth Government.

Purpose

- To facilitate the provision of facilities that will assist the community to achieve economic and social development; while minimising the potential impacts on the community and the environment.
- To encourage co-location of facilities where practical and appropriate.

Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
P1 Facilities are to avoid significant visual amenity impacts for: <ul style="list-style-type: none">• residential properties; and• people working in or passing through the area.	A1.1 Facilities are to be below the height of the tree canopy and located in an area that is already cleared of vegetation. and A1.2 Materials are non-reflective. and A1.3 Facilities are co-located with existing facilities.
P2 All measures are undertaken to ensure public health and safety by having: <ul style="list-style-type: none">• emission levels from equipment and infrastructure comply with the relevant industry standard; and• security fencing and signage provided where it is necessary to prohibit access by the public and maintain public safety.	No solution specified.

6.18. TEMPORARY RESIDENTIAL ACCOMMODATION CODE

Application

This code applies to applications for material change of use and building work for the purpose of temporary residential accommodation.

Purpose

- To ensure temporary residential accommodation is only used on a temporary basis⁵⁷.
- To improve the standard of living and quality of life of individuals and families by ensuring temporary residential accommodation meets minimum standards.

Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
P1	Temporary residential accommodation must only remain in place for a specified time and then removed or demolished.	No solution specified.	
P2	Temporary accommodation must include adequate facilities to maintain the health and amenity of residents.	A2	All Temporary accommodation is provided with:- <ul style="list-style-type: none"> • a sink • a means of preparing and cooking food • a bath or a shower • washing facilities for clothes • sanitary facilities • a waste disposal system. • a water supply.
P3	The location of the temporary residential accommodation does not prejudice the operation of an existing or approved operation for intensive animal husbandry.	A3	The building is not located within 1000 metres of the boundary of an allotment that contains an existing or approved intensive animal industry or extractive industry on another property.
P4	The location of any Temporary Residential Accommodation maintains the rural character of the area.	A4	The accommodation house is located a minimum of 40 metres from any State-controlled Road and 40 metres from any site boundary.

⁵⁷ Approvals for Temporary Residential Accommodation will include a time limit beyond which the accommodation is to be demolished or removed from the site.

7.0 PLANNING SCHEME POLICIES

7.1 RESIDENTIAL DEVELOPMENT ON HISTORICAL SUBDIVISIONS

7.1.1 Background

The various historical subdivisions are shown on overlay map 3. These sites are relatively remote, lack services and are not considered appropriate locations for closer settlement – any residential development would be substandard in terms of the availability of normal urban service, access to community facilities and the utility of the land. On this basis, residential development of these areas is discouraged.

7.1.2 Response

In assessing impact assessable applications for a house in these areas, Council will give consideration to the following matters:-

- The well-being of residents in terms of access to services such as shops, schools, medical facilities, etc.
- The impacts the dwelling may have on surrounding rural land uses and vice versa.
- Whether flooding or other natural events adversely affect the land.
- The availability of services such as power, telecommunications and water.
- The ability of the land to, in a sustainable way, accommodate the cumulative impacts of on-site waste water disposal systems.
- Whether or not the site has an existing constructed road along its frontage.
- Whether the proposed house complies with the various applicable codes including:
 - » House Code;
 - » Rural Zone and Rural Residential Zone Development Code;
 - » Infrastructure, Parking, Servicing and Wastewater Code;

The applicant is required to submit information on each of the above matters that substantiates the site's suitability for residential development consistent with contemporary standards and expectations.

Further to the above, Council will also take into account any submissions or comments from service providers/government agencies regarding the proposal.

7.2 AGRICULTURE VIABILITY REPORTS

7.2.1 Background

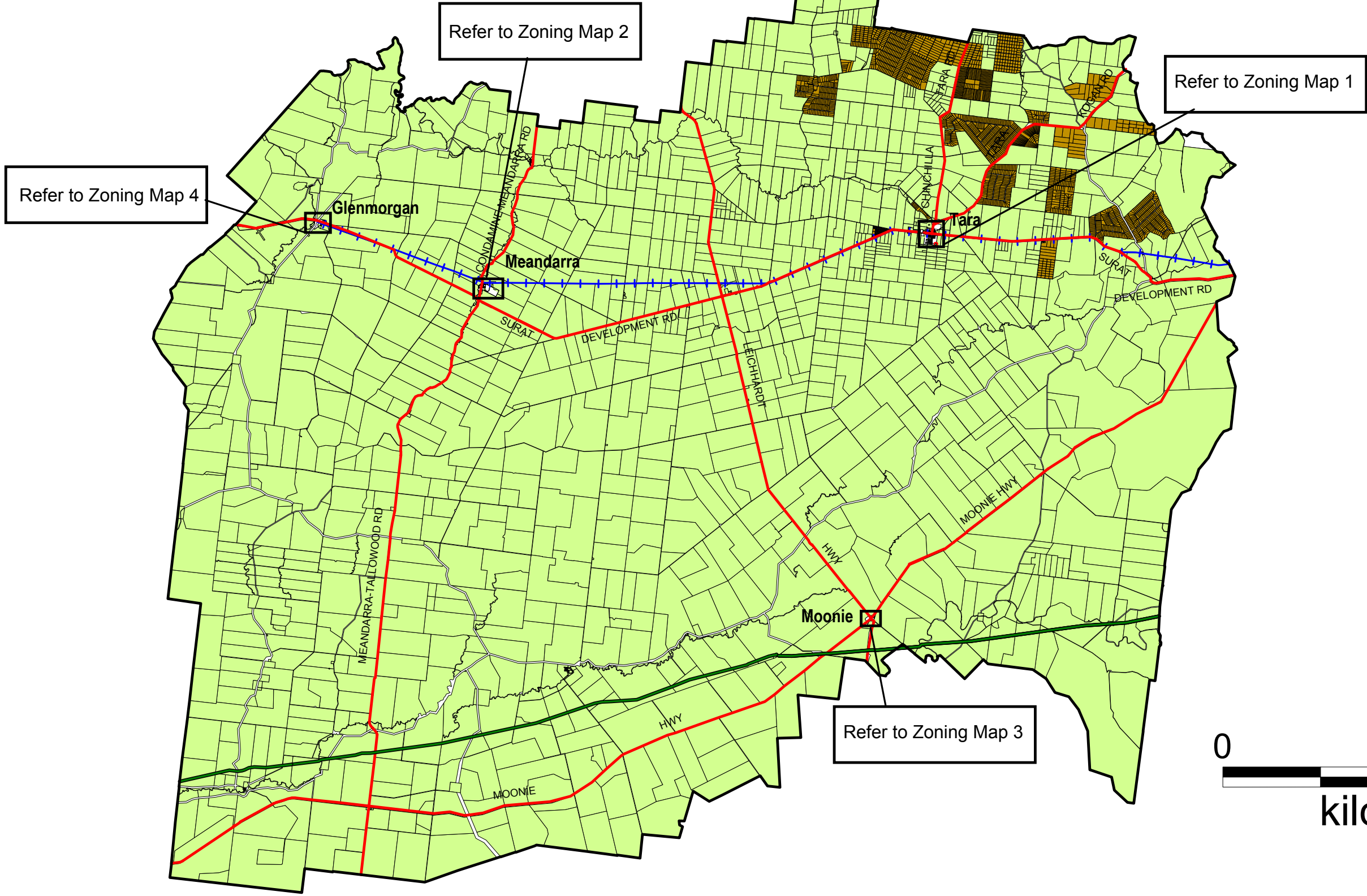
To ensure that rural lots are of an appropriate size and configuration to sustain the utility and productive capacity of the land for rural purposes, and to minimise potential impacts on the natural environment through improved land management practices.

7.2.2 Response

An agricultural viability report is to be prepared by an appropriately qualified person and address the following criteria to establish the suitability of the proposed lot size:

- an assessment of the site in terms of soil capabilities, services, situation suitability for the use being proposed;
- the availability of water suitable for the use proposed; and
- financial viability demonstrated by identifying the expected financial performance of the proposed use taking into account such factors as:
 - » *acquisition, establishment and operational costs;*
 - » *expected yields;*
 - » *project market returns, using historical data averaged over a five year period; and*

A2.5 any other factor considered relevant by Council, having regard to the particular use being proposed.



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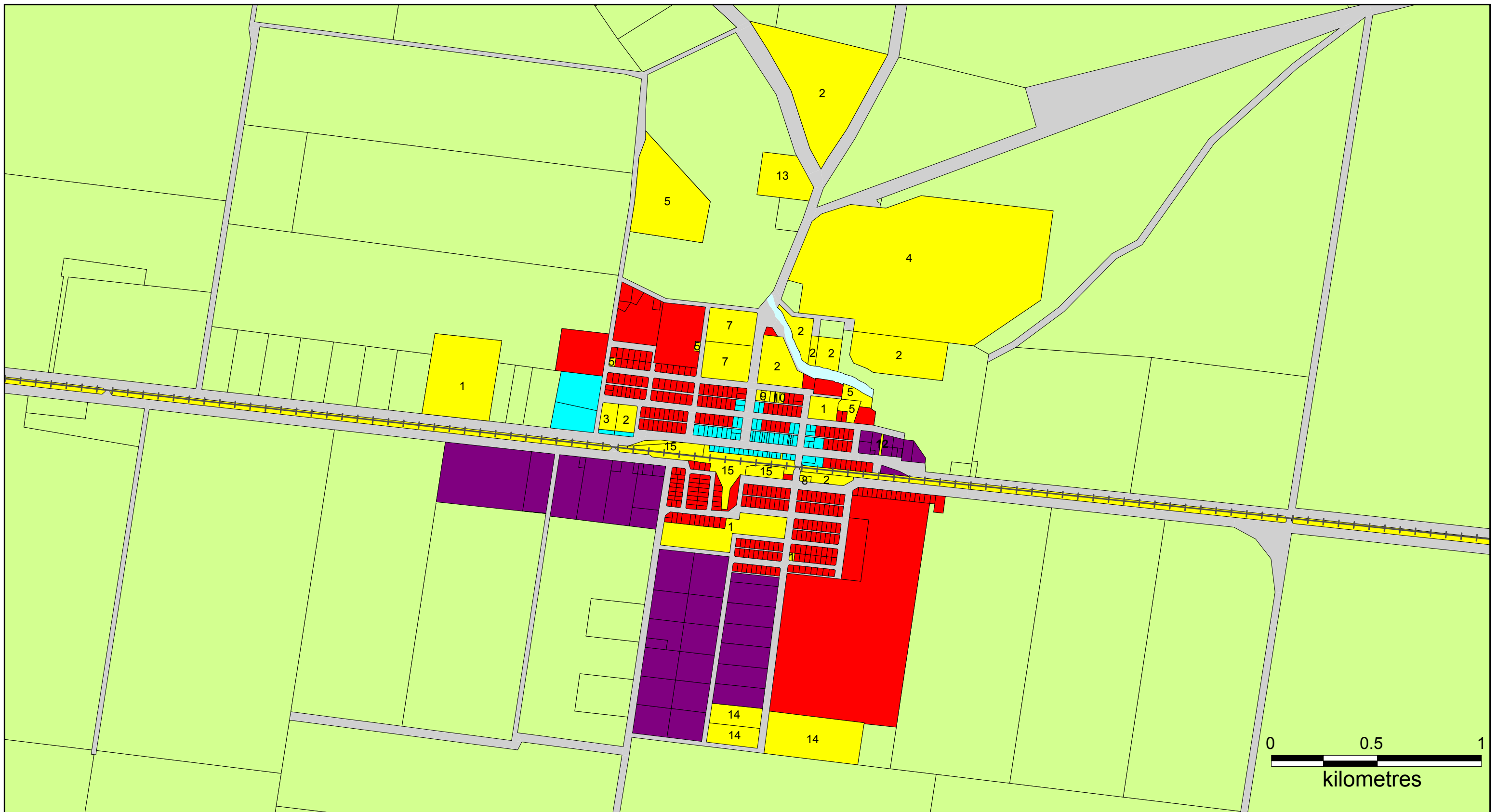
Land Key Use

- Rural
- Rural Residential
- Rail Network
- State Controlled Road Network
- Moonie Pipeline

Shire of Tara Planning Scheme

LAND USE ZONES





COMMUNITY FACILITY KEY

Number	Purpose
1	Education
2	Recreation/Parks/Pool
3	Camping and Water
4	Showgrounds/Racecourse/Rodeo
5	Local Government Activities
6	Departmental and Official Purposes
7	Health and Aged Care
8	Fire Brigade
9	Police
10	Court House
11	Hall/School of Arts/Amenities/Museum
12	Drainage
13	Cemetery
14	Landfill/Waste Disposal
15	Railway Activities
16	Trucking Yard

Land Use Zones

■	Commercial
■	Community Facility
■	Industrial
■	Residential
■	Rural
+	Railway

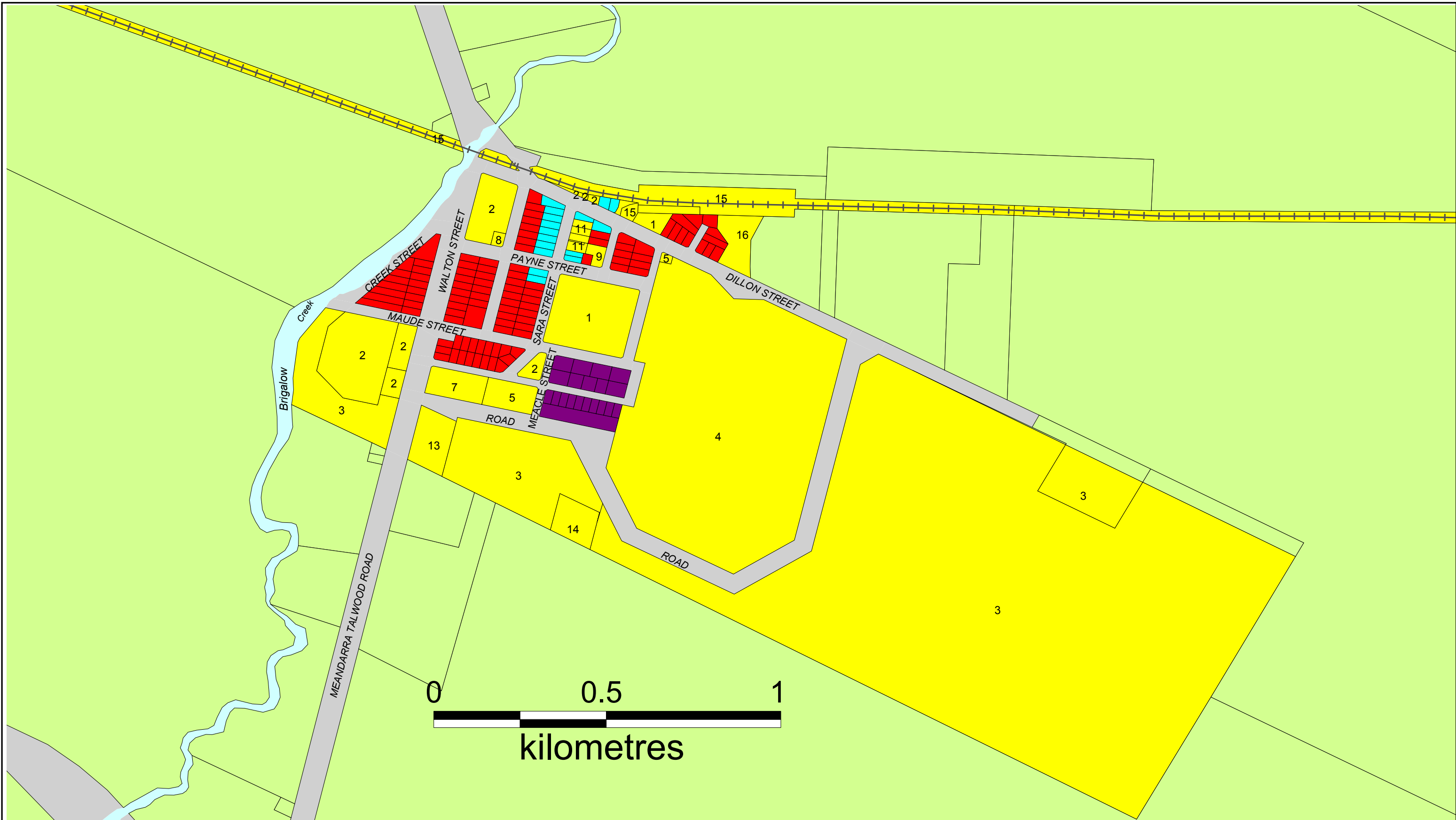
Shire of Tara Planning Scheme

TARA & ENVIRONS

Zoning Map 1



Effective Date: 18 January 2006



COMMUNITY FACILITY KEY

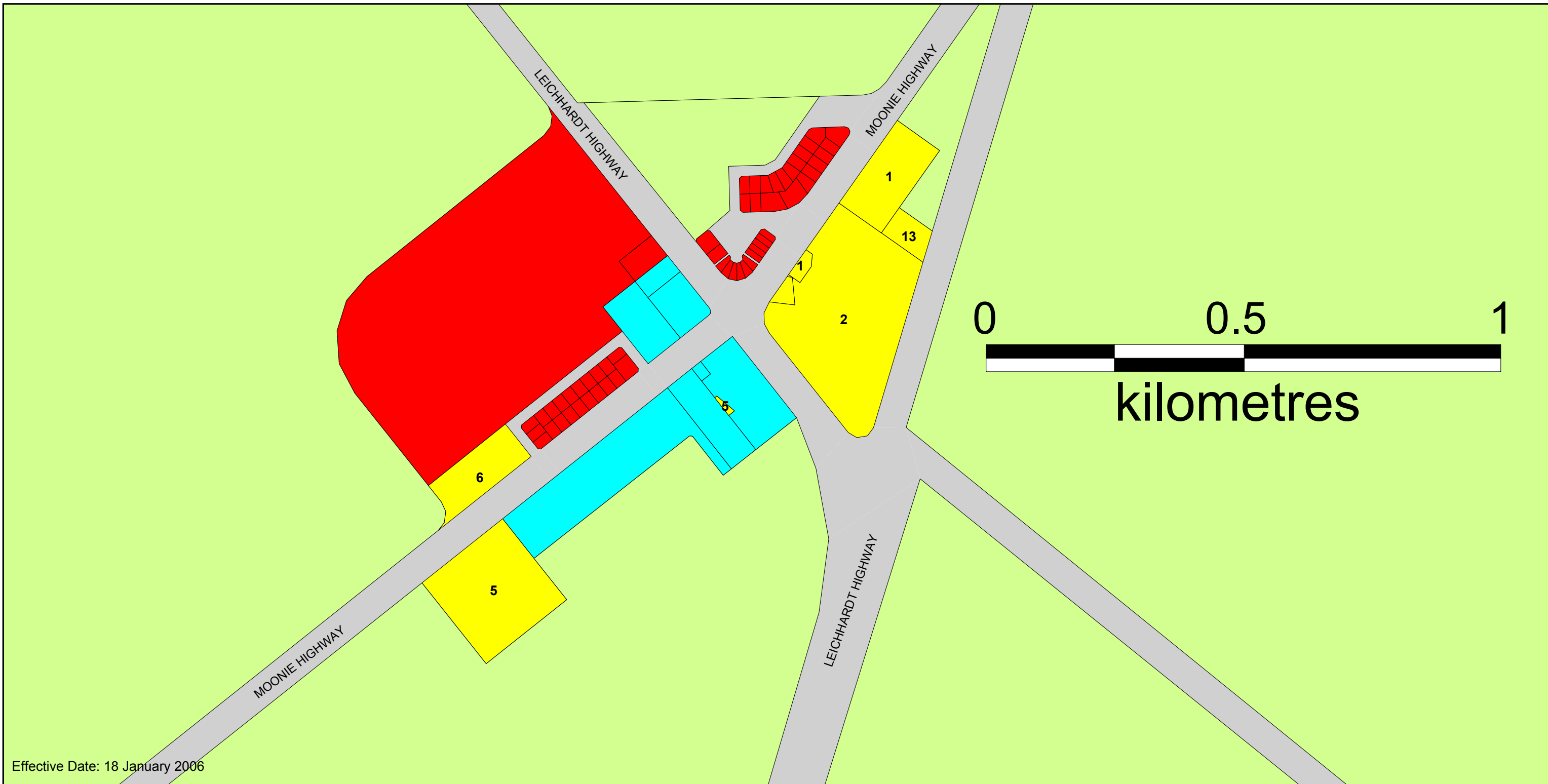
Number	Purpose
1	Education
2	Recreation/Parks/Pools
3	Camping and Water
4	Showgrounds/Racecourse/Rodeo
5	Local Government Activities
6	Departmental and Official Purposes
7	Health and Aged Care
8	Fire Brigade
9	Police
10	Court House
11	Hall/School of Arts/Amenities/Museum
12	Drainage
13	Cemetery
14	Landfill/Waste Disposal
15	Railway Activities
16	Trucking Yard

Land Use Zones

	Commercial
	Community Facility
	Industrial
	Residential
	Rural
	Railway

Shire of Tara Planning Scheme
MEANDARRA & ENVIRONS
 Zoning Map 2





Effective Date: 18 January 2006

COMMUNITY FACILITY KEY

Number	Purpose
1	Education
2	Recreation/Parks/ Pools
3	Camping and Water
4	Showgrounds/Racecourse/Rodeo
5	Local Government Activities
6	Departmental and Official Purposes
7	Health and Aged Care
8	Fire Brigade
9	Police
10	Court House
11	Hall/School of Arts/Amenities/Museum
12	Drainage
13	Cemetery
14	Landfill/Waste Disposal
15	Railway Activities
16	Trucking Yard

Land Use Zones

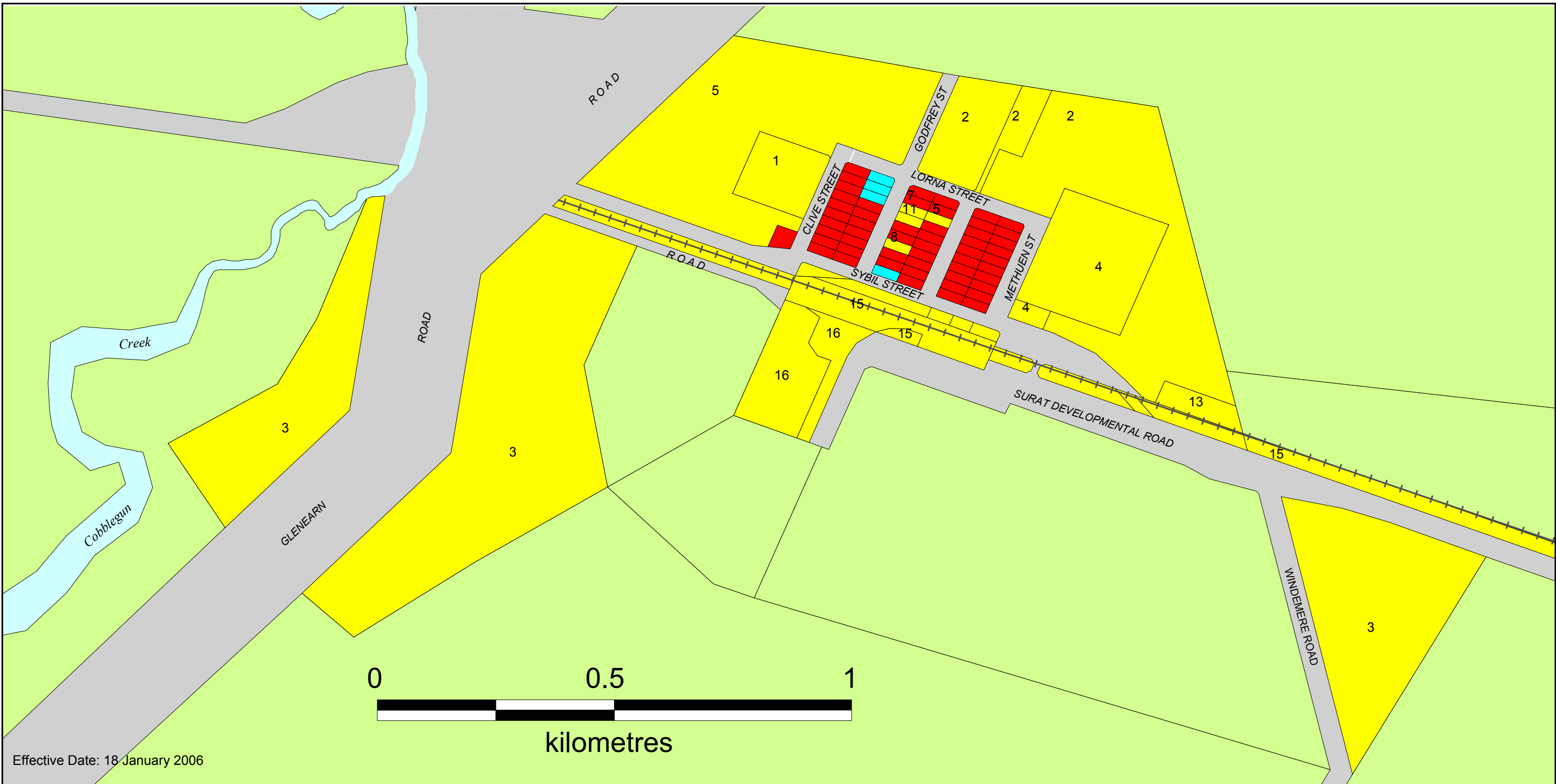
- Commercial Zone
- Community Facility
- Residential
- Rural

Shire of Tara Planning Scheme

Moonie & Environs

Zoning Map 3





Effective Date: 18 January 2006

COMMUNITY FACILITY KEY

Number	Purpose
1	Education
2	Recreation/Parks/Pool
3	Camping and Water
4	Showgrounds/Racecourse/Rodeo
5	Local Government Activities
6	Departmental and Official Purposes
7	Health and Aged Care
8	Fire Brigade
9	Police
10	Court House
11	Hall/School of Arts/Amenities/Museum
12	Drainage
13	Cemetery
14	Landfill/Waste Disposal
15	Railway Activities
16	Trucking Yard

Land Use Zones

- Commercial Zone
- Community Facility
- Residential
- Rural
- ++++ Railway

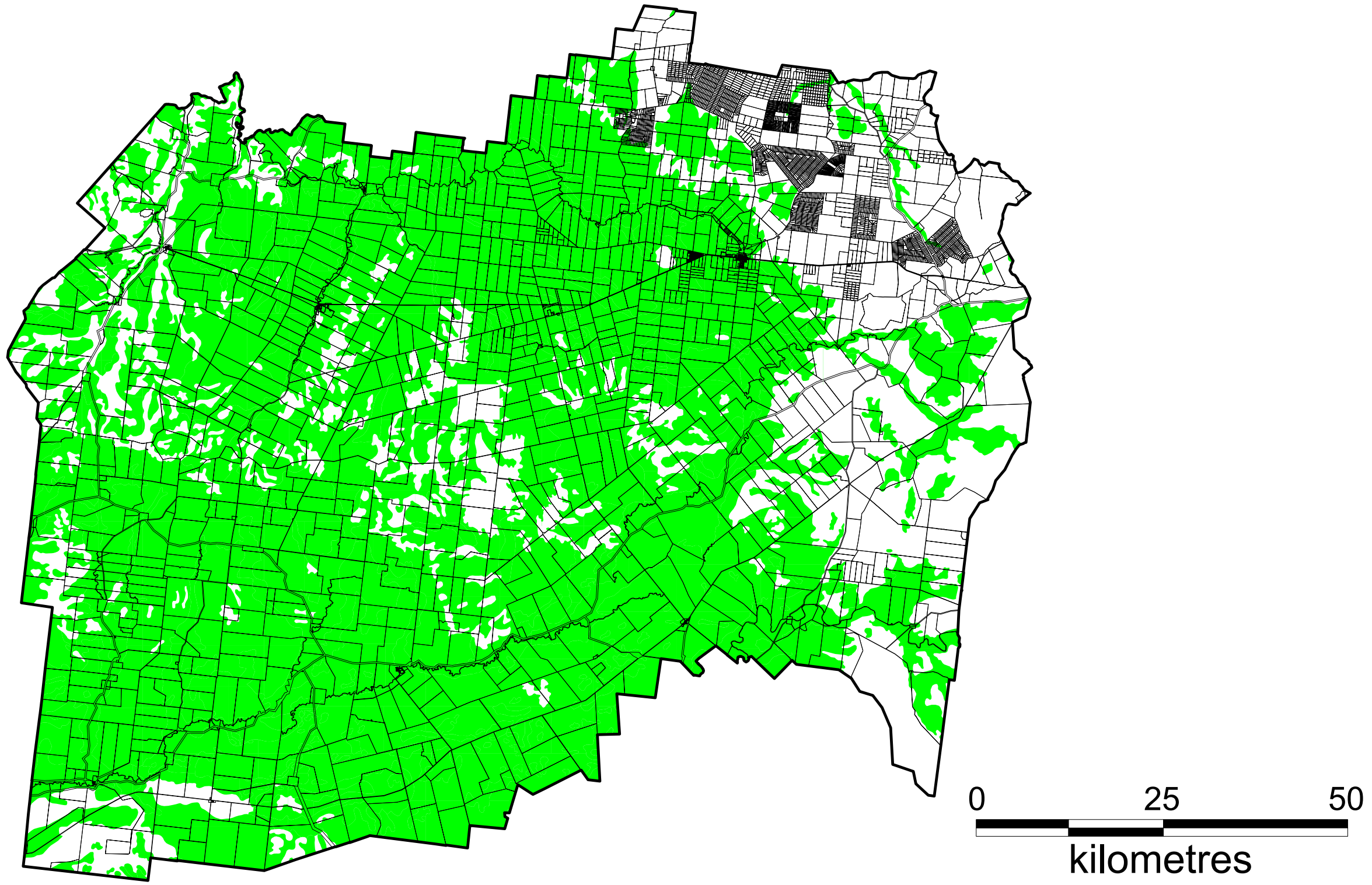
Shire of Tara Planning Scheme

GLENMORGAN & ENVIRONS

Zoning Map 4



In Tara Shire Good Quality Agricultural Land consists of Land Classifications A, B and C1.



Source: DNR&M (Version 3.0) 2001

Legend
■ Good Quality Agricultural Land

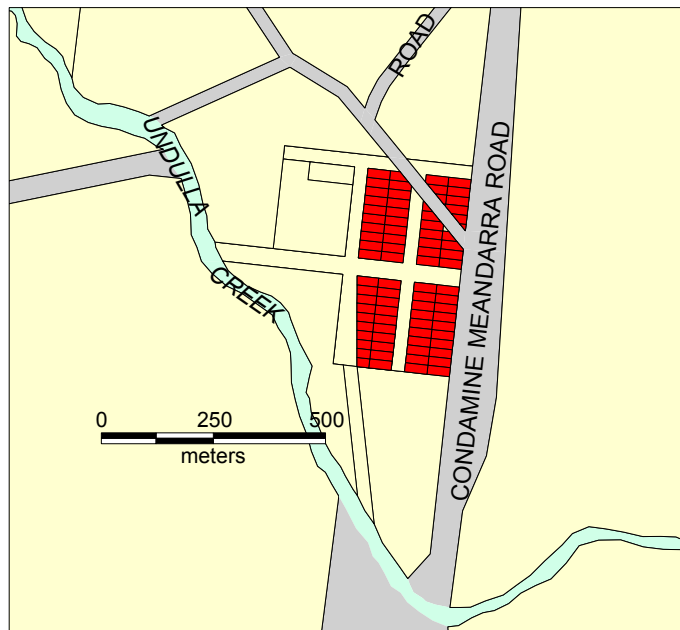
Shire of Tara Planning Scheme

OVERLAY MAP 1 - GOOD QUALITY AGRICULTURAL LAND

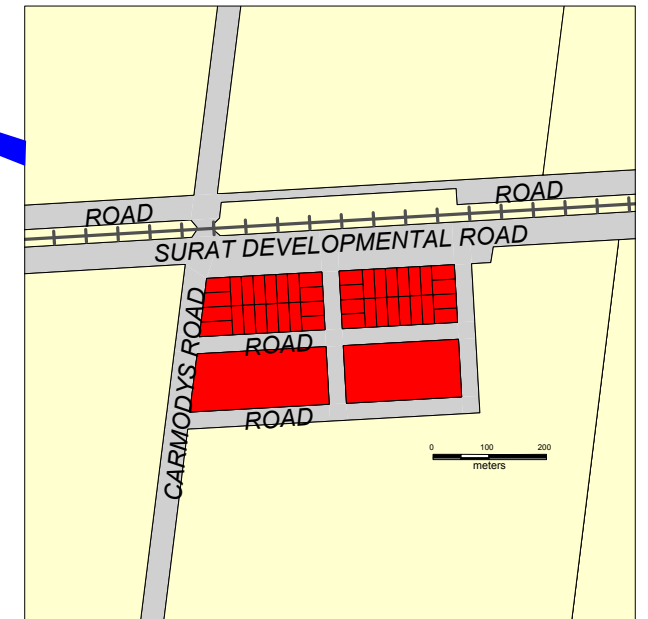


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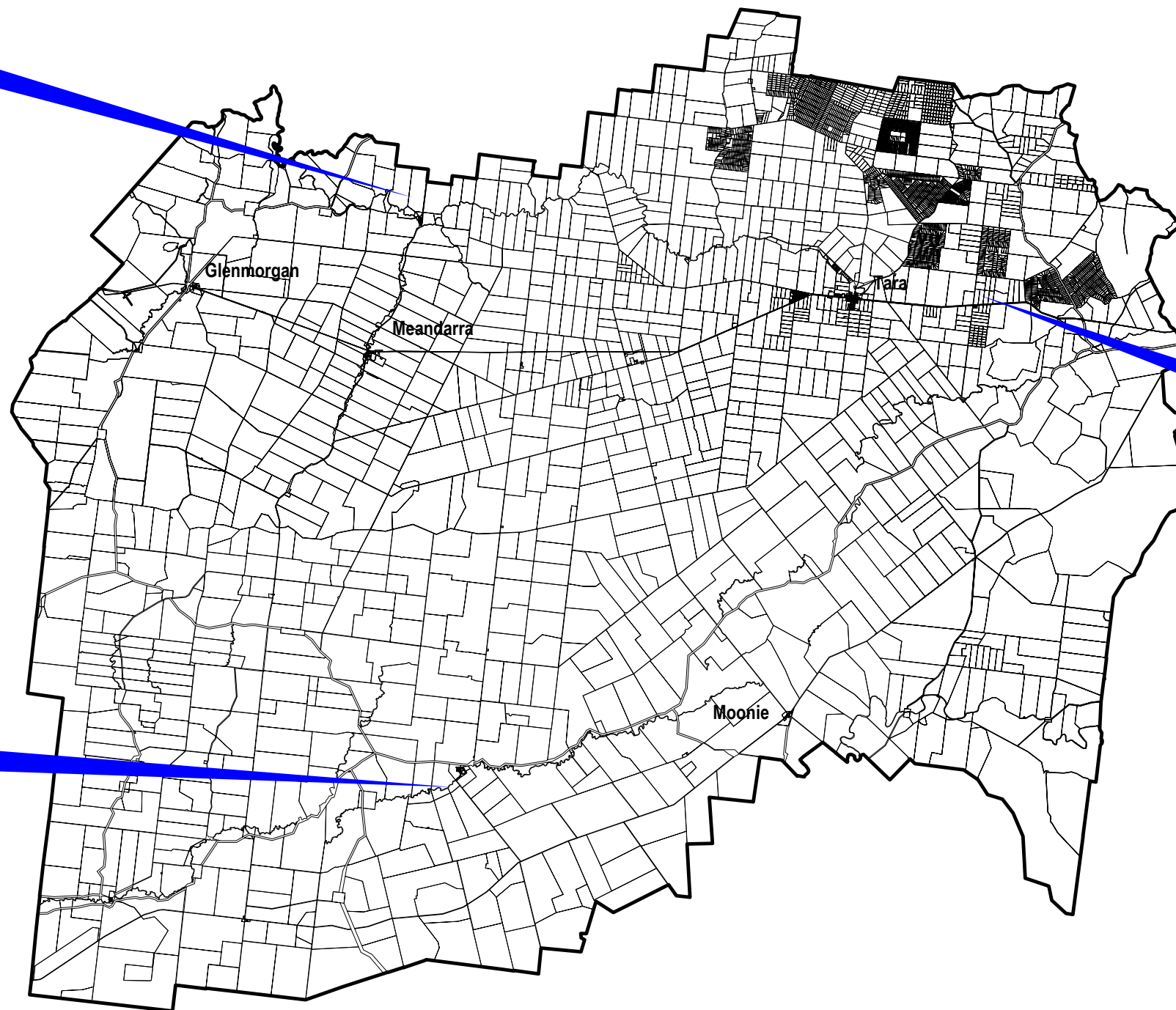
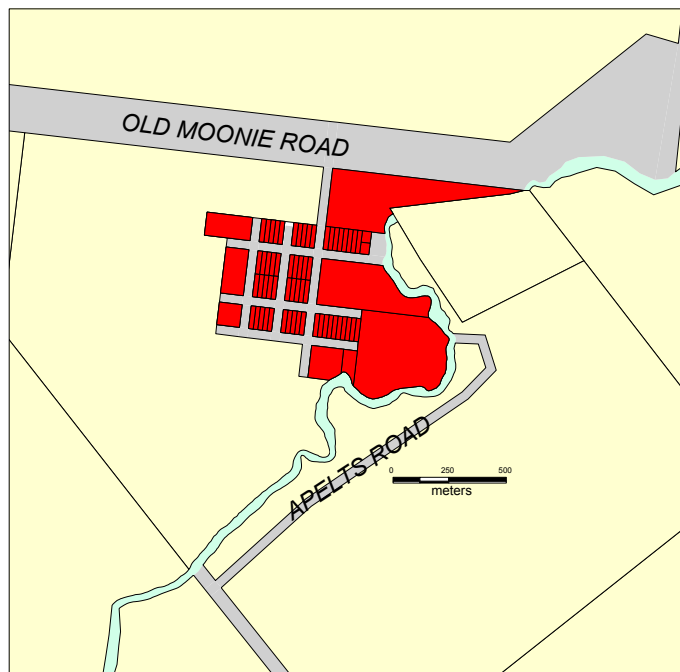
UNDULLA



GORANDA



SOUTHWOOD



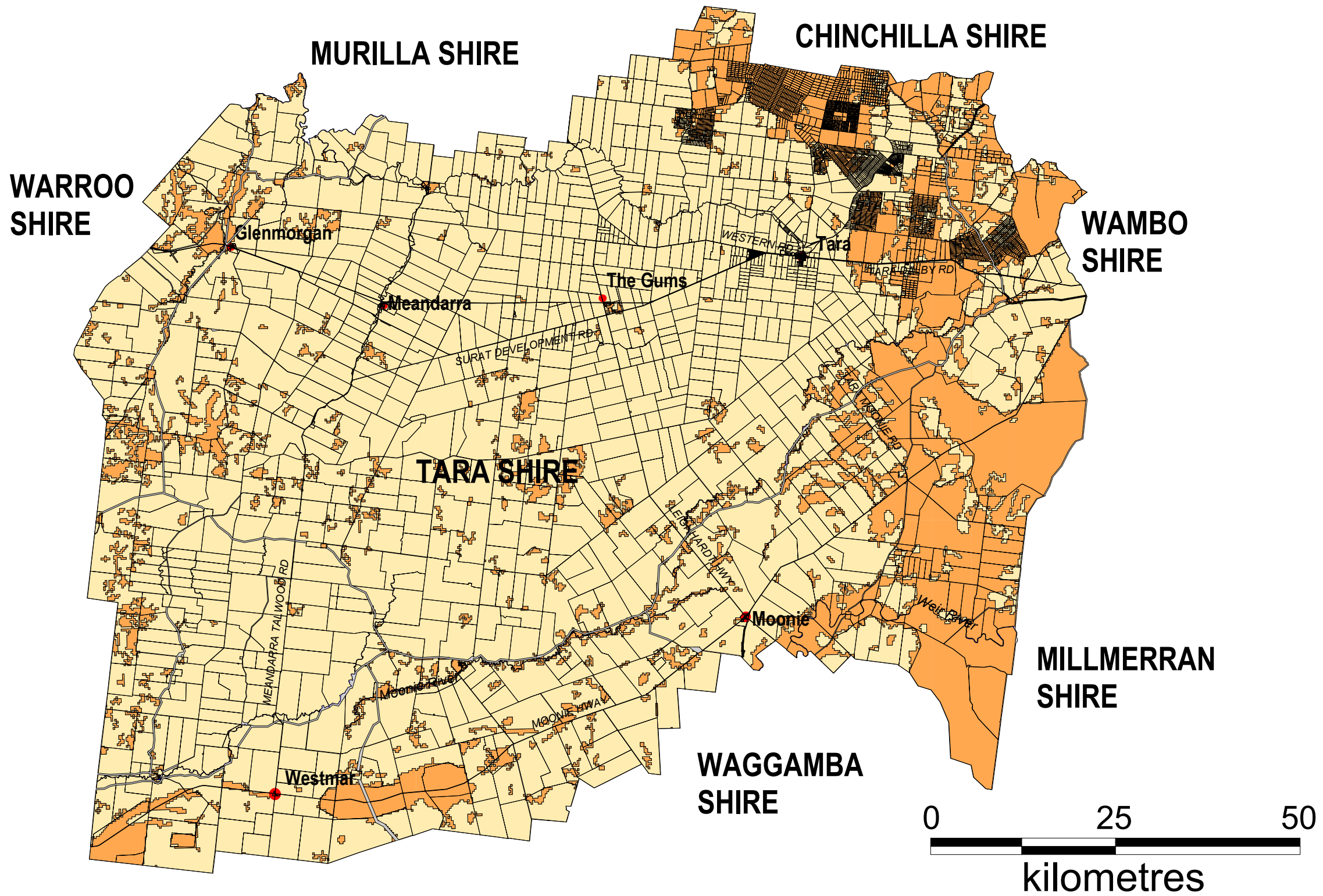
 Remote Historical Subdivisions

Shire of Tara Planning Scheme

Overlay Map 3 - Remote Historical Subdivisions



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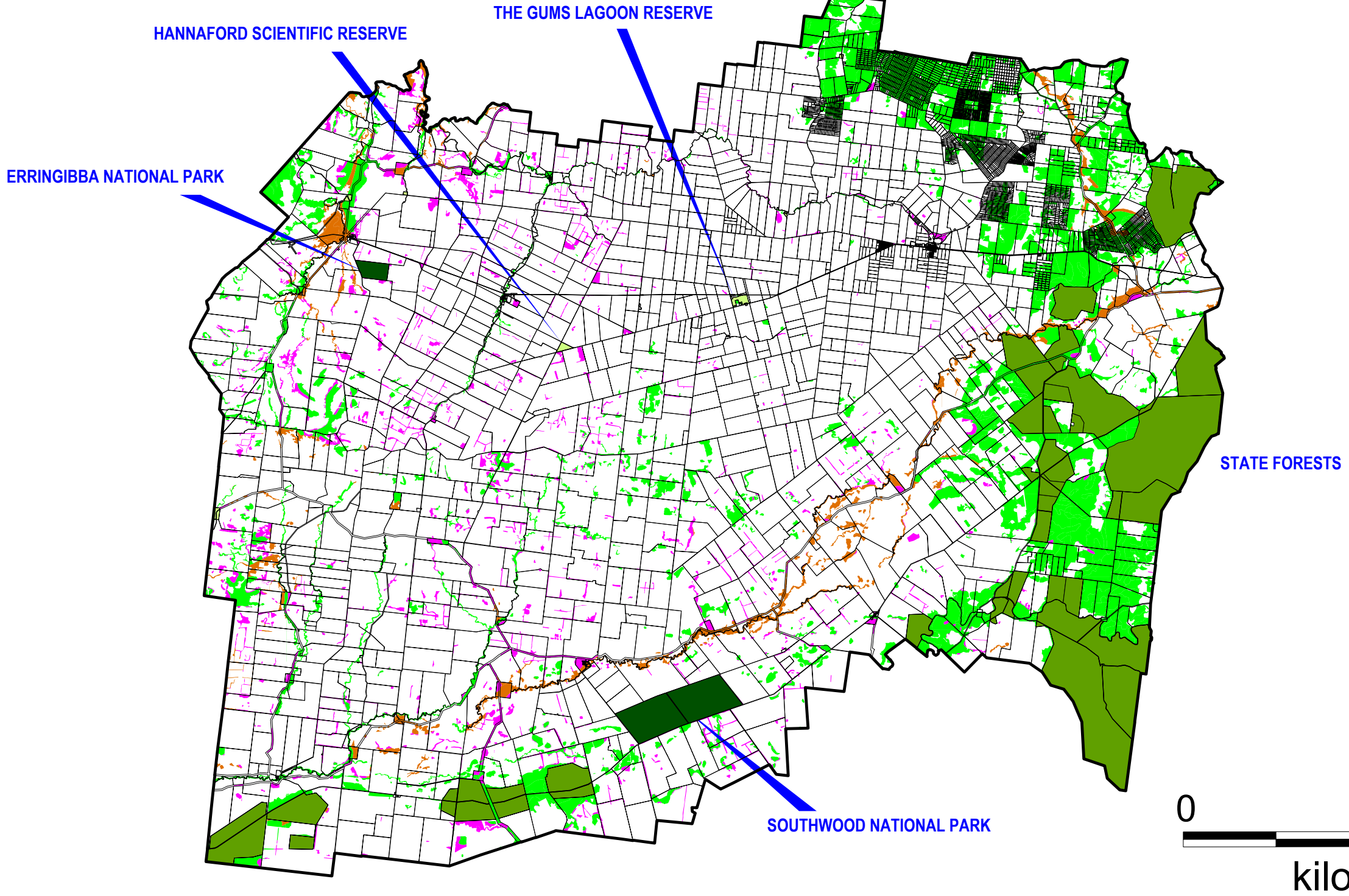
Bushfire Risk

- Low Bushfire Hazard
- Medium Bushfire Hazard

**Shire of Tara Planning Scheme
OVERLAY MAP 4 - BUSHFIRE RISK**



Effective Date: 18 January 2006



Effective Date: 18 January 2006

Sites of Ecological Significance

- National Park
 - Reserve
 - State Forest
- Regional Ecosystems**
- Endangered
 - Not of Concern
 - Of Concern

Shire of Tara Planning Scheme

SITES OF ECOLOGICAL SIGNIFICANCE



**THE PLANNING SCHEME
FOR
THE SHIRE OF TARA
SUPPORTING INFORMATION**

1996

**The Manager, Program Support Unit, Department of
Local Government and Planning hereby certifies
that this Planning Study was prepared in
conjunction with the planning scheme for the Shire
of Tara and was approved on the 25th day of July
1996**



**Tom Haupt
Manager, Program Support Unit
Department of Local Government
and Planning
25/7/96**

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PART 1 INTRODUCTION

1.1 PREAMBLE

Tara Shire is one of the 22 shires located within the Darling Downs region. The Shire encompasses an area of 11,216.36 km² which includes the four townships of Tara, Meandarra, Glenmorgan and Moonie. It is bordered by the Shire of Warroo, Balonne, Waggamba, Millmerran, Wambo, Chinchilla and Murilla. See Figure 1.1. The Shire boundary is not related to a specific geographical feature, but parts of the southern boundary follow the Moonie Highway. The north western corner adjoins the Condamine River.

The economy of the Shire is associated with rural activities as well as oil and natural gas production. Various rural activities occur in the Shire, ranging from beef cattle and sheep, crop lands and feedlots.

The Shire community is almost totally dependent on primary production and associated services for its viability. However, the growth of population in south-east Queensland anticipated for the future will almost certainly mean a further demand for tourist facilities within reasonable reach of the Brisbane area. Tara Shire is well placed to gain from this new industry. The four townships of Tara, Meandarra, Glenmorgan and Moonie can be considered to be the main areas of urban development within the Shire and it is unlikely that any urban development need to be planned for, other than these four areas.

1.2 HISTORY

The Shire boundaries partly circumscribe the tribal grounds of the Barunggam tribe which was numerically strong prior to 1840. In that year "Tuiker" Campbell was the first white man to enter the area. In 1947 Leichhardt indicated that the runs of Undalla, Weranga and Wieambilla were well established. Stiff opposition from the Aboriginals was also reported during these early years.

In 1853, an early map showed six stations which were all sited along the Moonie River on creeks. The first town was Southwood, near the "deep" crossing on the Moonie River.

During the early years, wool and beef cattle were the predominant rural pursuits. Wool was carted by bullock wagon to Brisbane whilst beef cattle were sent by rail to Sydney from Moonie.

Prickly Pear and dingoes were to become serious problems at the larger stations. The growth of the pear increased alarmingly after the great drought of 1902 and by 1908 only eight large holdings were still occupied.

In 1908 the State Government introduced the "Prickly Pear Frontage Selection Act" with very long purchase and repayment terms. Block sizes ranged from 160 acres to 2,560 acres and were widely taken by settlers from Victoria and other areas.

Many of the settlers commenced dairying and the timber industry also started.

SOUTH-EASTERN QUEENSLAND

LOCAL GOVERNMENT AREAS

STATISTICAL DIVISIONS MORETON

CITIES Ipswich

TOWNS Dalby

SHIRES WONDAL

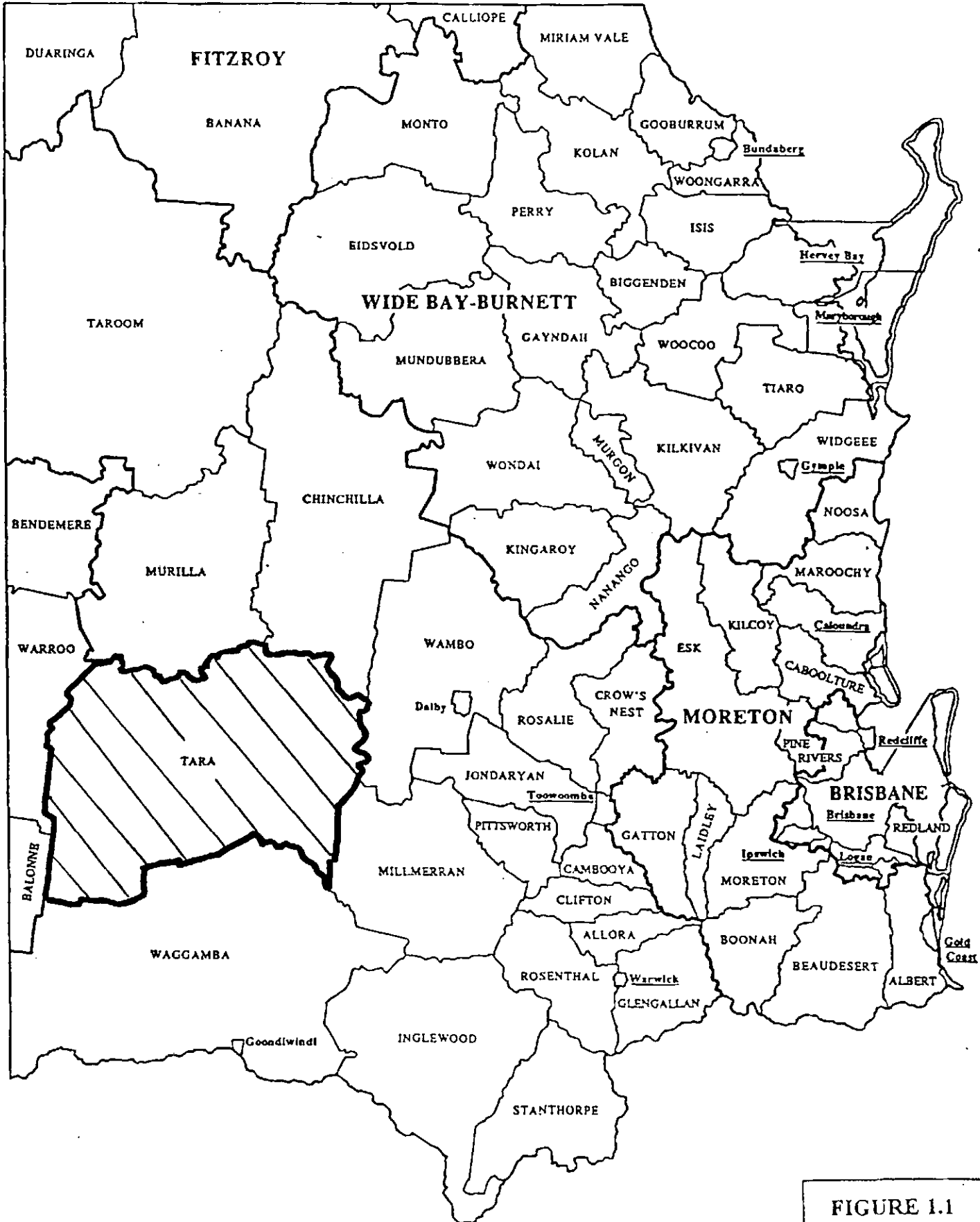


FIGURE 1.1 LOCATION

In 1909 there were only a few tents at the "Tara 4 Mile Water Hole". In 1910 the Coomrith road construction commenced and was completed in 1913. The town of Tara was established in 1910 and the Shire of Tara was proclaimed in 1912. The railway was also extended to Tara in 1912 to provide another outlet for the Dairy Farmers.

For the next twenty (20) years droughts, dingoes and increasing prickly pear infestation caused severe hardships and many walked off their selections. Lack of a good water supply continued to be a problem.

In 1923 the railway was extended from Tara to Meandarra to provide labour and the Government Sleeper Mill was re-established in Tara.

In 1925, the Cactoblastis caterpillar was introduced from the Argentine and by 1932 the prickly pear had virtually disappeared and blocks were quickly resettled although dairying rapidly declined and was replaced by sheep, beef cattle and agricultural (grain production).

In 1930/32 during the depression the railway was extended past Meandarra to the new township of Glenmorgan.

Following the Second World War, the wool boom of the early fifties brought prosperity, in 1961, oil flowed at Cabowen and Moonie and a pipeline was proposed. The rural industry was strong.

The severe rural depression of the 1970 accompanied by the longest drought then on record was finally relieved by heavy rainfall in early 1971 with excellent seasons to follow.

Since then the Shire has progressed in spite of difficult seasons and the general downturn of the rural economy.

Tara

The name "TARA" appears to have originated from the "TARA RUN" which is first recorded in the Government Gazette of 1852.

The first "TARA" town lots were thrown open in 1910. The railway to TARA was opened in 1912.

Meandarra

No reference to the origin of the name can be found in the histories available for this study. The first reference appears to be in 1867 in association with a run on Brigalow Creek. The Meandarra District was first surveyed for Close Settlement in 1908.

In 1912 the name "Meandarra" was suggested as the name for the town site on Walton's Pasture.

By 1915 the town had been surveyed and a few lots sold.

By 1923 the railway has been extended with the final section of Hannaford to Meandarra opened in 1927.

Glenmorgan

On the 12 December 1931 the extension of the railway from Meandarra was completed and a town was surveyed and called Glenmorgan to honour Godfrey Morgan, State Member and Minister for Railways who fought hard for the line to be built with relief money during the depression. The town streets were named after his family.

Moonie

Moonie was first recorded as the "Moonie Run" in 1861. It came into prominence with the finding of commercial oil deposits in 1961.

Other townships within the Shire such as "The Gums", "Flinton", "Hannaford", etc all have interesting histories and well worth the effort of reading.

PART 2 PHYSICAL ENVIRONMENT

2.1 LAND FEATURES

2.1.1 Topography

The eastern half of the Shire is essentially a broad flat to gently rolling terrain 180-300m above sea level, with a general westerly slope. The flat surface is interrupted by low lateritic scarps and mesa-like residuals which rarely exceed 15m, but are often bounded by steep scarps. On the eastern edge of the Shire, the sandstones of the Blythdale group form a more broken and undulating terrain, with strong lateritic ridges. The plain lands are predominantly heavy clay soil with gilgai microrelief (DPI 1971).

In the west of the Shire the clay covered plainlands are much more undulating, and merge into lighter texture contrast soils surrounding numerous residuals less than 30m high (DPI 1971).

An east/west crest running through the centre of the Shire results in streams flowing north into the Condamine River and south into the Moonie River. In the north/west quarter of the Shire all streams flow northerly to join the Condamine River due to the elevated lateritic areas to the north of the Coomrith (DPI 1971).

2.1.2 Geology

The Queensland Department of Primary Industries Tara Shire Handbook, which was compiled by BRC Frank 1971, describes the geology of the Shire as follows:-

- (i) The Paleozoic Basement - These are the oldest rocks present in the region, extending further east to Warwick. The rock types are black and grey charts and silicified mudstones. Their precise age is not known.
- (ii) The Mesozoic Sequences - These are westerly dipping formations resting on the Paleozoics, and they constitute the bulk of the Great Artesian Basin. All post-paleozoic formations have been affected by lateritic influence.
 - (a) The Blythesdale Group - The western margin of the group is well defined in the east of the Shire, where an abrupt change to the later extensive flat clay soil plainlands occurs.

Sandstones appear to dominate the sequence, but shales and sandy mudstones also appear fairly common. The Blythesdale terrain is characterised by stony laterised sandstone ridges, deep sandy cypress forest areas and light-coloured solonised soils carrying bull oak.

- (b) The Rolling Downs Group - A small area of the marine Lower Cretaceous Roma Formation outcrops around Coomrith in the south-west of the Shire. The area has a characteristic rolling downs surface. Yellowish calcareous sandstones and some shales mark surface outcrops, but blue\greyish colours predominate at depth.

Bore logs indicate that the Roma Formation runs east to Tara at shallow depths.

(iii) Cainozoic Developments

- (a) The Moonie Formation - A high undulating ridge forms the divide between the Moonie and Weir Rivers in the south of the Shire. The Moonie Highway runs along this ridge. The sequence consists predominantly of white to pale brown sandstones and grits which are often only weakly cemented. Some whitish clays and mudstones may also occur.
- (b) Lateritic Residuals - The numerous lateritic residuals all consist of mottled zone material and in many cases the original nature of the sediment has been profoundly altered. These may be banded shales and mudstones, usually with fine to medium grained sandstones.

Isbell (1957) suggested that north of Coomrith and west of Glenmorgan the lateritic plateau apparently capping the Roma Formation could represent an upper lateritised section of this formation, which has been stripped by erosion to expose the unaltered marine sediments.

- (c) Recent Deposits - Covering extensive areas of the Shire are sheets of clay soils that support a dense vegetation of brigalow, belah and other species. Many of these clays have a strongly developed gilgai microrelief. The mottled zone of the laterite profile underlies most of this spread of clay soils at depths which usually do not exceed 25ft, and rarely more than 12ft.

2.1.3 **Soils**

The following is a description of the soils occurring within Tara Shire, taken from Isbell (1957).

(i) Grey and Brown Soils of Heavy Texture

- (a) Grey Soils of Heavy Texture - There are a few small localised developments in the Shire, associated with restricted surface drainage. The general terrain is very flat, with some slight gilgai microrelief. In dry periods, the soils crack extensively.
- (b) Grey and Brown Soils of Heavy Texture - These are confined to areas of marine cretaceous sediments that occur around Coomrith. The undulating landscape has led to the development of distinct catenary sequences. Brown to red brown soils are developed on the crests of ridges and upper slopes. These darken and become deeper until on lower slopes and flat valley floors there are dark grey soils. Linear gilgai formation appears to be related to the degree of slope.

Minor Associated Soils - Drainage lines arise amongst the lateritic residuals, and have small alluvial terraces and minor flood plains where red brown earths are developed.

- (ii) Soils Closely Related to Grey and Brown Soils of Heavy Texture - The most extensive broad soil group occurring in the region consists of grey and brown clays which usually possess a very strong gilgai microrelief and support a dense forest vegetation largely dominated by brigalow.

- (a) Grey Clay Association - These groups extend from the Blythesdale group in the east, to the extreme west of the Shire. They are situated on an almost flat topography which is disturbed by only minor undulations.

They exhibit a strong but varying degree of gilgai development. There are normally appreciable differences between puff and depression profiles, although horizontal differentiation is only very weakly expressed. The soils have fairly high wilting points and field capacities.

- (b) Brown Clay Association - This association is limited to the south-western area south of the Moonie River. The soils may have a reddish tint, and the degree of gilgai formation is usually much less than in the grey soil group, frequently absent. The brown clays grade into the grey clay group.

The surface may occasionally be covered by a veneer of small ironstone nodules. The surface is usually alkaline, with acid subsoil. In other respects they are similar to the grey clay soils.

The dominant vegetation may be brigalow or belah, but it generally occurs as a mixed association, with wilga and sandalwood. Gilgai formation lessens as belah increases.

- (iii) Weakly Solonised Soils

- (a) Weakly Solonised Brown Clay Loam Association - These soils are nearly all characterised by a fairly thin clay loam A horizon overlying a fairly tough clay B horizon. Salt accumulation is present in the B and lower horizons, but no columnar structure has developed. From a slightly acid to neutral A horizon the pH normally rises to moderately alkaline in the B horizons which usually contain free carbonate. However, the deeper subsoils; often become strongly acid and so resemble the clays of the brigalow area.

Vegetation is a useful guide. In general, soils which support a belah forest show a lesser degree of solonisation (dispersal and leaching of Na^+ clays to form an indurate B horizon) than those soils characterised by a vegetation of poplar box and sandalwood. The belah forest soils often have a very weak gilgai microrelief, with lesser development on the poplar box soil.

These soils occur to a limited extent along a broken belt north of the Moonie River in the eastern part of the Shire, but are extensive south of Glenmorgan and Meandarra, where they surround the grey and brown soils of heavy texture of the Coomrith/Inglestone region. They are predominant along the Moonie River.

- (b) Weakly Solodised Solonetz Association - These soils are widely distributed in the Shire, bearing a close relationship to both functional and nonfunctional drainage lines. They are generally slightly higher than the surrounding heavy grey clay area. These soils could be regarded as levee type deposits as contrasted with the finer textured materials further away from the drainage lines.

The profile of these soils is more developed into distinct A & B portions than the associated *belah* soils. The B horizon tends to be columnar and much more impervious to water than the *belah* soils. A very shallow gilgai development may be present.

- (iv) Red Brown Earths - The more typical red brown earths are largely confined to the western part of the Shire, with a rainfall of approximately 20 inches per annum. They most commonly conform closely with the drainage pattern. There being a marked association with those streams which head in areas where there are numerous lateritic residuals.

They usually have a marked profile differentiation with colour and textural differences demarcating the A and B horizons.

In some instances, the soil appears to be underlain by the ferruginous zone of the old laterite profile. In this case, it closely resembles the subsoils of other soil groups in the region in that it is strongly acid.

Minor associated soils often form part of a catenary sequence, grading from lateritic red earths to Solodised Solonetz Soils or brown brigalow clays.

- (v) Lateritic Red Earths - These are found whenever outcrops of the old Tertiary laterite profile occur, particularly with the brigalow clay soil area.

These soils frequently occupy part of a catenary sequence grading from lithosolic soils near the escarpment edge, down to red brown earths, or even Solodised Solonetz soils. In other areas they may adjoin grey brigalow clays.

- (vi) Solod, Solodic and Solodised Solonetz Soils - These soils are fairly uniform and cover extensive areas in the east of the Shire, where they are apparently formed on sediments of the Blythesdale Group. A constant feature of this association is the presence of a bullock forest, with the soils usually occupying flat, level sites with some areas of impeded surface drainage.

The sandy clay loam A horizon is fairly shallow and is sharply demarcated from the B horizon, which is a tough, dense clay with strong columnar development.

Other associated soils occurring throughout the area include deeper sand surfaced soils; frequent bare outcrops and lithosolic soils; and some shallow lateritic red earths.

(vii) Lithosols

Usually these soils are less than 12 inches thick with bare sandstone outcrops frequent, and with much partly weathered sandstone in the profile. They occur throughout the Shire, amongst solodics and where mottled some lateritic residuals occur, in which latter case they are invariably reddish.

(Source: DPI Shire Handbook - Tara 1971)

Other soils information may be obtained by reference to the following reports:-

Land use study for the Millmerran-Moonie Tara area (Mullins J.M. 1980) covering the eastern section of the Shire Land Inventory and Technical guide, Miles area (Dawson D.M. 1972) covering the northern section of the Shire.

Lands of the Balonne-Maranoa area, Queensland (Galloway, R.W. et al 1974) covering the western portion of the Shire.

A Land Management Manual is currently being prepared and it is understood that this will be released for publication by the end of 1995. Title - Understanding and Managing Soils in the Murilla, Chinchilla and Tara Shires by MATHER J.M. (Editor) 1995.

2.2 CLIMATE

2.2.1 Description

Tara Shire experiences a temperate and semi-arid climate with hot summers and cold winters.

Droughts often affect the Shire due to yearly seasonal variations in rainfall. Rainfall is greater in the warmer half of the year, however the Shire still experiences lesser falls during the cooler months. There is a westward decline in the amount of rainfall as you pass through the Shire.

Heat waves occur regularly in the Shire in summer, whilst spells of moderate frosts are common throughout the Shire in winter.

2.2.2 Rainfall

The average annual rainfall for the Shire is 582.7 mm with variation of above or below that figure in different parts of the Shire.

Table 2.1 provides information obtained from the Bureau of Meteorology and covers at least the last 30 years up until 1993 and provides the rainfall overall monthly measurements in millimetres for the four centres of Tara, Meandarra, Glenmorgan and Moonie. From the records provided it can be seen that the majority of the Shire's rainfall occurs in summer, with about 67 percent of the rainfall from October to March.

A bimodal annual distribution is evident, with August and September being the driest months and December and January the wettest (DPI 1971).

Table 2.1
TARA SHIRE RAINFALL (mm)
Town of Tara (1911 to 1993 using all available data)

	AVERAGE RAINFALL	MEDIAN RAINFALL	AVERAGE No. OF RAIN DAYS
January	78.9	62.5	6
February	63.0	43.6	5
March	62.0	46.2	5
April	36.9	25.3	3
May	36.3	27.7	4
June	35.5	28.7	4
July	38.4	31.0	4
August	26.2	19.4	4
September	28.1	20.5	4
October	53.9	46.4	6
November	63.6	55.2	6
December	82.9	66.8	6
TOTAL	607.2	602.4	57

Table 2.1 Continued
Town of Meandarra (1936 to 1993 using all available data)

	AVERAGE RAINFALL	MEDIAN RAINFALL	AVERAGE No. OF RAIN DAYS
January	80.3	72.2	7
February	63.9	50.3	5
March	53.1	38.0	4
April	37.9	19.7	3
May	42.2	29.1	3
June	28.2	19.5	3
July	39.5	31.7	4
August	28.4	26.4	4
September	29.8	23.7	3
October	56.9	41.9	6
November	58.8	47.1	5
December	64.2	48.4	6
TOTAL	580.5	544.0	53

Table 2.1 Continued
Town of Glenmorgan (1933 to 1993 using all available data)

	AVERAGE RAINFALL	MEDIAN RAINFALL	AVERAGE No. OF RAINDAYS
January	80.5	59.5	6
February	69.4	46.8	5
March	59.0	40.0	4
April	32.2	16.8	3
May	37.0	22.6	4
June	30.0	21.1	3
July	38.5	30.1	4
August	28.8	26.7	4
September	27.6	21.9	3
October	55.0	50.0	5
November	61.3	41.0	6
December	70.1	64.1	6
TOTAL	588.7	555.7	53

Table 2.1 Continued
Moonie (Tartha) (1964 to 1993 using all available data)

	AVERAGE RAINFALL	MEDIAN RAINFALL	MEAN No. OF RAIN DAYS
January	69.4	53.8	5
February	46.8	36.2	3
March	39.4	24.5	2
April	47.1	22.8	3
May	45.4	38.4	3
June	24.6	17.4	2
July	35.8	24.0	3
August	29.4	21.8	3
September	29.2	18.0	3
October	59.5	47.6	4
November	43.7	37.2	4
December	72.5	66.8	5
TOTAL	554.3	548.4	40

2.2.3 Evaporation

Evaporation rates are important to the agricultural production in the Shire. Table 2.2 shows the monthly average and the annual average evaporation rates for the town of Tara for all years of record up to 1992 as provided by the Bureau of Meteorology. It can be seen by comparison of the tables that average evaporation rates far exceed the average rainfall figures in every month of the year.

Table 2.2
AVERAGE MONTHLY AND ANNUAL EVAPORATION RATES
FOR THE TOWN OF TARA (ALL YEARS OF RECORD TILL 1992)

MONTH	AVERAGE EVAPORATION RATE (mm)
January	240
February	190
March	205
April	145
May	105
June	75
July	75
August	105
September	140
October	185
November	220
December	250
Annual	1935

2.2.4 Temperature

Table 2.3 shows the average minimum, maximum and daily temperatures recorded at the Surat Post Office, Dalby Post Office and Miles Post Office. These recording stations have been used as there are no figures available for any of the recording stations located within Tara Shire.

Table 2.4 shows the average daily temperature per season for the same recording stations as Table 2.3. From these tables it can be assumed that the average daily temperature for the Shire in summer is approximately 25°C whilst the average daily temperature in winter is approximately 14°C. The highest average daily temperature per month recorded by the Bureau of Meteorology from any of the three recording stations used was 38.8°C at Surat whilst the lowest was -1.3°C at Miles. It would therefore appear that the Shire is subject to great temperature fluctuations.

Table 2.3
THE AVERAGE MINIMUM, MAXIMUM AND DAILY
TEMPERATURES PER MONTH (°C)

MONTH	SURAT (POST OFFICE)			DALBY (POST OFFICE)			MILES (POST OFFICE)		
	Min Daily Average	Max Daily Average	Daily Average	Min Daily Average	Max Daily Average	Daily Average	Min Daily Average	Max Daily Average	Daily Average
January	20.4	34.1	27.3	18.4	31.9	25.2	19.5	31.1	25.3
February	20.3	33.6	26.9	18.2	31.1	24.7	19.2	32.3	25.8
March	17.9	31.8	24.9	16.4	29.6	23.0	17.0	27.4	23.8
April	13.0	28.3	20.7	12.3	26.6	19.5	12.3	23.2	19.9
May	9.0	23.4	16.2	8.4	22.7	15.6	7.8	19.7	15.5
June	5.4	20.0	12.7	5.5	19.4	12.5	4.9	19.2	12.3
July	4.2	19.5	11.85	4.2	18.8	23.0	3.6	21.2	11.4
August	5.5	21.4	13.5	5.2	20.7	13.0	4.8	24.9	13.0
September	9.1	25.2	17.2	8.4	24.2	16.3	8.4	28.5	16.7
October	13.7	28.8	21.3	12.6	27.5	20.0	13.0	31.2	20.8
November	16.7	32.1	24.4	15.6	30.2	22.9	16.3	32.9	23.8
December	19.2	34.0	26.6	17.6	31.6	24.6	18.4	32.9	25.7

Table 2.4
THE AVERAGE DAILY TEMPERATURE PER SEASON (°C)

SEASON	SURAT (POST OFFICE)	DALBY (POST OFFICE)	MILES (POST OFFICE)
Summer	26.1	24.8	25.6
Autumn	20.6	19.4	19.7
Winter	13.7	16.2	12.2
Spring	21.0	19.7	20.4

2.2.5 Wind

Table 2.5 shows wind direction versus speed as recorded at the Dalby Airport, provided by the Australian Bureau of Meteorology. From this data it is indicated that during the months January to April the dominant winds blow north to north-easterly and south to south-easterly, turning to the south-west during the months May to August, and then predominantly north to north-easterly during the months September to December.

TABLE 2.5

WIND DIRECTION VERSUS SPEED

Source: Australian Bureau of Meteorology

National Climate Centre
TEL: (03) 669 4082 FAX: (03) 6694516

BUREAU OF METEOROLOGY - SURFACE WIND ANALYSIS
PERCENTAGE OCCURRENCE OF SPEED VERSUS DIRECTION BASED ON 2 YEARS OF RECORDS
FIRST YEAR : 1992 LAST YEAR : 1993 NUMBER OF MISSING OBSERVATIONS (AS PERCENTAGE OF MAXIMUM POSSIBLE) : 2.60 %
STATION : 041522 DALBY AIRPORT 27 10 S, 151 16 E 345.0 M ELEV

JANUARY 0900 HOURS LST		FEBRUARY 0900 HOURS LST		MARCH 0900 HOURS LST		APRIL 0900 HOURS LST	
SPEED (KM/HR)		SPEED (KM/HR)		SPEED (KM/HR)		SPEED (KM/HR)	
CALM	10	CALM	10	CALM	10	CALM	10
1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A
DIRN		DIRN		DIRN		DIRN	
5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L	
N	12 4 7 1	N	4 3 8 2	N	1 3 2	N	1 5
NE	7 5 4	NE	4 2 4 1	NE	1 3 2	NE	1 1
E	3 4 12 6	E	4 10 14 6	E	8 3 17 8 5	E	5 6 14 8 3 2
SE	1 1	SE	4 1 8 2	SE	3 3 11 7 3	SE	10 11 9 3 4
S		S	4	S	1 3 4	S	1
SW		SW	2	SW	3 1 2	SW	1
W		W	3	W	5	W	2
NW	5 4 1	NW	4 1 2	NW	2 5	NW	4 1
ALL	23 19 36 9	ALL	28 16 35 11	ALL	22 10 38 18 8	ALL	28 17 25 12 7 2
NO. OF OBS. 47		NO. OF OBS. 57		NO. OF OBS. 60		NO. OF OBS. 60	

JANUARY 1500 HOURS LST		FEBRUARY 1500 HOURS LST		MARCH 1500 HOURS LST		APRIL 1500 HOURS LST	
SPEED (KM/HR)		SPEED (KM/HR)		SPEED (KM/HR)		SPEED (KM/HR)	
CALM	10	CALM	10	CALM	10	CALM	10
1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A
DIRN		DIRN		DIRN		DIRN	
5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L	
N	5 3 1 3	N	2 1 1 1	N	2 2	N	1 1 1 1
NE	3 1 4	NE	1 0 4 1	NE	2 1 2	NE	2 1 1 1
E	6 4 15 2	E	6 7 10 4 1	E	1 4 10 5 2 1	E	6 8 10 18 1
SE	4 4 2	SE	4 1 4 4 1	SE	3 3 11 6 2 1	SE	3 6 9 6 2 1
S	0 2	S	1 2 1	S	4 3 4	S	8 1 1
SW	3 2	SW	3 3 1 2	SW	2 3 5 2 2	SW	4 1 1
W	2 1 6	W	4 4	W	2 3 2 2	W	2 3
NW	3 2 4 1	NW	4	NW	2 2	NW	2 2
ALL	29 17 31 8 4	ALL	23 36 28 11 2 2	ALL	18 21 34 11 6 5	ALL	25 17 23 27 2 2
NO. OF OBS. 48		NO. OF OBS. 56		NO. OF OBS. 62		NO. OF OBS. 60	

* OCCURRED BUT LESS THAN 0.5 PERCENT

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National Climate Centre
TEL: (03) 669 4082 FAX: (03) 6694516

BUREAU OF METEOROLOGY - SURFACE WIND ANALYSIS
PERCENTAGE OCCURRENCE OF SPEED VERSUS DIRECTION BASED ON 2 YEARS OF RECORDS
FIRST YEAR : 1992 LAST YEAR : 1993 NUMBER OF MISSING OBSERVATIONS (AS PERCENTAGE OF MAXIMUM POSSIBLE) : 2.60 %
STATION : 041522 DALBY AIRPORT 27 10 S, 151 16 E 345.0 M ELEV

MAY 0900 HOURS LST		JUNE 0900 HOURS LST		JULY 0900 HOURS LST		AUGUST 0900 HOURS LST	
SPEED (KM/HR)		SPEED (KM/HR)		SPEED (KM/HR)		SPEED (KM/HR)	
CALM	10	CALM	10	CALM	10	CALM	10
1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A
DIRN		DIRN		DIRN		DIRN	
5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L	
N	1 2 4	N	2 4 1	N	2 1 1 1	N	2 1 2 1 2
NE	2 4	NE	1 1	NE	1 1 1	NE	2 2 6
E	2 5 6 2	E	1 2 1	E	7 3 1	E	8 3 6
SE	20 11 2	SE	18 1	SE	22 3	SE	10 1 10
S	3	S	7 1	S	8	S	6 3 1
SW	5 2 2	SW	9 1 3 3	SW	5 3	SW	6 2 6 2
W	3 1	W	3 4 1	W	4	W	2 4 1
NW	2 2 2	NW	1	NW	2 1 1	NW	2 1 8 2
ALL	35 21 15 2	ALL	48 8 8 3 2	ALL	52 8 5 3 2	ALL	37 11 26 6 2
NO. OF OBS. 62		NO. OF OBS. 60		NO. OF OBS. 62		NO. OF OBS. 62	

MAY 1500 HOURS LST		JUNE 1500 HOURS LST		JULY 1500 HOURS LST		AUGUST 1500 HOURS LST	
SPEED (KM/HR)		SPEED (KM/HR)		SPEED (KM/HR)		SPEED (KM/HR)	
CALM	10	CALM	10	CALM	10	CALM	10
1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A
DIRN		DIRN		DIRN		DIRN	
5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L	
N	2 2	N	2 1	N	5 1 2 2 2	N	5 1 2 2 2
NE	1 3 2	NE	1 3	NE	2 1	NE	3 2 2
E	2 2 6 9	E	6 2 2	E	8 2 3	E	5 3 4 2
SE	5 9 5 4	SE	5 1 2 2	SE	6 1 2	SE	2 3 4 2
S	3 3 2	S	5 3 2	S	4 3 1	S	6 2
SW	10 5 3 3	SW	13 6 4 8	SW	7 8 4 1	SW	6 7 4
W	5 2 2 2	W	5 4 4 5 2	W	14 2 4 1 2 22	W	3 2 7 5 1
NW	2 2 2	NW	1 2 3	NW	2 2 1 4	NW	2 2 3 2 1
ALL	29 24 19 18	ALL	38 28 18 13 2 2	ALL	43 15 13 8 2 2	ALL	31 8 29 18 6 2
NO. OF OBS. 62		NO. OF OBS. 60		NO. OF OBS. 61		NO. OF OBS. 62	

* OCCURRED BUT LESS THAN 0.5 PERCENT

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FIRST YEAR : 1992 LAST YEAR : 1993 NUMBER OF MISSING OBSERVATIONS (AS PERCENTAGE OF MAXIMUM POSSIBLE) : 2.60 %
STATION : 041522 DALBY AIRPORT 27 10 S, 151 16 E 345.0 M ELEV

SEPTEMBER 0900 HOURS LST		OCTOBER 0900 HOURS LST		NOVEMBER 0900 HOURS LST		DECEMBER 0900 HOURS LST	
SPEED (KM/HR)		SPEED (KM/HR)		SPEED (KM/HR)		SPEED (KM/HR)	
CALM	10	CALM	10	CALM	10	CALM	10
1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A
DIRN		DIRN		DIRN		DIRN	
5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L	
N	3 6 4	N	6 5 8 4 1	N	5 5 8 3 2	N	10 7 2 3 1
NE	3 2 2 2	NE	1 2 3 2	NE	1 2 1	NE	4 1 1 6
E	3 1 6	E	2 6 9	E	3 6 3 4	E	5 2 16 4 3
SE	5 2 3	SE	2 2 2 2	SE	3 3 5	SE	2 1 1
S	7 3 7	S	2 3 2 1	S	1 2	S	4
SW	4 3 7	SW	2 6 4	SW	8 3 2	SW	3 2
W	4 2 1	W	2 3 2 1	W	3 2 2	W	5
NW	3 7 3 3 2	NW	2 3 4 4 2 15	NW	9 3 3 5 2	NW	6 5 5 1
ALL	36 19 19 17 2	ALL	16 18 24 26 5 2	ALL	28 18 23 17 3	ALL	39 16 25 8 5
NO. OF OBS. 59		NO. OF OBS. 62		NO. OF OBS. 60		NO. OF OBS. 61	

SEPTEMBER 1500 HOURS LST		OCTOBER 1500 HOURS LST		NOVEMBER 1500 HOURS LST		DECEMBER 1500 HOURS LST	
SPEED (KM/HR)		SPEED (KM/HR)		SPEED (KM/HR)		SPEED (KM/HR)	
CALM	10	CALM	10	CALM	10	CALM	10
1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A	1	6 11 21 31 41 51 A
DIRN		DIRN		DIRN		DIRN	
5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L		5..10..20..30..40..50..UP..L	
N	4 2 5 2	N	3 3 3 2	N	5 4 3 1	N	2 6 1
NE	3	NE	5 4 2	NE	2 1 1	NE	4 2 2
E	4 2 5	E	3 2 3 2	E	2 3 3	E	8 2 5 9 1 1
SE	4 2	SE	2 2 2	SE	2 2 3	SE	6 1 1 1
S	3 2	S	4 2 2	S	2 1	S	2 2
SW	3 8 6 4 1	SW	9 3 2 2	SW	7 3 3 5 3	SW	3 3
W	7 9 5 3 1	W	5 2 9 2 1	W	5 8 7 2 3	W	11 3 2
NW	4 7 3 3 2	NW	4 2 2 5	NW	10 3 3 2	NW	6 2 3 2
ALL	34 15 24 19 5 3	ALL	36 8 26 16 3	ALL	28 27 17 13 1	ALL	38 28 15 15 2 2
NO. OF OBS. 59		NO. OF OBS. 61		NO. OF OBS. 60		NO. OF OBS. 61	

* OCCURRED BUT LESS THAN 0.5 PERCENT

PRODUCED BY M.I.S.S. 30/ 3/94

TABLE 2.5

2.2.6 Planning Implications

The variable climate and rainfall has implications for agricultural production and domestic water supply. Rainfall and evaporation data indicate that the rainfall is very erratic with insufficient falls in some years to satisfy rural activities without augmentation from "bore" supply.

Drought years with insufficient rain in the summer period can result in not only failure of the country to produce a good bulk of pasture grass but also failure of the winter crops.

The supply of water for both the townships and the rural area from underground resources is obviously vital for the expansions of the urban township areas and rural industries.

2.3 WATER RESOURCES/HYDROLOGY

2.3.1 Surface Water

The streams and rivers in the Shire form part of the Condamine and Border Rivers Sub Catchments which ultimately form part of the Murray Darling Basin. These are the dominant stream systems in the Shire which have several good waterholes, but which mainly carry flood run-off and are dry for prolonged periods (DPI 1971 Shire Handbook for Tara):

Undulla Creek rises from waterholes at Tara and flows west to the Condamine in the north-west corner to drain the northern half of the Shire.

Moonie River rises in the far east of the Shire and flows south-west.

The Weir River rises in the south-east corner.

All development within the Shire in which effluent and wastes are a consequence of production should be required to provide evidence that effluent/waste disposal will not create problems that ultimately effect the two sub-catchments and the Murray Darling Basin.

2.3.2 Underground Water Supply

Water Resources advise that surface underground water within the Shire encompasses shallow aquifers which provide water to the pastoral industry.

The deeper Great Artesian Basin sediments are the main source of water but are not unlimited and are considered to be a very finite resource. Recharge of the beds is usually slow and a nest of bores will affect wide areas.

Supply for the normal grazing industry is not normally a problem but intensive lot feeding could create difficulties with the quantities of water required.

The Department of Primary Industries (Water Resources) have guidelines for the issue of water licenses and supply for any proposed development would be assessed on location, extent of existing licenses, etc.

The location, depth and volume allocation of the five bores with allocations as provided by Water Resources are shown in Table 2.7.

**Table 2.6
BORES WITH ALLOCATION**

REG No.	NAME	DESCRIPTION	PARISH	SHIRE	LONG.	LAT.	DEPTH (MM)	VOL. ALLOC. (MGT)	RADIUS (KM)	FORMATION
14141	Tara Shire Council	P 160	Burrowes	Tara	151 27 45	27 16 43	611.4	300 E	9.0	Mooga, Gubberamunda
17104	Tara Shire Council	P 102	Burrowes	Tara	141 28 09	27 16 35	1524.9			Hutton, Evergreen
48507	Tara Shire Council	S 16 P 165	Burrowes	Tara	150 27 17	27 16 27	896.1			Gubberamunda
15036	Tara Shire Council	Town of Meandarra	Meandarra	Tara	149 52 52	27 19 25	1123.5	110 E	4.0	Mooga, Gubberamunda
34273	Tara Shire Council	LS RP204609; Town of Moonie	Dilbong	Tara	150 22 05	27 43 18	760.8	8 E	1.0	Mooga, Gubberamunda

Source: DPI (Water Resources)

2.3.3 Irrigation

The Department of Primary Industries Shire Handbook (1971) indicated that 256ac of irrigated crops were growing in the Tara Shire as at 13 September 1969. Water Resources Department of Primary Industries advise that there is some irrigation based on water harvesting in the Shire at Moonie and Inglestone. There are also some dormant water harvesting entitlements on the Moonie River.

Limited opportunity exists for the development of the water's of the Great Artesian Basin for industrial, mining and stock intensive uses, however these waters are not available for irrigated agriculture.

2.3.4 Planning Implications

The availability of ground and surface water supplies throughout the Shire are vital to the development opportunities in both rural and associated industries.

2.4 EXTRACTIVE RESOURCES

2.4.1 Introduction

Historically Tara Shire has been involved in the Oil Industry, and is situated over the Surat Basin. The Shire is famous for the oil fields near Moonie.

2.4.2 Oil Industry

Oil was first discovered near Moonie in October 1961. Further discoveries followed in the vicinity of the first discovery and to the north of Cabawin.

Moonie became Australia's first long-term commercial oil field on completion of a pipeline to Brisbane in 1964.

The Department of Minerals and Energy has indicated that in recent years the amount of oil extracted from the region has declined, with Moonie Oil now producing approximately 500 barrels per day with lots of water extracted.

Since the discovery of Oil in far South-West Queensland in the 1980's the focus of oil exploration has shifted away from the Moonie area. The Department of Minerals and Energy, has indicated, however, that oil exploration is continuing throughout the Tara Shire with numerous exploration bores being sunk each year. The Department is confident that oil production within the Shire will improve in the future with the next most likely oil field being located at Greenswamp.

Figure 2.1 shows the location of the various oil fields within the Shire whilst Figure 2.2 shows the extent of petroleum leases and the location of the Oil Pipeline.

2.4.3 Natural Gas Industry

The Department of Minerals and Energy have indicated that no gas wells currently exist within the Shire. The Queensland Mineral Resources Map produced by the Queensland Department of Mines locate the South Surat Fields (Gas and Oil) in the vicinity of what would be the Warroo Shire/Tara Shire boundary region. It is therefore possible that natural gas wells may one day be located in the west of the Shire.

2.4.4 Mineral Deposits

The Department of Minerals and Energy have no available records that indicate any mineral deposits within Tara Shire.

2.4.5 Road Construction Materials

The Shire has ample supplies of white rock available for road making. Aggregate for bitumen is obtained from Toowoomba or Wambo Shire.

Ready-mix concrete is obtained from a plant in Tara.

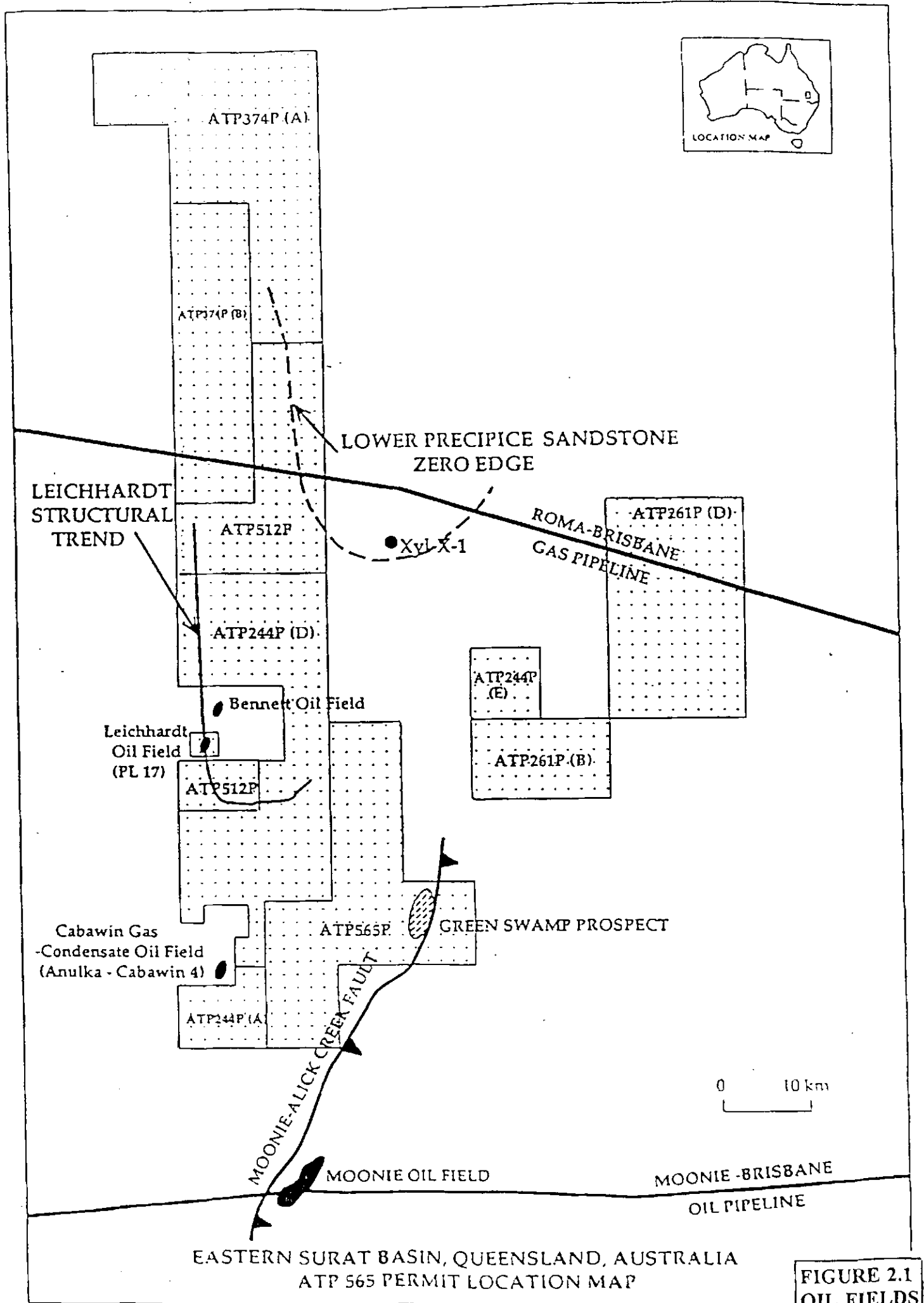
Bitumen supply is arranged by Contract.

2.4.6 Sand Deposits

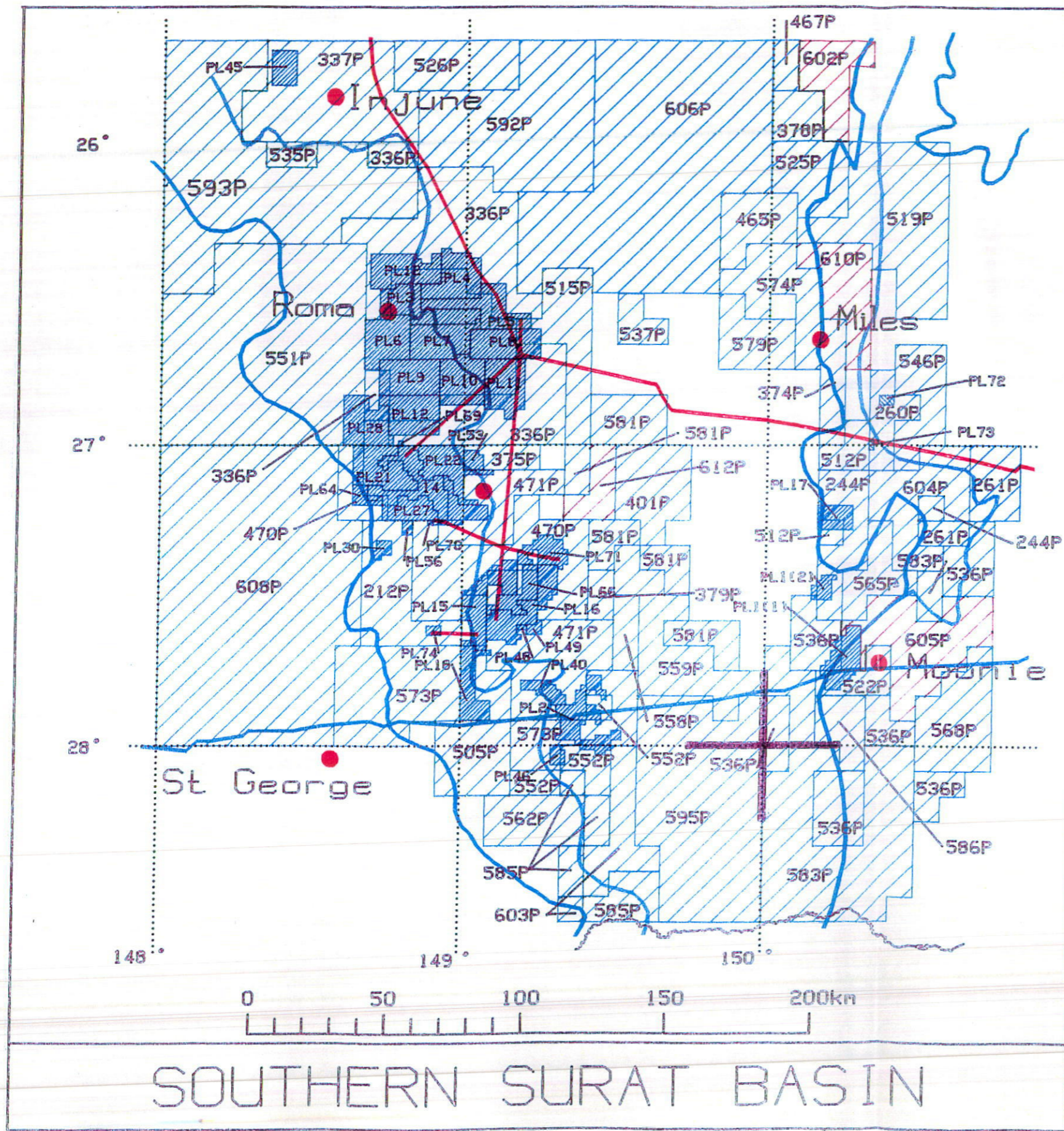
Moonie River contains sand deposits which are extracted from time to time under quarry material permits. This is presently a low order cyclical activity which depends on building and development activity in the Shire and the Dalby area.

2.4.7 **Planning Implications**










The Oil Industry drilling program may well result in further rich oil finds within Tara Shire. This may have a catalyst effect creating employment and an increased demand for services throughout the Shire.



**FIGURE 2.1
OIL FIELDS**



SOUTHERN SURAT BASIN

-  Authority to Prospect - Petroleum
-  ATP with CSM interest
-  Petroleum Lease (or application)
-  Ex area
- Advertised land
-  December 1994 Q.G.M.J.
-  Land under application
-  Vacant land
-  Oil Pipeline
-  Gas Pipeline

Prepared and printed by S.G. Scott (Petroleum Resource Branch). Department of Minerals and Energy using DXF files supplied by Tenure Branch (Minerals Division). No responsibilities for errors and/or omissions is accepted. Dated : Dec 1994.

FIGURE 2.2
PETROLEUM TITLES

PART 3 EXISTING DEVELOPMENT

3.1 INTRODUCTION

Tara Shire is predominantly rural in character. Urban development is minimal and generally associated with the four towns which act as service centres to the rural sector. The towns of Tara, Meandarra, Glenmorgan and Moonie are the major urban focus of the Shire and it is anticipated that future development will occur within and adjacent to the towns.

3.2 URBAN SETTLEMENT PATTERN

3.2.1 Overview

The principle urban areas of the Shire are contained within the townships of:-

- Tara;
- Meandarra;
- Glenmorgan;
- Moonie.

Other centres are identifiable as historic surveyed townships which remain largely as place names. Figure 3.1 shows the location of the various names as listed above. The Australian Bureau of Statistics provides the information that at the 1991 Census the total population of the Shire was 3,624. No information is available on Town populations.

3.2.2 Tara

Of the four townships in the Shire, Tara is the largest. The population of Tara in 1991 was 876 as recorded by the Australian Bureau of Statistics. Tara is located on the Surat Development Road approximately 94km to the south-west of Dalby and 147km east of Surat.

The Shire Chambers are located within the town and, the town has a full range of urban services. There are several commercial premises, shops and a hotel together with a number of industries. The rail line also passes through Tara. The main role of the town is as a rural service centre. The town has excellent educational facilities and excellent sporting facilities for a town of this size. Although there is a small decline in population, it is of a minor nature and this is common to most rural areas of Queensland. It is anticipated that the existing urban infrastructure and population levels will be maintained at the present level, albeit with some minor falling-off of population in common with the Queensland trend.

3.2.3 Meandarra

Meandarra is situated on the Glenmorgan Branch Railway approximately 3km to the north of the Surat Development Road on the Meandarra/Condamine Road. The town is 66km to the west of Tara. It is the second largest town in the Shire.

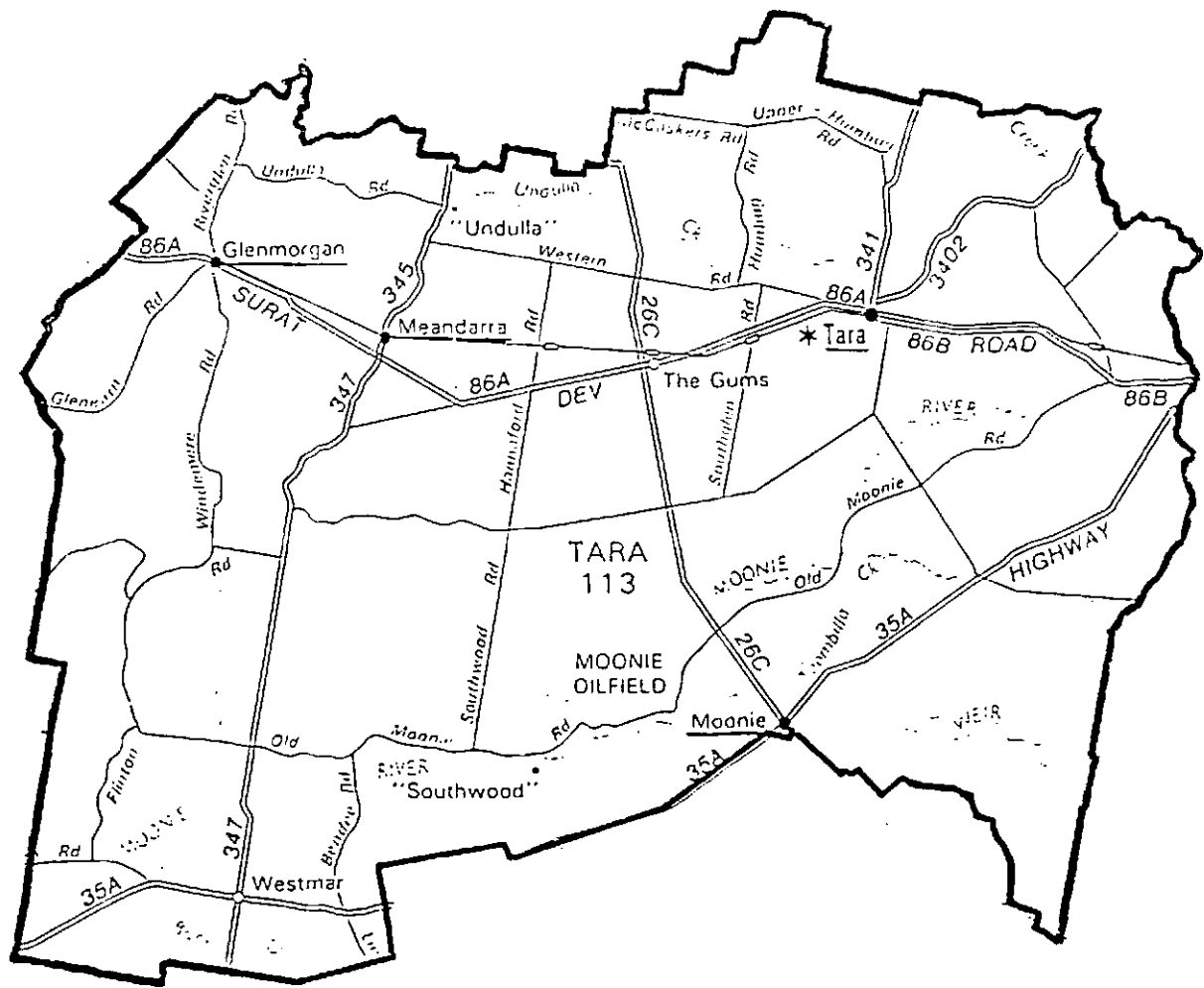


FIGURE 3.1
BUILT UP AREAS

The town acts as a service centre for the rural sector and has some commercial premises, a hotel, a number of industries, and a primary school.

Like Tara, the town's population has decreased due to the rural down-turn. It is anticipated that the existing urban infrastructure and population levels will be maintained with a slight decrease following the Queensland trend. There appears to be limited opportunities for any population change.

3.2.4 **Glenmorgan**

Glenmorgan is situated in the west of the Shire 83km to the west of Tara and is at the end of the Glenmorgan Branch Railway. The town has some commercial premises, a hotel, primary school and industry. The town has adequate infrastructure for the foreseeable future with no population increases likely.

3.2.5 **Moonie**

Moonie is situated in the south of the Shire at the intersection of the Leichhardt Highway and Moonie Highway, and is 94km north of Goondiwindi.

The town acts as a minor service centre for the surrounding rural area and the famous Moonie Oil Fields. The existing infrastructure appears to be sufficient for the foreseeable future. The population of the township is expected to remain at its present level.

3.2.6 **Other Small Centres of Population**

The following are historic surveyed townships or locations which are regarded as place names and small centres of population. Information has been supplied by Tara Shire Council.

Place

- | | |
|--------------|---|
| 1. Hannaford | <ul style="list-style-type: none">• School• Hall• Cricket and tennis facilities |
| 2. Southwood | <ul style="list-style-type: none">• Not surveyed• Grave site |
| 3. Flinton | <ul style="list-style-type: none">• Approximately 8-10 houses• Racetrack• Hall• Catholic Church• Approximately 40 allotments surveyed |
| 4. Undulla | <ul style="list-style-type: none">• Surveyed• Old Campstation |

- 5. Westmar
 - Non developed town
 - School
 - Service station
 - Hall
 - Cricket and Tennis facilities

- 6. Oil Fields
 - 8-9 houses
 - Airstrip

- 7. Warranga
 - Nothing on surveyed lots
 - 2 houses
 - Sawmill.

- 8. Inglestone
 - Hall
 - Tennis Courts
 - Golf Course

- 9. The Gums
 - Service Station
 - School
 - Church
 - Couple of houses

- 10. Beardmere
 - School

Many of the above are listed purely for historical interest. There are however a number of townships including "The Gums", Westmar, Hannaford, and Flinton that obviously serve the rural areas in their vicinity and are important as rural centres. They should not however be allowed to compete with the principle urban townships of Tara, Meandarra, and Glenmorgan as the main urban/service centres of the Shire.

Limited growth by way of housing would not be considered a problem.

3.2.7 **Planning Implications**

Whilst there is no indication of future increases in population of the Shire or each of the townships, provision has been made in the Planning Scheme for further urban expansion in the four major townships.

3.2.8 Small Lot Rural Estates

Historically subdivision of land for residential purposes was originally based on a minimum area of 32 perches (800m²) and 100 links frontage (20 m). The Council By-Law of July 1964 was subsequently changed in March 1983 to provide for:-

Type	Minimum Area	Minimum Frontage
Special Rural Area	12 ha	100 m
Rural Residential Area	2 ha	50 m
Town Area	800m ²	20 m
Rural Area	200 ha	200 m

Areas designated were:-

- Special Rural - A large area to the east, north and north-west of Tara Township and up to 12 kilometres distance.
- Rural Residential - Some small areas around the Town of Tara and two small areas to the west and north-west approximately 2 kilometres distance from the Town.
- Town Area - The township of Tara, Glenmorgan and Meandarra.

In September 1983, the Council changed its By-Laws by increasing the minimum area for the Special Rural Areas to 40 hectares and required in addition to the formed and graded all weather road access and a power supply that "evidence of satisfactory water supply would be available to each proposed lot was to be provided".

Special Rural Area

A large number of so called "Estates" were subdivided before the 40 hectare minimum was gazetted and it is estimated that well over 1,700 lots of sizes from 12 to 15 hectares in approximately 100 "estates" now exist.

Since the minimum area was increased to 40 hectares, some four estates - Daldowie (7 x 155 ha approximately), Vickery (8 x 40 ha approximately), Wambo Creek (15 x 100 ha) and Wieambilla (50 x 34 to 40 ha) have been created.

Many of the above lots have no power connected and none have a permanent water supply. It is estimated from discussions with the Council and the Tara and District Family Support Committee Officers, that between 1,000 and 1,200 people reside in these estates based on a combination of school children using school buses and people on social security.

It is understood that there is considerable concern over the lack of community facilities in these areas and it is of interest that funding is being sought from the Rural Access Program to develop a Rural Subdivisions Information and Resource Kit containing information about a large number of issues pertaining to rural living (eg. recommended minimum dam and water tank sizes, caring for the environment, alternative power sources, isolation, employment opportunities, etc).

This attempt to ensure that, if and when people do move to these estates they are properly prepared both mentally and financially for conditions they will encounter, can only be supported and applauded.

Rural Residential

The main development has occurred along the southern side of Undulla Creek Road and most of these lots have attractive houses and well kept surrounds. Reticulated town water, power and electricity are available and the lots have a good bitumen road frontage.

Residents of these lots enjoy a rural residential type life style within 2 kilometres of the town of Tara, as different to the small urban type lots available within the town area. 12 of the 19 lots fronting Undulla Road have dwellings.

The triangular shaped land between the Glenmorgan Developmental Road and Western Road are not so well developed with 21 of the 78 lots with dwellings. No reticulated water supply is available. Power and telephone are available.

3.2.9 **Planning Implications**

The problems associated with these lots of mainly 12 ha in size, remote from urban facilities with no permanent water supply, power and generally low standard access roads are now fully appreciated by Council.

The Planning Scheme will eliminate any further development of this nature by controlling all future subdivision in the rural areas to a minimum of 1 000 hectares.

It is however recognised that there should be provision for genuine low density residential use for those who wish to enjoy the normal urban facilities such as a town water supply, power, telephone and good easy access to the community services of a township, but have a lot size larger than the normal urban lot to allow for a more relaxed style of living. The developed lots on Undulla Creek Road are good examples of this.

For this reason the Planning Scheme should allow for limited Low Density Residential development within the townships of Glenmorgan, Tara and Meandarra with full urban services other than sewerage.

3.3 **EDUCATIONAL FEATURES**

3.3.1 **Overview**

There are nine primary schools and one high school in Tara Shire. Enrolment histories for the nine State Schools in the Shire are shown in Table 3.1.

Table 3.1
ENROLMENT HISTORIES FOR GOVERNMENT SCHOOLS IN TARA SHIRE 1984-1994

N.B. Figures are for February of each year

School	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994
Beardmore SS	10	10	14	13	11	11	13	11	10	6	8
Glenmorgan SS	36	42	42	34	28	33	33	35	30	28	30
Hannaford SS	42	41	36	39	28	27	18	12	16	16	16
Meandarra SS	79	75	83	65	58	58	64	55	52	53	49
Moonie SS	70	78	74	73	66	50	52	45	34	38	32
Tara SS	204	238	237	233	242	247	245	252	253	265	276
Tara SD	175	177	166	168	193	188	189	202	229	205	208
The Gums SS	32	41	30	36	37	37	37	39	37	31	25
Westmar SS	27	31	33	33	33	29	27	31	27	27	17

Source: Queensland Education Department

3.3.2 Government Schools

Table 3.1 shows enrolment histories for government schools in Tara Shire from 1984 to 1994. Enrolments have declined over the past decade at Hannaford State School, Meandarra State School, and Moonie State School. Enrolments have increased at Tara State School, including enrolments at this school's secondary department. The remaining schools in the Shire have exhibited fluctuating enrolments over this time, but are relatively stable. In terms of Capital Works Projects for 1994/95, Tara State School is scheduled to receive a new administration and resource centre. Two three-bedroom houses are also scheduled for construction at Tara during 1994/95.

3.3.3 State Pre-Schools

The Australian Bureau of Statistics 1993 Local Government Areas Statistical Summary Queensland indicated that there are a total of six Pre-Schools and Childcare Centres in the Shire with total enrolments 109.

3.3.4 Kindergarten

The Department of Family Services and Aboriginal and Islander Affairs Regional Profile for 1993 indicates that there are 3 Kindergartens located within the Shire.

3.3.5 Non-Government Schools

There is a Catholic Primary School located in Tara with 52 enrolments in 1995.

3.3.6 Planning Implications

The Education Office advised that there are no current requirements for expansion or development of new schools within the Shire. This situation is hardly likely to change in view of the population trends.

3.4 COMMUNITY FACILITIES

3.4.1 Health Services

The Information Pamphlet produced by Queensland Health (Darling Downs Region - Northern Downs Sector Chinchilla and Tara Health Services) indicates the following concerning health services operating within Tara Shire.

Tara Health Services (some on specific days or by appointment only)

Services Provided:

Acute Nursing Care
Accident and Emergency
Theatre - Minor and Major
 1. Visiting General Surgeon
 2. Part-time Obstetrician and Gynaecologist
Maternity
Outpatients
Pharmacy
X-Ray
Respite Care
Long Stay Nursing Home Type Patients
Paediatric Care
Medical

Surgical
Pathology
Cardiac Care
Immunisation Clinic
Medical Aids
Patient Transit Scheme Forms
Optometrist
Meals on Wheel
ACAT - Aged Care Assessment Team

Local Health

Home Nursing Service
Bush Children's Service

Primary Health Care Centre (some on specific days and by appointment only)

Services Provided:

Women's Community Health Officer
Primary Health Care Project Officer
Physiotherapist
Domiciliary Nurse
Mental Health Officer
Welfare Worker Associate
Community Health Nurse
Child Health Nurse
Speech Pathology
Podiatrist
Health Promotion
Dietitian
Occupational Therapist
Aboriginal Health

Other Services:

Tara Medical Centre
Meandarra Outpatient Clinic
Meandarra Private Surgery
Glenmorgan Outpatients Clinic
Moonie Outpatients Clinic
Moonie Private Surgery
Dentist - Tara Health Services (Tara Hospital)
Private Dentist
Alzheimer's Association of Qld Inc
60 & Better

The Australian Bureau of Statistics indicates the following based on 1990/91 data for Tara Shire:-

<u>Acute Public Hospitals</u>	<u>Number</u>
Establishments	4
Beds, excluding maternity	17
Beds, maternity	7
Inpatients treated	664
Outpatients services	5,287

3.4.2 **Open Space**

As with most local authorities in Queensland the Shire has a large number of open space areas and Crown Reserves many of which have been established historically for specific purposes. They range from camping reserves, pound reserves, forest reserves, camping and water reserves to many functional areas such as hospital reserves, reserves for pound purposes, reserves for schools, etc.

Many of the reserves within the Shire are not fully utilised and many continue to function as temporary grazing and holding areas.

3.4.3 **Community Services and Recreational Facilities**

3.4.3.1 **Community Services**

The Regional Profile of 1793 for South-West Queensland produced by the Department of Family Services and Aboriginal and Island Affairs includes Tara Shire in the Northern and Western Downs. This profile indicates the following:

One organisation in the Shire receives funding under the Family and Individual Support Programs and are under the Emergency Relief Program.

Aged Care and Housing for low income families has been provided in the Shire by Council with assistance from the Queensland State Government.

Housing is available as follows:-

2 houses	-	Tara
2 houses	-	Meandarra
2 houses (proposed)	-	Glenmorgan

3.4.3.2 *Community Services and Recreational Facilities*

The following are Sporting Clubs available:-

- | | |
|------------|--|
| Moonie | <ul style="list-style-type: none">• Tennis• Volley Ball• Pony Club• Cricket• Touch Football• Golf Club• Gun Club |
| Westmar | <ul style="list-style-type: none">• Tennis• Campdrafting |
| The Gums | <ul style="list-style-type: none">• Sports and Community Centre• Ant Bed Flats Country Golf Course (Private) |
| Hannaford | <ul style="list-style-type: none">• Tennis• Pony Club |
| Meandarra | <ul style="list-style-type: none">• Swimming Pool• Cricket• Tennis• Bowls Club• Touch Football• Pony Club |
| Inglestone | <ul style="list-style-type: none">• Golf Club• Tennis |
| Glenmorgan | <ul style="list-style-type: none">• Tennis• Pony Club |
| Tara | <ul style="list-style-type: none">• Lawn Bowls• Golf• Swimming Pool• Squash• Football• Cricket• Tennis• Boxing• Polocrosse• Touch Football• Pony Club• Rugby League• BMX |

The following Service Clubs are available:

- | | |
|-----------|--|
| Tara | <ul style="list-style-type: none">• Apex• Lions• Lioness• Rotary• OES• Rotariannes• Masonic Lodge• RAOB• RSL• CWA• Tara Arts Council |
| Meandarra | <ul style="list-style-type: none">• Apex• Masonic Lodge• RSL• Meandarra Arts Council |

3.4.4 Planning Implications

The Shire is well served with recreational and community facilities and has a very adequate range of community services available. Health Services also seem adequate. Apart from the continuing Council support of the existing facilities and organisations little else would seem necessary unless some dramatic increase in population occurs.

3.5 INFRASTRUCTURE

3.5.1 Water Supply

3.5.1.1 *Township of Tara*

A reticulated artesian supply is provided from three (3) artesian bores, installed in 1960, 1967 and 1976. This is supplemented with chlorinated raw water from the lagoon in Tara and used as the water supply on Tuesdays and Thursdays (mainly for gardening purposes). This supply has existed in some form or other since 1958 as part of Tara's original reticulated water system.

The reticulated water is unsuitable for drinking purposes and is classified as non-potable, ie it does not meet NHMRC standards for potable water. Drinking water is derived from rainwater tanks.

This water supply network supplies the needs of Tara's estimated 1,140 residents.

3.5.1.2 *Township of Meandarra*

The townships has an untreated artesian supply from a single artesian bore that has existed since 1963.

An emergency supply is available from the Condamine River.

This system caters for the water needs of 400 residents.

3.5.1.3 *Township of Glenmorgan*

The township has an untreated water supply from an earth dam at Cobble-Gum Creek. This system has existed since 1971 and supplies 50 residents with water.

3.5.1.4 *Township of Moonie*

The township has an untreated artesian supply from a single artesian bore (depth 757m).

A submersible pump has supplied the 20 or so residents of Moonie with water since 1972.

3.5.1.5 *The Gums*

Residents rely on rainwater tanks.

3.5.2 **Sewerage**

The Tara Shire Council owns and operates two (2) sewerage systems servicing the townships of Tara and Meandarra.

Tara

There are approximately 12.5km of gravity mains and 1.5km of rising mains. There is one pump station in the network. The treatment work consists of a single Imhoff Tank, 2 sludge beds and a system of lagoons. The waste water is used to irrigate the Tara Golf Course.

Meandarra

There are approximately 3.5km of gravity mains, 2km of rising mains and one pump station in the pump network.

The primary treatment works consists of an Imhoff Tank. Effluent is contained within a system of lagoons where it dissipates through evaporation and soakage.

The towns of Glenmorgan, Moonie and The Gums are serviced by septic systems.

3.5.3 **Electricity**

The Shire is served by both the South West Queensland Electricity Corporation and North West Electricity (NSW).

Electricity is supplied to the Shire by the South West Queensland Electricity Corporation's substation located at Chinchilla.

Tara and Meandarra are supplied via 33Kv lines. Pole Transformers break the electricity down to 22Kv in Meandarra and 11Kv in Tara. Transformers then break this down further to 240v which is distributed throughout the Rural area.

The Corporation has indicated that the current level of electricity supply would have no problems in catering for any anticipated population increase in the Shire.

The Corporation also indicated that any major developments which may eventuate in the Shire, may require sourcing from outside the Shire due to higher electricity demands.

The townships of Moonie and the southern rural areas of Tara Shire are supplied with electricity from North West Electricity (NSW).

Electricity is supplied via 33Kv lines from Goondiwindi to Pipe Clay which is situated to the south of the Shire. From Pipe Clay to the Shire and throughout, electricity is carried via 19.1 Kv lines which are single wire earth return. Transformers convert the electricity to 240v for household usage.

North West Electricity has indicated that the present level of electricity supply may not be sufficient to cater for any new industrial development within the Shire. New developments may require a new electricity line at full or part expense to the developer.

3.5.4 **Roads**

The Shire has a comprehensive network of roads of varying standards from the unformed to bitumen standard.

Figure 3.2 shows the well-defined system of declared main roads and highways which serve the whole of the Shire and the townships of Tara, Meandarra, Glenmorgan and Moonie.

Table 3.2 lists all roads in the Shire by length and type of surface as provided by Council records. Table 3.3 provides a summary.

3.5.4.1 ***Declared Roads***

The Leichhardt Highway traverses the Shire linking Miles and Goondiwindi through the townships of Moonie.

The Moonie Highway passes through the south of the Shire and links Moonie to Dalby.

Queensland Transport advise that no major reconstruction or deviations are planned for the declared road system in the foreseeable future.

The Towns of Tara, Meandarra and Glenmorgan are well serviced by the declared road system with connections to the towns of Surat, Condamine, Chinchilla, Kogan and Dalby.

3.5.4.2 ***Shire Roads***

The Shire road system is very extensive with a total length of 1,742.57 km of which only 186.03 km is sealed.

The Tara Shire Council has limited funds for road construction but has a continuous program of upgrading and maintenance of all roads as funds allow. Whilst the problems associated with the maintenance of the road network are acute, the Council does the best it can with the funds available and by and large the road network meets the needs of the community.

3.5.5 Solid Waste Disposal

Solid waste disposal by landfill is provided for the townships of Tara, Meandarra, Glenmorgan and Moonie on Crown Reserves for Garbage or Refuse Disposal. Ample land exists for the foreseeable future.

178	CUNNINGHAM HIGHWAY (PESWICK - WARWICK)	368	BALONNE HIGHWAY (BOLLON - QUINLANULLA)
17C	CUNNINGHAM HIGHWAY (WARWICK - INGLEWOOD)	364	SURAT DEVELOPMENTAL ROAD (SURAT - TABA)
17D	CUNNINGHAM HIGHWAY (INGLEWOOD - GOONDIWINDI)	369	SURAT DEVELOPMENTAL ROAD (TARA - DALBY)
228	NEW ENGLAND HIGHWAY (TOOWOOMBA - WARWICK)	221	WARWICK - KILLARNEY ROAD
22C	NEW ENGLAND HIGHWAY (WARWICK - WALLANGARRA)	222	WARWICK - YANGAN ROAD
24A	CARRARON HIGHWAY (MURRUMBEI - ST. GEORGE)	223	STANTHORE CONNECTION ROAD
24B	CARRARON HIGHWAY (ST. GEORGE - SURAT)	224	STANTHORE - AMOSFIELD ROAD
24C	CARRARON HIGHWAY (INGLEWOOD - TEXAS ROAD)	225	INGLEWOOD - TEXAS ROAD
24D	CARRARON HIGHWAY (ST. GEORGE - SURAT)	226	STANTHORE - KILLARNEY ROAD
24E	CARRARON HIGHWAY (MILLS - GOONDIWINDI)	227	LEIGHAROT HIGHWAY (LEIGHAROT - CLIFTON ROAD)
24F	CARRARON HIGHWAY (GOONDIWINDI - TALWOOD)	228	GOONDIWINDI - MILLERMAN ROAD
24G	CARRARON HIGHWAY (GOONDIWINDI - KARRARA ROAD)	229	FEETON - CLIFTON ROAD
24H	CARRARON HIGHWAY (TALWOOD - WINDGULLY)	230	TOOWOOMBA - KARRARA ROAD
24I	CARRARON HIGHWAY (MOORE HIGHWAY - INGLEWOOD ROAD)	231	MILLERMAN - LEVIBURN ROAD
24J	CARRARON HIGHWAY (BALONNE HIGHWAY - BOLLON ROAD)	232	MILLERMAN - INGLEWOOD ROAD
24K	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	233	CHINCHILLA - TARA ROAD
24L	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	234	CONDAMINE - MEANDARA ROAD
24M	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	235	TARA - KOCAN ROAD
24N	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	236	
24O	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	237	
24P	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	238	
24Q	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	239	
24R	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	240	
24S	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	241	
24T	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	242	
24U	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	243	
24V	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	244	
24W	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	245	
24X	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	246	
24Y	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	247	
24Z	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	248	
24AA	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	249	
24AB	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	250	
24AC	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	251	
24AD	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	252	
24AE	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	253	
24AF	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	254	
24AG	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	255	
24AH	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	256	
24AI	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	257	
24AJ	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	258	
24AK	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	259	
24AL	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	260	
24AM	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	261	
24AN	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	262	
24AO	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	263	
24AP	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	264	
24AQ	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	265	
24AR	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	266	
24AS	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	267	
24AT	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	268	
24AU	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	269	
24AV	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	270	
24AW	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	271	
24AX	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	272	
24AY	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	273	
24AZ	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	274	
24BA	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	275	
24BB	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	276	
24BC	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	277	
24BD	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	278	
24BE	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	279	
24BF	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	280	
24BG	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	281	
24BH	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	282	
24BI	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	283	
24BJ	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	284	
24BK	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	285	
24BL	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	286	
24BM	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	287	
24BN	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	288	
24BO	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	289	
24BP	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	290	
24BQ	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	291	
24BR	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	292	
24BS	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	293	
24BT	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	294	
24BU	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	295	
24BV	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	296	
24BW	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	297	
24BX	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	298	
24BY	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	299	
24BZ	CARRARON HIGHWAY (ST. GEORGE - BOLLON)	300	

LEGEND

10-49	STATE HIGHWAYS
U10-U49	URBAN ARTERIAL ROADS
50-99	DEVELOPMENTAL ROADS
U50-U99	URBAN SUB-ARTERIAL ROADS
100-999	MAIN ROADS
1000-9999	SECONDARY ROADS
10000-99999	MAIN ROADS DISTRICT BOUNDARY
100000-999999	LOCAL AUTHORITY BOUNDARY
1000000-9999999	A.B.S. OUTER URBAN BOUNDARY 1986
10000000-99999999	A.B.S. INNER URBAN BOUNDARY 1981
100000000-999999999	RAILWAY, STATION OR SIDING
1000000000-9999999999	RIVER, LAKE
10000000000-99999999999	OTHER ROS / DOT ROAD SIDE STOPPING PLACES

TOWNS

BRISBANE	CAPITAL CITY
BUNDABERG	CITIES
MAJOR TOWNS	(10000 -)
TOWNSHIPS	(500 - 1000)
PLACES	(200 - 500)
LOCALITIES	(0 - 200)

POPULATION OF TOWNS TAKEN FROM 1981 CENSUS
LOCAL AUTHORITY H.O.S. DIAGRAMS, MAPS
REFER TOWN DIAGRAMS WHEN INDICATED THUS *

**FIGURE 3.2
DECLARED
MAIN ROADS**

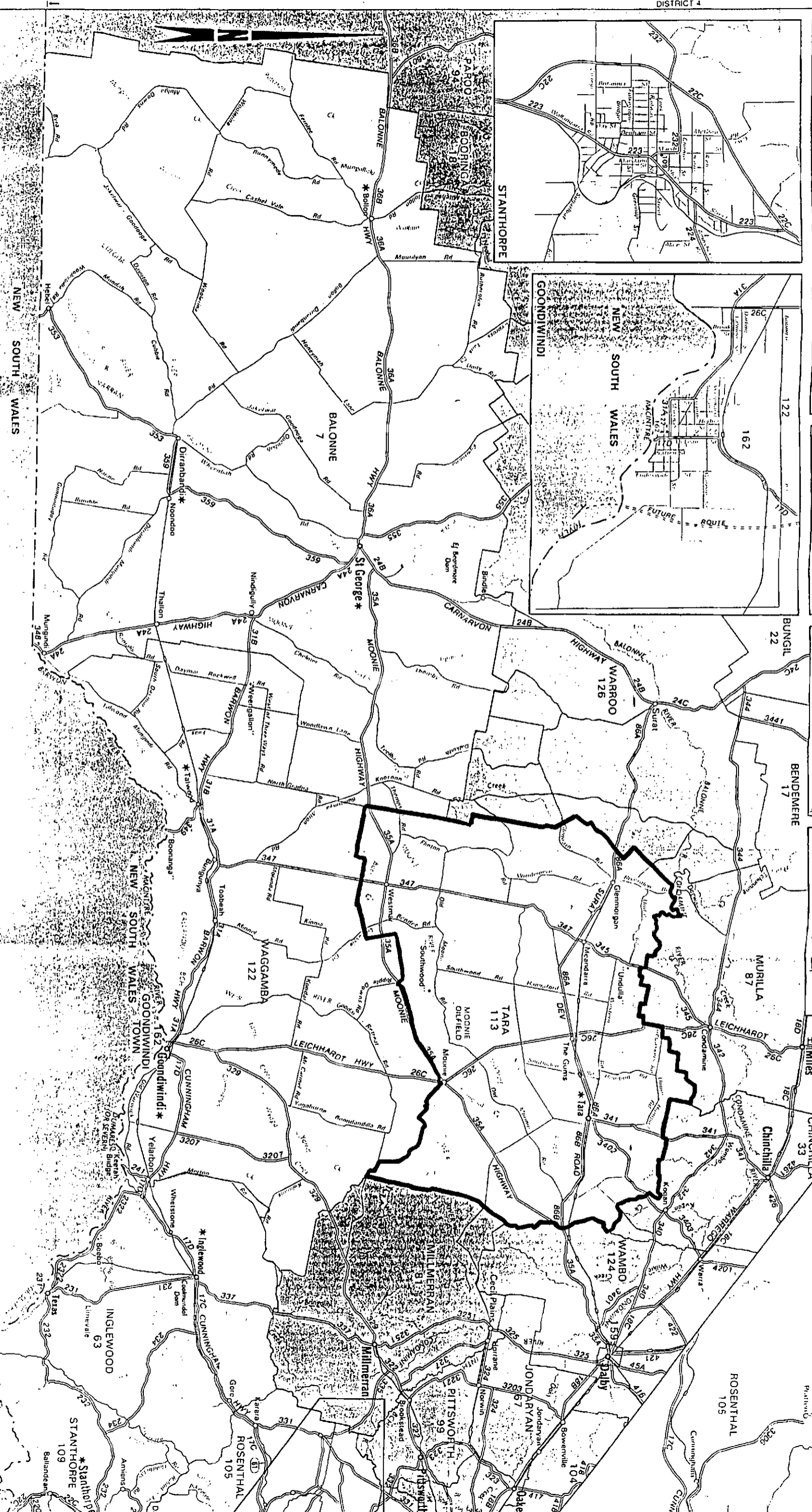


Table 3.2 Shire Roads Information

ROAD NUMBER	ROAD NAME	TOTAL LENGTH	MEASURED FROM	MEASURED TO	CLASS	SEALED	LOAM OR GRAVEL	FORMATION ONLY	UNFORMED	SCHOOL BUS	TRANSFER TO SCHOOL	CHILDREN BUS
1	Apelts Road	3.00km	Old Moonie Road	Apelts Road	D		3.00km				YES	
2	Bakers Road	5.32km	Humbug Road	End of Exist Road	B		5.32km				YES	
3	Bendee Road	26.77km	Old Moonie Road	Shire Boundary	B		26.77km				YES	
4	Bennetts School Road	20.51km	Undulla Ck Road	Mary Road	C	4.11km	16.40km			YES		
5	Benns Road	7.74km	Cambridge Xing Road	McNamaras Road	D		7.74km				YES	
6	Billabong Estate	23.80km	Throughout Estate		B		23.80km				YES	
7	Blackburns Road	4.67km	Upper Humbug	End of Exist Road	D		2.60km	2.07km				
8	Bolands Road	3.87km	Moonie H'way	Moonie Oil Private	C		3.87km			YES		
9	Bridles Road	7.10km	Old Moonie Road	Browns Boundary	D		4.90km	2.20km			YES	
10	Browns Road	4.03km	Moonie H'Way	End of Exist Road	D			4.03km				
11	Bullock Head Road	77.60km	Tara/Moonie	End of Exist Road	B		77.60km			YES	YES	
12	Cabawin North Road	3.38km	Western Road	End of Exist Road	B		3.38km				YES	
13	Cabawin Road	7.41km	Cabawin Road	Western Road	C		7.41km			YES		
14	Cabawin South Road	7.82km	Cabawin Road	Green Valley Road	D			7.82km				
15	Cambridge Xing Road	35.50km	Tara/Dalby Road	Moonie Highway	A	22.00km	13.50km			YES		
16	Camp Stn School Rd	1.77km	Undalla Road	End of Exist Road	C		1.77km			YES		
17	Carmodys Road	4.67km	Tara/Dalby Road	End of Exist Road	D			4.67km				
18	Cartens Lane	7.66km	Kogan Road	Goranba Lane	D		7.66km				YES	
19	Cecil Plains Road	17.75km	Tara/Moonie Road	Shire Boundary	B		17.75km					
20	Chambers Road	5.48km	Flinton Road	End of Exist Road	D		3.10km	2.38km				
21	Clarkes Road	4.03km	Cambridge Xing Road	End of Exist Road	D			4.03km				
22	Colemans Road	24.51km	Crowders Creek Road	Shire Boundary	D		18.20m	6.31km			YES	
23	Coomrith/G'morgan Road	24.35km	Flinton Road	Glenern Road	D		24.35km				YES	
24	Cox's Road	15.96km	Southwood Road	End of Exist Road	B		9.96km		6.00km			
25	Craighavens Road	13.06km	M'Darra/Talwood Rd	Windermere Road	D		13.06km				YES	
26	Crosbies Road	3.38km	Goranba Lane	End of Exist Road	D		3.38km					
27	Crowders Creek Road	22.80km	Moonie Highway	Weir River	C		22.80km				YES	
28	Dennes Road	5.72km	Tara/Surat Road	End of Exist Road	D		5.72km				YES	
29	Devines Road	2.58km	Moonie Highway	End of Exist Road	D		2.58km					
30	Dilga Road	8.71km	Glenern Road	End of Exist Road	D		8.71km				YES	
31	Donoghue's Road	12.74km	Leichhardt Highway	Humbug Road	C & D		12.74km				YES	
32	Drildool Road	3.95km	McCaskers Road	End of Exist Road	D		3.95km				YES	
33	Fabians Road	5.08km	Moonie Highway	End of Exist Road	D			5.08km			YES	
34	Fea's Road	1.93km	Shire Boundary	End of Exist Road	D			1.93km			YES	
35	Flinton Road	60.50km	M'Darra/Talwood Rd	Moonie Highway	A & B	8.50km	52.00km			YES	YES	
36	Forty-One Road	25.32km	M'Darra/Talwood Rd	Moonie River	D		11.00km	14.32km			YES	
37	Gelou Estate	40.87km	Throughout Estate		B		26.25km	4.60km	10.02km		YES	
38	Glen Echo	37.80km	Throughout Estate		B				37.80km			
39	Glenern Road	29.75km	Tara/Surat Road	Shire Boundary	A & B	13.00km	16.75km			YES		
40	Glenmorgan Streets	2.20km	G'morgan Town Area		A	1.80km	0.40km					
41	Glenroy Road	1.69km	Hannaford Road	End of Exist Road	D		1.69km			YES		
42	Golden Downs	47.00km	Throughout Estate		B		47.00km			YES	YES	
43	Goranba Lane	14.52km	Tara/Kogan Road	Tara/Dalby Road	C		14.52km					
44	Green Hills Road	17.70km	M'Darra/Talwood Rd	Hardings Road	D		10.80km	6.90km			YES	
45	Green Valley Road	10.16km	Leichhardt Highway	South Glen Road	B		10.16km				YES	
46	Green & Whites Road	10.24km	Old Moonie Road	Moonie Highway	A & C	5.00km	5.24km			YES		
47	Gregorys Road	17.66km	Leichhardt Highway	Hoadleys Road	B		17.66km					
48	Grills' Road	2.90km	Flinton Road	End of Exist Road	D		2.90km					
49	Guppys Road	1.29km	Old Coomrith Road	End of Exist Road	D		1.29km					
50	Hannaford North Road	7.90km	Western Road	End of Exist Road	B		7.90km				YES	
51	Hardings Road	11.13km	Bullock Head Road	End of Exist Road	B		7.63km	3.50km			YES	
52	Hoadleys Road	33.71km	Tara/Surat Road	End of Exist Road	C		33.71km			YES		
53	Humbug Road	19.35km	Western Road	McCaskers Road	B		19.35km			YES		

Table 3.2 Shire Roads Information cont.

ROAD NUMBER	ROAD NAME	TOTAL LENGTH	MEASURED FROM	MEASURED TO	CLASS	SEALED	LOAM OR GRAVEL	FORMATION ONLY	UNFORMED	SCHOOL BUS	TRANSFER TO SCHOOL	CHILDREN BUS
54	Hurst Road (Flinton)	5.32km	Flinton Road	End of Exist Road	D							
55	Hurst (Windermere)	3.46km	Windermere Road	End of Exist Road	D		5.32km					
56	Inglestone Lane	21.20km	Old Moonie Road	M'Darra/Talwood Road	B			3.46km			YES	
57	Kellys Road	4.60km	Moonie River	M'Darra/Talwood Road	D		21.20km					
58	Linkabilla Road	14.52km	Flinton Road	M'Darra/Talwood Road	C		4.60km				YES	
59	Lorraine Road	4.35km	Western Road	End of Exist Road	D		14.52km				YES	
60	Martins Road	4.43km	Martins Boundary	Shire Boundary	D		4.35km			YES		
61	McCaskers Road	16.46km	Leichhardt Highway	Humbug Road	D		4.43km				YES	
62	McGoldricks Road	4.03km	Leichhardt Highway	End of Exist Road	D		6.46km				YES	
63	McKenzies Road	4.03km	Glenem Road	End of Exist Road	D		4.03km				YES	
64	McLeods Road	19.03km	Tara/Dalby Road	Old Moonie Road	C		1.80km					
65	Meandarra Streets	7.60km	M'Darra Town Area		A	7.60km	19.03km	2.23km				
66	Mickelboroughs Road	6.77km	Undulla Road	End of Exist Road	D							
67	Miegunyah Estate	18.70km	Throughout Estate		B			4.00km	2.77km			
68	Millers Road	6.45km	Undulla Creek Road	Bennetts School Road	D		18.70km					
69	Mitchells Lane	17.26km	Tara/Surat Road	M'Darra/Condamine Rd	D		6.45km				YES	
70	Moolan Downs	1.69km	Inglestone Lane	Moolan Dns Boundary	D		7.00km	10.26km				
71	Mortlocks Road	9.19km	Undulla Road	Shire Boundary	D		1.69km				YES	
72	Murphys Road	6.24km	Moonie Highway	End of Exist Road	D		9.19km				YES	
73	Myall Park Road	1.29km	Riverglen Road	End of Exist Road	D			6.24km			YES	
74	Neals Road	4.39km	Tara/Surat Road	End of Exist Road	D				1.29km			
75	New Settlers Road	10.64km	Coomrith/G'morgan Rd	Hursts Road	D		4.39km					
76	Nindathana Road	5.80km	Old Moonie Road	Nindathana Boundary	D		10.64km				YES	
77	Nitschke Road	2.30km	Western Road	End of Exist Road	B		5.80km				YES	
78	Old Coomrith Road	16.37km	Tara/Surat Road	M'Darra/Talwood Road	D		2.30km				YES	
79	Old Moonie Road	128.70km	Tara/Dalby Road	M'Darra/Talwood Road	B & C		16.37km					
80	Ourigilla Round	6.93km	Western Road	End of Exist Road	B		106.40km	22.30km				
81	O'Halloran Road	4.80km	Cartens Lane	End of Exist Road	D		6.93km			YES	YES	
82	Penfolds Road	11.77km	Coomrith/G'morgan Rd	Shire Boundary	B			2.26km	2.54km		YES	
83	Phillips Road	4.19km	Southwood Road	End of Exist Road	D		11.77km					
84	Redlands Estate	19.00km	Throughout Estate		B		4.19km				YES	
85	Riverglen Road	22.26km	Glenmorgan Town	Shire Boundary	B	5.26km	19.00km					
86	Roaches Road	13.38km	Tara Town	Bullock Head Road	B	8.00km	17.00km			YES	YES	
87	Robinsons Road	7.34km	M'Darra/Talwood Road	End of Exist Road	D		5.38km					
88	Saleyards Road East	4.19km	Tara/Surat Road	Undulla Creek Road	D		7.34km				YES	
89	Salters Road	3.38km	Western Road	End of Exist Road	D			2.18km	2.01			
90	Schonrocks Road	4.35km	Bullock Head Road	End of Exist Road	D		3.38km					
91	Schwennsens Road	10.00km	Riverglen Road	Shire Boundary	B		4.35km					
92	South Glen Nth Road	10.40km	Tara/Surat Road	Undulla Creek Road	D		4.60km	5.40km				
93	Southglen Road	19.35km	Tara/Surat Road	Bullock Head Road	B		19.35km	10.40km			YES	
94	Southwood Road	73.25km	Western Road	Moonie Highway	A & B	47.50km	25.75km					
95	Spinifex Corner Est	3.52km	Chinchilla Road	Upper Humbug Road	D					YES	YES	
96	Staines Road	6.04km	Undulla Creek Road	End of Exist Road	D			3.52km				
97	Steinhorts Road	9.52km	Tara/Kogan Road	End of Exist Road	D			6.04km				
98	Stuarts Road	4.68km	Penfolds Road	End of Exist Road	D		4.30km	5.22km				
99	Sussex Downs Road	0.40km	Old Moonie Road	End of Exist Road	D		4.68km					
100	Suttons Road	3.38km	McCaskers Road	End of Exist Road	D		0.40km					
101	Tara Streets	14.86km	Tara Town Area	End of Exist Road	D		3.38km					
102	Tarawindi Road	2.74km	Shire Boundary	End of Exist Road	A	14.86km					YES	
103	Taylors Road	10.85km	Roaches Road	Cambridge Xing Road	D		2.74km					
104	The Deep School Road	9.19km	Old Moonie Road	Bullock Head Road	C		3.00km	7.85km				
105	The Grove Estate	14.40km	Throughout Estate		B		9.19km				YES	
106	The Ranch Road	1.21km	Old Moonie Road	End of Exist Road	D		14.40km		YES		YES	
							1.21km		YES		YES	

Table 3.2 Shire Roads Information cont.

ROAD NUMBER	ROAD NAME	TOTAL LENGTH	MEASURED FROM	MEASURED TO	CLASS	SEALED	LOAM OR GRAVEL	FORMATION ONLY	UNFORMED	SCHOOL BUS	TRANSFER TO SCHOOL	CHILDREN BUS
107	Thompsons Road	10.00km	Flinton Road	Shire Boundary	C		10.00km			YES		
108	Tolmah Estate	26.30km	Throughout Estate		B		26.30km					
109	Toombilla Road	4.80km	Moonie Highway	End of Exist Road	D			4.80km				
110	Topwater Estate	2.10km	Throughout Estate		B		2.10km				YES	
111	Tullagrie Road	26.05km	Tara/Surat Road	Undulla Creek Road	B & C		20.65km	5.40km			YES	
112	Undulla Creek Road	23.63km	Tara/Kogan Road	Humbug Road	A & C	8.00km	15.63km			YES		
113	Undulla Road	26.77km	M'Darra/Condamine Rd	Riverglen Road	C		20.43km	6.34km		YES		
114	Upper Humbug Road	18.71km	Tara/Chinchilla Road	Humbug Road	C & D		14.00km	4.71km			YES	
115	Vickery Estate	11.40km	Throughout Estate		B		4.00km	7.40km			YES	
116	Waddells Road	1.45km	Riverglen Road	Waddells Boundary	D			1.45km				
117	Weitzels Road	16.23km	Tara/Kogan Road	Shire Boundary	D		16.23km			YES	YES	
118	Weranga North Road	22.74km	Tara/Dalby Road	End of Exist Road	D		22.74km					
119	Western Road	49.00km	Tara Surat	M'Darra/Condamine	A	40.40km	8.6km			YES	YES	
120	Whitemans Road	1.53km	Hoadleys Road	End of Exist Road	D		1.53km					
121	Willis' Road	7.75km	Bullock Head Road	End of Exist Road	D		3.75km	4.00km			YES	
122	Wilson Road	2.42km	Donoghues Road	End of Exist Road	D				2.42km			
123	Windermere Road	21.29km	Tara/Surat Road	Craighavens Road	D		21.29km				YES	
124	Yoothapina Road	8.06km	Inglestone Lane	Jacksons Boundary	D		8.06km					
125	Yoothapina South Road	5.80km	Inglestone Lane	McCoskers Boundary	D			3.00km	2.80km			
		<u>1,742.57km</u>					<u>186.03km</u>	<u>1,290.59km</u>	<u>198.30km</u>	<u>67.65</u>		

NOTE: THE EXPRESSION "END OF EXIST ROAD" MEANS THE END OF THE ROAD AT PRESENT MAINTAINED BY COUNCIL AND IS USUALLY A BOUNDARY GATE OR GRID.

source :Tara Shire Council Road Register as at 30th June 1995

Table 3.3
SHIRE ROADS SUMMARY

Length of Bitumen Roads	186.03
Length of Gravel	1,290.59
Length of Formed Roads	198.30
Length of Unformed Roads	<u>67.65</u>
	<u>1,742.57km</u>

source :Tara Shire Council Road Register as at 30th June 1995

3.6 EMERGENCY SERVICES

3.6.1 Fire

The Queensland Fire Service has indicated that there are 28 Rural Fire Brigades in Tara Shire. Queensland Emergency Services has indicated that both the townships of Tara and Meandarra have Urban Fire Brigades which are totally manned by auxiliaries.

3.6.2 Police

Tara Shire has a police station with four permanent stationed officers at Tara, and a single officer station located in Meandarra. The District Officer is located in Dalby.

3.6.3 Ambulance

Queensland Emergency Services has indicated that there is a permanent Officer stationed at both Ambulance Centres in Tara and Meandarra.

Ambulance backup is available from Roma, Surat, Wallumbilla, Chinchilla, Miles and Dalby as needed.

3.6.4 Counter Disaster Group

Tara Shire has a Counter Disaster Group which is chaired by the Mayor. SES sheds are located in Meandarra and Tara.

PART 4 POPULATION AND HOUSING

4.1 INTRODUCTION

Tara Shire is experiencing a steady population decline typical of most Australian rural Shires according to Australian Bureau of Statistics Census Data and recent Shire population figures. However, the Queensland Department of Housing Local Government and Planning in their "Population Projections" 1994 forecast population increases for the Shire in the future.

4.2 POPULATION

Table 4.1 shows the estimated residential populations taken from the Australian Bureau of Statistics Local Government Areas Statistical Summary for years 1991, 1992 and 1993.

**Table 4.1
POPULATION**

ERP 1991 (a)	ERP 1992 (a)	ERP 1993 (b)
3829	3810	3790

Source: ABS Catalogue No. 1306.3 Years 1991, 1992, 1993

- (a) Estimated resident populations shown are based on the 1986 Census of Population and Housing counts adjusted for under-enumeration, as measured by a post-enumeration survey, and the estimated number of residents temporarily overseas.
- (b) Estimated resident populations shown are based on the 1991 Census of Population and Housing counts adjusted for under-enumeration, as measured by a post-enumeration survey, and the estimated number of residents temporarily overseas.

4.2.1 Population Growth

The trend of declining populations is reflected in all rural areas of Australia with the decreasing population mostly comprising permanent male workers on rural holdings. Mechanisation is chiefly responsible for internal demographic changes taking place in rural areas. Another contributing factor is the loss of residents to provincial cities and Brisbane which is consistent throughout rural south-east Queensland.

It is likely that the resident population of the Shire will stabilise at approximately present levels with no significant population loss. There may be some population increase in the future as a consequence of the growth of south-east Queensland.

The recent announcement by Government that regional growth and development would be encouraged, particularly population, may well change the current trend of population decline.

4.2.2 Population Distribution

The following population distribution figures taken from the 1991 Census are:-

• Tara	1,000
• Meandarra	241
• Glenmorgan	50
• Moonie	50
• Rural Area	<u>2,962</u>
Total Shire	<u>4,303</u>

It is unlikely that this distribution will change greatly in the future, however, there is always a tendency for the town populations to increase at the expense of the rural area due to the high level of accessibility of townships' facilities, service infrastructure and transport facilities.

4.2.3 Age Structure

Table 4.2 provides the total age distribution for Tara Shire for 1991 as provided by the Australian Bureau of Statistics.

The relatively low numbers in the 15-19, 22-24 years age groups may indicate a response to a lack of secondary and tertiary educational facilities in the Shire. There is a High School in Tara but many students are sent to Boarding Schools in Brisbane and Toowoomba beyond Primary School level.

The number of older residents may also indicate an increase in demand for facilities for the aged. This would be the normal trend in Australia. The 25-54 age group is significant containing a large employment pool.

Table 4.2
TOTAL AGE DISTRIBUTION

AGE GROUP	PERSONS	POPULATION %
0-4	313	8.8
5-9	345	9.7
10-14	287	8.1
15-19	208	5.8
20-24	238	6.7
25-29	271	7.6
30-34	279	7.8
35-39	300	8.4
40-44	260	7.3
45-49	278	7.8
50-54	176	4.9
55-59	174	4.9
60-64	130	3.6
65-69	112	3.1
70-79	149	4.2
80 +	43	1.2

Source: ABS 1991 Census of Population and Housing Basic Community Profile - Cat No. 2722.3

4.2.4 Sex Structure

According to the Australian Bureau of Statistics, in 1991, the proportion of persons in the Shire by sex was 54% male and 46% female.

4.3 HOUSING

4.3.1 Introduction

The Australian Bureau of Statistics has indicated that in 1991 90% of the private dwelling stock was occupied in the Shire. This is relative to 91.4% for the Darling Downs.

4.3.2 **Nature of Dwelling Occupancy**

The 1986 and 1991 data indicating the nature of dwelling occupancy for Tara Shire obtained from the Bureau of Statistics is shown in Table 4.3

**Table 4.3
DWELLING OCCUPANCY**

	HOLDINGS/DWELLINGS		%	
	1986	1991	1986	1991
Owned	551	644	48.0	52.5
Being Purchased	181	166	16.0	13.5
Rented				
- Housing Authority	14	18	1.0	1.468
- Other Government Agency	28	19	2.0	1.549
- Private & N/S	160	172	14.0	14.2
Other & not stated	223	207	19.0	16.88
TOTAL	1157	1226	100	100

Source: ABS 1991, Census of Population and Housing, Basic Community Profile - Catalogue No. 2722.3

4.3.3 **Building Approvals and Commencements**

Table 4.4 provides building statistics for Tara Shire as supplied by the Council. The statistics indicate that the building activity within the Shire maintains a constant level. There is no indication of any general pattern of growth or decline and it would be anticipated that this level of building activity would continue within the Shire.

**Table 4.4
BUILDING APPROVALS**

	NOV 91-JUN 92	JUL 92-JUN 93	JUL 93-JUN 94	JUL 94-JAN 95
Dwellings	24	28	17	5
Alterations	6	5	8	3
Other	16	24	21	18

Source: Tara Shire Council

4.4 POPULATION PROJECTIONS

4.4.1 Introduction

Population projections for Queensland are provided in a document titled "Population Projections for the Local Government areas of Queensland and Statistical Divisions - 1991 to 2031 and Local Government Areas and Statistical Districts - 1991 to 2011 (1994 Revision)".

4.4.2 Population Projections

The figures provided by the Australian Bureau of Statistics for 1991 for Tara as provided in Table 4.1 show a decline in population from 1991 to 1993. In view of this, the low series projections provided in the above have been chosen. In accordance with the low series projections for Tara Shire, the figures read:-

ERP	ERP	PROJECTED %			
1986	1991	1996	2001	2006	2011
3769	3790	3907	4016	4107	4245

Source: Population Projections, 1994
Queensland Department of Housing, Local Government and Planning

Whilst these figures indicate a gradual increase in the population of the Shire of Tara to a figure of 4245 in the year 2011, these predictions of course can be completely incorrect if a vigorous tourist promotion were undertaken, and the development of feedlots, large scale industrial developments, increased mining activity, and improvements in the agricultural sector took place.

These are of course matters of conjecture and have not been taken into account in the projected growth rates of population.

4.5 PLANNING IMPLICATIONS

Tara Shire has, in common with most rural shires, experienced a steady decline in population over the past three decades. Fortunately this decline is much less than has been the case in many other areas mainly due to the diversity of the rural industry in the Shire.

It is confidently anticipated that the Shire's tourist potential, mineral resources, agricultural and feedlot potential will, if not result in an increase in the Shire population, maintain the population at the current level.

The recent announcement by the State Government that Regional population growth allied with development would be strongly encouraged, may well alter the situation.

PART 5 ECONOMIC STRUCTURE

5.1 INTRODUCTION

Tara Shire is a predominantly rural locality with the main urban centres of Tara, Meandarra, Glenmorgan and Moonie. Agriculture is the prime industry of the area which includes cropping, beef cattle, wool, timber, etc. There is also some oil and natural gas production.

5.2 LABOUR FORCE COMPOSITION

The structure of the labour force by industry in 1986 and 1991 is indicated in Table 5.1. The table shows that the primary industries are the most significant industries within the Shire. A comparison has been drawn between the shire of Bendemere and Darling Downs Statistical Division. The 1991 statistics provide interesting information in the changes that have occurred, in the labour force composition. These changes are only slight, with a decrease in the agriculture sector and an increase in the manufacturing and construction sectors. The future should bring about changes due to the increase of tourism, the greater agricultural demand, mining and the influence of the feedlot industry and no doubt changes will occur.

5.3 LABOUR FORCE PARTICIPATION

Table 5.2 provides information on the labour force status in 1986 and 1991. A comparison has been drawn with the Shire of Bendemere and with the Darling Downs Statistical Division. Recent figures produced by the Australian Bureau of Statistics for 1991 indicate that there has been little change in the Labour Force Status of Tara Shire. Table 5.3 indicates the male and female workforce participation rates in the Shire and, again, a comparison has been made with the Shire of Bendemere.

Table 5.1
LABOUR FORCE BY INDUSTRY
(1986 AND 1991) Bendemere, Tara and Darling Downs Statistical Division)

MAJOR INDUSTRY GROUP	TARA (%)		BENDEMERE (%)		DARLING DOWNS (%)	
	1986	1991	1986	1991	1986	1991
Agriculture, Forestry, Fishing	55.9	48.1	51.8	45.9	22.3	17.7
Mining	1.3	0.9	0.8	0.6	0.3	0.3
Manufacturing	1.2	2.0	2.4	4.6	9.6	9.8
Electricity, Gas, Water	0.3	0.2	0.8	1.2	1.1	0.7
Construction	3.0	4.9	4.3	3.5	5.7	5.5
Wholesale/Retail	8.3	8.1	0.7	8.1	18.4	18.7
Transport, Storage	7.1	6.1	7.7	2.1	5.9	4.4
Communication	1.5	0.8	1.8	1.2	1.7	1.3
Finance, Property, Business Services	1.4	2.0	2.6	1.2	5.6	5.8
Public Administration, Defence	4.9	2.5	6.3	7.3	5.6	5.1
Community Services	8.0	11.0	7.3	10.8	15.8	17.7
Recreation, Personal, Other Services	3.4	2.8	2.0	3.7	4.9	5.4
Not Stated or Class	0.5	10.6		9.8	3.2	7.6
TOTAL (Employed Population)		100		100	100	100

Source: ABS Census Data - 1991, 1986
 Figures for Bendemere from ABS Catalogue No. 2722.3.

NOTE: Totals may not add due to rounding.

Table 5.2
LABOUR FORCE STATUS IN 1986 AND 1991
Tara, Bendemere and Darling Downs Statistical Division

DESCRIPTION	TARA (%)		BENDEMERE (%)		DARLING DOWNS (%)	
	1986	1991	1986	1991	1986	1991
Employed	58.8	56.0	62.9	62.2	54.05	54.7
Unemployed	7.4	8.6	5.2	4.5	5.45	5.7
Total Labour Force	66.2	64.6	68.1	66.7	59.5	60.4
Not in Labour Force	33.2	33.1	30.8	31.8	39.2	39.6
TOTAL (Include not stated)	100.0	100.0	100.0	100.0	100.0	100.0

Source: ABS Census Data

Table 5.3
MALE AND FEMALE WORKFORCE PARTICIPATION RATES 1986 AND 1991
1986 Bendemere and Tara

YEAR	BENDEMERE				TARA			
	MALE		FEMALE		MALE		FEMALE	
	Number	%	Number	%	Number	%	Number	%
1986	346	68.0	163	32.0	1010	66.2	516	33.8
1991	318	64.1	178	35.9	977	65.3	520	34.7

Source: ABS Census Data
Figures for 1991 obtained from ABS Catalogue No. 2722.3

NOTE: Percentages calculated as a proportion of total employed persons.

5.4 RURAL INDUSTRIES

Tara Shire is almost totally dependent on Agricultural production and associated services for it's viability.

For the 1992/93 year, there were 361 Agricultural Establishments listed by the Australian Bureau of Statistics with a total area of 878,000 ha devoted to agriculture.

Livestock was predominantly sheep (402,709), lambs (75,670), beef (95,422) and pigs (2,117).

Cereals for grain totalled 90,059 ha under cultivation with crops for hay and green fodder totalling 29,654 ha under cultivation.

In 1991, there were a total of 378 agricultural establishments covering 911,000 ha of land in the Shire these are listed by the Australian Bureau of Statistics as:-

• Cereal grain and oilseed	48
• Sheep and cereal grain	88
• Meat cattle and cereal grain	43
• Sheep and meat cattle	52
• Sheep	89
• Meat cattle	55
• Milk cattle	-
• Pigs	2
• Fruit (including grapes)	-
• Vegetables	-
• Sugar Cane	-
• Other agriculture	378

It is envisaged that the beef feedlot industry has great potential in Tara Shire provided that there is adequate ground water supplies.

The expansion of the agricultural cropping industry will obviously depend on the market that will undoubtedly increase as south-east Queensland population increases. It is quite reasonable to expect that the Tara Shire will benefit from this increased market.

5.5 FORESTRY

Timber is an important industry in Tara Shire.

The DPI Forest Service has indicated that the State Forest areas within the Tara Shire are managed in conjunction with forests in the adjoining Wambo, Waggamba, Jondaryan and Millmerran Shires by a workforce of 11 people based on Dunmore (near Cecil Plains). Administration and overall management is provided by staff from the Dalby district headquarters which employs a further 8 staff.

The DPI Forest Service indicated that the major commercial species found within the Shire are Cypress Pine, and Narrow Leafed Red Ironbark. There are 4 sawmills with an ongoing commitment to the Crown saw log resources within the Shire. There are numerous "Private Timber Only" sawmilling licenses within the Shire, however, it is unknown how many of these are operational at this time.

The DPI Forest Service also indicated that the State Forests in the Tara Shire are not managed in isolation, and are therefore unable to provide a meaningful estimate of the annual quantity harvested from the Shire. However, the State Forests of the Tara Shire contribute to an annual harvest of 16,500 m³ of round timber products, hewn railway timbers, quarry materials, etc contributes about \$900,000 per annum. (Note - this refers to the Dunmore State Forest Group, of which the Tara Shire forms a part).

There are no plans for reforestation work within the Shire as it is all managed as native forests which are self-regenerating. There are also no known areas of land available for State Forest reservation.

5.6 MINING INDUSTRY

The mining industry has been dealt with extensively in Section 2.4. Whilst no great movement is taking place at the present moment, nevertheless, it is considered that potential exists for an extension of the mining industry in the Shire.

5.7 CONSTRUCTION INDUSTRY

In this predominantly rural shire, the construction industry is limited to the housing construction within the towns of Tara, Meandarra, Glenmorgan and Moonie and farm construction. Probably the main construction industry in the Shire is the Shire Council with its road construction workforce. It is not likely that the construction industry will increase beyond the 4.9% of the labour force composition shown in 1991 in the Australian Bureau of Statistics records.

5.8 MANUFACTURING INDUSTRY

The 1993 Catalogue No. 1306.3 published by the Australian Bureau of Statistics and titled "Local Government Areas Statistical Summary, Queensland" shows that in August 1992 manufacturing establishments in Tara Shire were:-

•	Food, beverages and tobacco	2 establishments
•	Wood, wood products and furniture	1 establishment
•	Basic metal products	1 establishment
•	Fabricated metal products	1 establishment

Only 2.0% of the workforce was employed in the manufacturing industries in 1991 according to the Australia Bureau of Statistics. It is reasonable to expect that in a rural-dominated economy, the manufacturing industry potential for the Shire is limited.

5.9 TRANSPORT AND STORAGE INDUSTRY

The transport industry is of consequence in the Shire involving transport of agricultural products, livestock and timber. The transport industry can only expand as the rural activities of the Shire develop. The Tara Shire Council's fact sheet indicates that there are 6 transport companies operating in the Shire.

5.10 SERVICE INDUSTRIES

The service industry sectors of finance, property and business, public administration, community services and recreational services and other, employed a total of 17.9% of the workforce in 1986 according to the Australian Bureau of Statistics. The service industry has increased slightly with a total of 18.3% of the workforce employed in this sector in 1991 according to the Australian Bureau of Statistics. It is not considered that the service industry sectors will increase to any great extent.

5.11 TOURIST INDUSTRY

The tourist industry is not of great consequence however, it is considered there is enormous potential for expansion of tourism within the Shire.

5.11.1 Tourist Accommodation

Table 5.4 lists the available accommodation in the Shire for the travelling public and for limited tourist activity.

**Table 5.4
TOURIST ACCOMMODATION**

<u>MOONIE</u>	
Motel	076 65 0200
Moonie Caravan Park	076 65 0200
<u>TARA</u>	
Commercial Hotel	076 65 3214
Tara Hotel Motel	076 65 3410
Camping/Caravan Park	076 65 3302
<u>MEANDARRA</u>	
Royal Hotel	076 65 6183
Meandarra Caravan	076 65 6162
Meandarra Motel	076 65 6121
<u>GLENMORGAN</u>	
Bottle Tree Inn	076 65 6727
Myall Park (by appointment only)	076 65 3720
<u>HOST FARMS & BED/BREAKFAST</u>	
Wattle Downs-Merino Stud (by appointment only)	076 65 9129
Burradoo Host Farm (by appointment only)	076 65 0132

5.11.2 Tourism Potential

The demand for recreational facilities in south-east Queensland is increasing at a rapid rate. It would seem obvious that with the large increase of population forecast for south-east Queensland, this demand will increase rapidly and Tara Shire has a great deal to offer the citizens of south-east Queensland as well as from interstate with regard to recreation.

Tourism in Tara Shire is promoted by the Toowoomba and Golden West Regional Tourist Association, and the locally based Tara Shire Tourist Association.

The Tara Shire Tourist Association has identified the following tourist attractions within the Shire:-

Tara

- Water Tower
- Bertie Barden Clock
- Wheat Silos
- Cemetery
- Tara Historical Village (ph 076 65 3457)
- Barbara Geisel's Wool Pictures (ph 076 65 3285)
- Native Australian Birds (ph 076 65 3821)
- Golf Course
- Town Bores and Water Storage
- Lagoon and Picnic Areas

The Gums and Surrounds

- Marmadua State Forest
- Cemetery
- Wheat Silos
- The Gums Water and Camping Reserve
- The Old Bore Head
- Uniting Church
- The School
- Wattle Downs Merino Stud (ph 076 65 9129)
- Cabawin Oil Well No. 1
- Burradoo Host Farm (ph 076 65 0132)
- Rocky Crossing Fishing Hole
- Moonie Oil Fields
- Dingo Barrier Fence
- Southwood National Park
- Site of Old Township/Cemetery at Southwood
- Coomrith Reserve
- Hannaford Mail Exchange

Meandarra and Surrounds

- Meandarra Hall and Statue
- Water Lillies at Dillon Park
- Meandarra Wheat Storage
- Meandarra Cemetery
- CobbleGum Creek
- Glenmorgan School
- Myall Park and Gallery (ph 076 65 6736)
- Original Site of First Settlement in Tara Shire, Flinton Township - no amenities (ph 076 69 5127)
- Flinton Race Course

Areas of particular importance would be the State Forest areas, Myall Park, Southwood National Park, and the Shire's numerous natural attractions which are of increasing significance.

Recent trends in the tourist industry indicate that there is likely to be a great demand for family hosting in the area. Establishments similar to Cherribah in the Glengallan Shire and places such as Corrumbal Homestead in Waggamba Shire which provide family accommodation and recreation activities are likely to become more and more popular with the increase of tourists from overseas looking for a different type of holiday in the country on established properties and, for that matter, the number of Australians who are looking for the same type of holiday. It is quite possible that this can become a very important part of the tourist industry in the Shire.

5.12 RETAIL INDUSTRY

The retail industry within the Shire is confined to the four townships. The Australian Bureau of Statistics indicates that for 1985/86 there were 25 retail establishments in the Shire with a turnover of \$5,851,000.

Provision has been made in the planning scheme for an expansion of the commercial areas.

5.13 PLANNING IMPLICATIONS

Whilst the tourist potential of the area can, with enthusiastic promotion and marketing, become of importance, the rural industries of the Shire are likely to remain the dominant economic force in the economic structure.

The State Policy with regard to agricultural land will be dealt with at length in Section 6, however, it is of obvious importance that the prime agricultural land of the Shire should be protected as a scarce valuable commodity.

For that matter, all rural land including the State Forest Reserves should have careful land management for its protection.

Further rural industry diversity should be promoted to ensure that diversification enhances and promotes greater land use and productivity.

PART 6 AGRICULTURAL EVALUATION

6.1 INTRODUCTION

The State Planning Policy 1/92: Development and the Conservation of Agricultural Land is required to be considered with this Planning Study.

As a general aim, the exercise of town planning powers should be used to protect good quality agricultural land from developments which lead to its alienation or diminished productivity. In general, land degradation is considered to be an important issue in relation to rural Australia and the viability of agriculture in the long term.

6.2 APPLICATION TO TARA SHIRE

The "Planning Guidelines: The Identification of Good Quality Agricultural Land" produced by the Queensland Department of Housing, Local Government and Planning in 1993 have been utilised to provide the necessary controls in the Planning Scheme to implement the State Planning Policy 1/92.

Good quality agricultural land can be defined as "land which is capable of sustainable use of agriculture from a reasonable level of inputs without causing degradation of land or other natural resource". In the Guidelines, four classes of agricultural land have been defined for the State.

AGRICULTURAL LAND CLASSES

CLASS	DESCRIPTION
Class A	<u>Cropland</u> - Land that is suitable for current potential crops with limitations to production which range from none up to moderate levels.
Class B	<u>Limited Cropland</u> - Land that is marginal for current and potential crops due to severe limitations and suitable for pastures. Engineering or agronomic improvements may be required before the land is considered suitable for cropping.
Class C	<u>Pasture Land</u> - Land that is suitable only for improved or native pastures due to limitations which preclude continuous cultivation for crop production; but some areas may tolerate a short period of ground disturbance for pasture establishment.
Class D	<u>Non-agricultural Land</u> - Land not suitable for agricultural use due to extreme limitations. This is commonly undisturbed land with significant habitat and catchment values.

These land classes are classified from soil, topography and climatic factors which determine sustainable productivity.

The "Agricultural Land Classes" Tara Shire map 1995 by Capelin and Kohn, identifies the different classes of agricultural land, see Figure 6.1.

The land classes identified as:-

- Class A;
- Class B;
- Class A/B;
- Class C1

are listed for protection as good quality agricultural land. All the land listed above has been designated Rural on the Strategic Plan and should be protected against further subdivision or development.

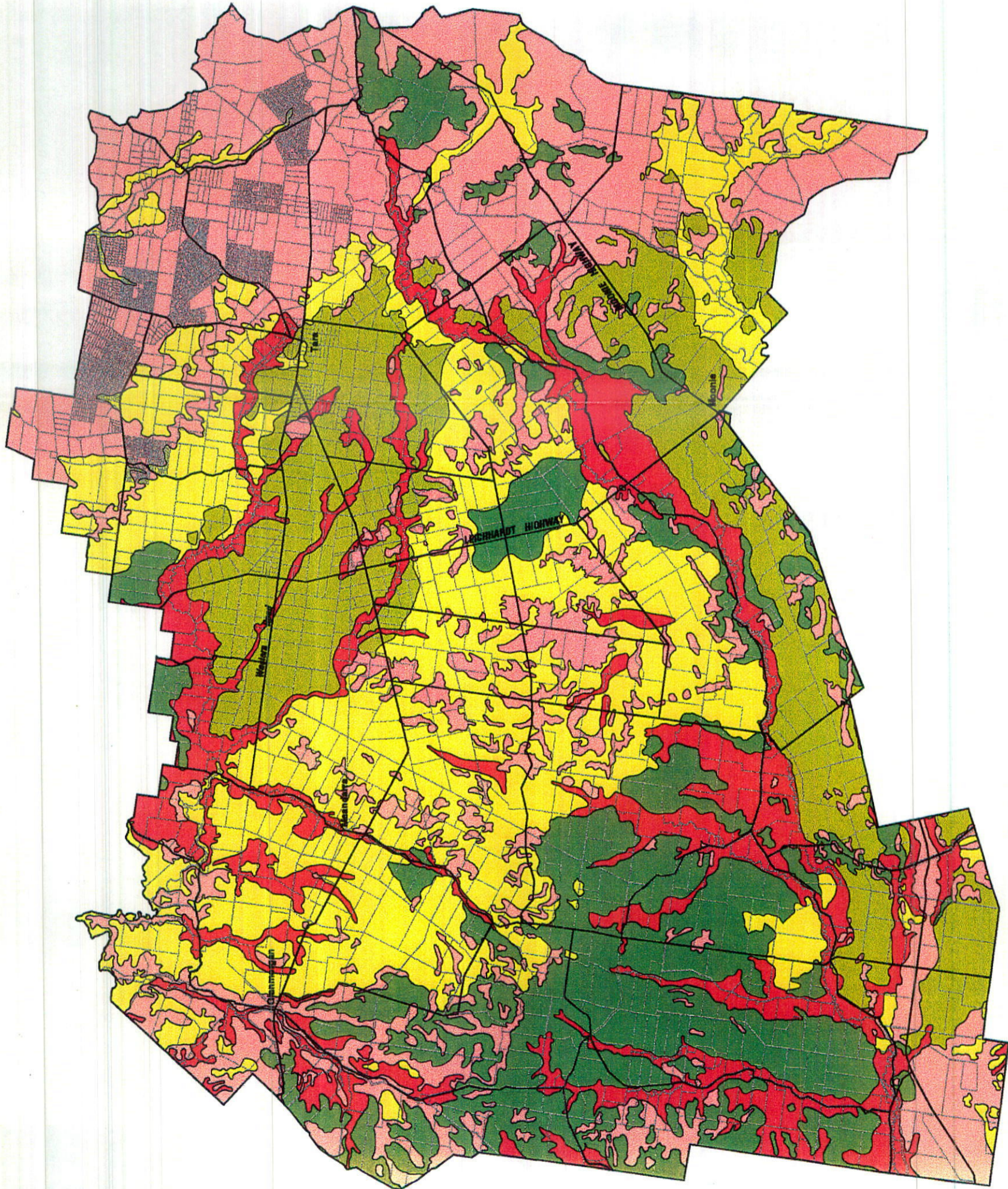
Land not included in the above, Class C2, is suitable for pasture or other purposes and has been listed as Non Good Quality Agricultural Land on the Strategic Plan.

It is proposed that the above criteria should be used by Council when giving consideration to any rezoning or development of any rural areas.

The townships of Tara, Meandarra, Glenmorgan and Moonie are unlikely to experience much urban development that could threaten the good quality agricultural land of the Shire. However, there is a need to identify the good quality agricultural land designated Rural on the Strategic Plan to ensure its preservation and continuing viability. The Planning Scheme will prohibit non-agricultural activities on good quality agricultural land unless there is an over-riding need, and, the Council will discourage the subdivision of agricultural land which leads to a loss of production or non-viability of farming land.

The Agricultural Land Classes Map will form the basis for assessment of urban development or subdivision of land within Tara Shire. The areas of non-productive agricultural land will provide development opportunities for the Shire.

AGRICULTURAL LAND CLASSES
TARA SHIRE



REFERENCE

■	Class A - Crop Land
■	Class B - Limited Crop Land
■	Class AB - Complex of Classes A and B
■	Class C1 - Improved Pastures
■	Class C2 - Native Pastures

NOTES
 Interpretation of Agricultural Land Classes by Capatin M.A.
 and the Land Management Division, Department
 of Primary Industries, Brisbane.
INFORMATION adapted from:
 Land Use Study for the Millmerran-Moonie-Tara Area
 of Queensland, Mullins J.A., 1980
CARTOGRAPHY by Cartographic Section, Land Management
 Division, Department of Primary Industries, Inborroobilly.

FIGURE 6.1
AGRICULTURAL
LAND CLASSES

PART 7 ENVIRONMENT, HERITAGE, CONSERVATION

7.1 HERITAGE

Enquiries to the Department of Environment and Heritage have indicated that there are no heritage listed sites within the Shire. Nevertheless there are buildings which should be protected because they have great value from the point of tourism and the heritage of the Shire.

The Department of Environment and Heritage also indicated that the Shire may contain areas of value to the local Aboriginal Community. Whilst information is not readily available concerning the existence and location of Aboriginal sites, the Council should take them into consideration when assessing applications for development.

The Department of Environment and Heritage also recommended that the Council engage a consultant to prepare a cultural heritage study and management strategy for both Aboriginal and Historic Cultural Heritage sites. As it would seem unlikely that Council would have funds available for this purpose, it is recommended that Council give consideration to application for a Government Grant.

7.2 CONSERVATION

7.2.1 National Park, Environmental Parks, etc.

The Conservation division of the Department of Environment and Heritage is involved with National Parks, Environmental Parks, etc.

The Department of Environment and Heritage has indicated the following:-

There are two National Parks in the Shire; Southwood (NP56) and Erringibba (NP218 - located near Glenmorgan).

Southwood NP has been gazetted to conserve Brigalow (*Acacia harpophylla*), Poplar Box (*Eucalyptus populneus*) and Cypress (*Callitris columellaris*) plant communities and to provide a refuge for wildlife that has largely been displaced from the surrounding region due to habitat destruction.

Erringibba NP has been gazetted to conserve Brigalow (*Acacia harpophylla*), Yapunya (*Eucalyptus thozetiana*) and Belah (*Casuarina cristata*) plant communities and to provide a refuge for wildlife that has largely been displaced from the surrounding region due to habitat destruction.

Both parks are managed primarily to conserve their natural values and to provide for limited nature based recreation opportunities. Consideration should be given to the preservation of the environmental values adjacent to these parks, including the provision of buffer zones of natural vegetation around the park's boundaries.

There are no designated Environmental Parks located in the Shire, however, the Department of Environment and Heritage have indicated that wetlands at The Gums will be designated for environmental purposes.

The original definitions of "National Parks" and "Environmental Parks" are of importance and are as follows:-

National Parks

National Parks are relatively large areas of land set aside in public (Crown) ownership. They preserve outstanding features of our national and cultural heritage, providing opportunities to explore the natural environment. The protection and permanent preservation of the State's biodiversity is the main principle in the management of National Parks.

Environmental Parks

Environmental Parks are another form of nature conservation reserve, permanently dedicated for public use. They preserve natural or near natural areas readily accessible and suited to conservation at a local or regional level.

The new Nature Conservation Act of 1992 proposes changes to the naming of parks and introduces some new concepts. In particular, conservation parks will replace environmental parks and are to be managed to conserve cultural and natural resources and to ensure any use such as grazing is ecologically sustainable.

Mining is prohibited in national parks and conservation parks. Resource reserves will replace several types of reserve such as those managed with other departments. They will be managed to conserve their very high nature conservation value but allow activities which stop them from being recognised as national or conservation parks. Activities could include fossicking, mining exploration, limited mining, and intensive tourism development on parks, but not timber protection. Nature refuges replacing fauna sanctuaries and fauna refuges may be declared over Crown or private land. Agreements will allow landholders to make formal commitments to protect wildlife and its habitat, a key factor in community nature conservation. It is understood that most of the Act has yet to be enacted but there is a matter of concern with regard to fauna sanctuaries as that title will disappear and the nature refuge will take its place. A nature refuge is very restrictive and a lot of thought should be given before these are applied for.

7.2.2 **Tree Clearing/Habitat Retention**

The Department of Environment and Heritage has indicated that:-

there are significant areas of native vegetation remaining on hills and in state forests, particularly in the east of the Shire. However much of the original vegetation in the Shire has been cleared and substantially modified by grazing and/or cultivation. Therefore, tree retention and vegetation management are major conservation issues in the Shire.

Examples of vegetation types that have been extensively cleared and are not or inadequately represented in the conservation reserve system (and are therefore of particular concern for their conservation values) are:

- Brigalow (*Acacia harpophylla*) open-forest (generally on cracking clay soils Millmerran Units 19, 20, 21; Miles Units 7; Balonne-Maranoa Units 20, 21¹).
- Poplar Box (*E. populnea*) woodlands (generally on alluvial or texture contrast soils- Millmerran Units 5, 7, 8; Miles Units 12, 13, 14 and 22).
- Coolabah (*E. microtheca*), Queensland Blue Gum (*E. tereticornis*) and Red Gum (*E. camaldulensis*) open-forests (generally on alluvial soils fringing drainage lines - Millmerran Units 10; Miles Units 4; Balonne-Maranoa Units 16, 18).

Examples of significant vegetation remnants in the Shire are the Meandarra Town Common and the reserve at The Gums. There are other remnants along water courses, such as the Moonie River, and roadsides, that are important wildlife corridors. However, we do not have detailed information on where all high value vegetation remnants exist in the Shire, as a systematic survey, has not been carried out.

Such areas represent valuable resources with respect to conservation of remnant vegetation and biodiversity, even though they are often on roads, stock routes or public purpose reserves and put aside for reasons other than conservation. These areas should be sustainably managed so that they are used for their gazetted purpose while maintaining their conservation values. We would encourage Shires to consult with this Department prior to removing remnant vegetation (even when they are not obliged to do so by relevant Acts).

The above land units in the examples quoted are taken from the following Land Resource Reports and Maps:

Millmerran: Mullins, J.A. (1980) *Land Use Study for the Millmerran-Moonie Tara Area of Queensland*. Division of Land Utilisation Technical Bulletin No. 41. Queensland Department of Primary Industries, Brisbane.

Miles: Dawson, N.M. (1972) *Land Inventory and Technical Guide Miles Area, Queensland*. Division of Land Utilisation Technical Bulletin No. 5. Queensland Department of Primary Industries, Brisbane.

Balonne-Maranoa: Galloway, R.W., Gunn, R.H., Pedley, L., Cocks, K.D. & Kalma, J.D. (1974) *Lands of the Balonne-Maranoa Area, Queensland*. Land Research Series No. 34. CSIRO, Australia.

7.2.3 **Rare and Threatened Flora and Fauna**

The Department of Environment and Heritage have indicated that they have no official records of rare or threatened fauna from the Tara Shire. The few rare or threatened flora records from the Shire are shown in Table 7.1. This is only an indicative list as no systematic surveys have been carried out in the Shire.

7.3 **ENVIRONMENT**

The Division of Environment is responsible for matters concerning pollution and the prevention of pollution.

7.4 **CONTAMINATION**

The Council has certain responsibilities under the Contaminated Land Act of 1991. The Planning Scheme is required to take into account areas of contamination and to ensure that Council fully consider these areas with future rezoning and subdivision. This is of particular importance in areas where mining has been carried out and other possible sources of contamination are involved such as cattle and sheep dips.

7.5 **PLANNING IMPLICATIONS**

Apart from the necessity to meet with the various requirements of State Government Acts and Regulations, it is obviously important to the Tara Shire Community that historical sites, sites of particular environmental importance, and any other matters which involve heritage are protected and preserved for the future. These areas obviously have enormous tourist potential in addition to being an important part of our heritage. The Planning Scheme must take these matters fully into account.

Table 7.1
RARE AND THREATENED FLORA COLLECTED FROM TARA SHIRE

FAMILY	STATUS	SCIENTIFIC NAME	LATITUDE	LONGITUDE	LOCALITY
Myrtaceae	R	Homoranthus melanostictus Craven & S.R. Jones	27 0-	150 2-	CA 9.5M N OF TARA ON CHINCHILLA ROAD
Myrtaceae	V	Eucalyptus virens Brooker & A.R. Bean	27 07	150 29	17KM N OF TARA ON THE CHINCHILLA RD
Myrtaceae	V	Eucalyptus virens Brooker & A.R. Bean	27 08	150 29	17KM N OF TARA ON THE CHINCHILLA RD
Lamiaceae	K	Prostanthera odoratissima Benth.	27 1-	149 4-	GLENMORGAN
Cyperaceae	R	Eleocharis blakeana L.A.S. Johnson O.D. Evans	27 1-	149 4-	ABOUT 10 KM W OF MEANDARRA
Mimosaceae	R	Acacia tenuinervis Pedley	27 1-	149 4-	GLENMORGAN
Mimosaceae	R	Acacia tenuinervis Pedley	27 1-	149 4-	
Proteaceae	R	Grevillea singuliflora F.Muell.	27 1-	149 4-	GLENMORGAN LEFT BANK OF DOGWOOD CK
Mimosaceae	V	Acacia wardellii Tindale	27 1-	149 4-	GLENMORGAN
Mimosaceae	V	Acacia chinchillensis Tindale	27 1-	150 2-	GARANBA LANE TARA AREA
Mimosaceae	V	Acacia lauta Pedley	27 1-	150 2-	NE OF TARA ON RD TO CHINCHILLA
Mimosaceae	V	Acacia chinchillensis Tindale	27 1-	150 3-	GORANBA LANE 16 KM ENE OF TARA 4 KM S OF KOGAN-TARA RD
Lamiaceae	K	Prostanthera odoratissima Benth.	27 1-	150 4-	WERANGA
Sapindaceae	R	Dodonaea macrossanii F.Muell. & Scott.	27 1-	150 4-	C 10 M E OF TARA
Mimosaceae	V	Acacia lauta Pedley	27 1-	150 4-	CA 10 M E OF TARA
Acanthaceae	V	Rhaphidospora bonneyana (F.Muell.) R.M.Barker	27 15	149 40	MORVEN RA
Haloragaceae	K	Gonocarpus urceolatus Orchard	27 15	149 41	GLENMORGAN
Mimosaceae	V	Acacia lauta Pedley	27 17	150 38	WERANGA CA 10 M E OF TARA
Mimosaceae	V	Acacia lauta Pedley	27 17	150 38	
Myrtaceae	R	Kunzea flavescens C.T.White & W.D.Francis	27 17	152 04	
Myrtaceae	R	Eucalyptus curtisii Blakely & C.T.White	27 27	150 47	11 KM W OF BALLON FORESTRY OFFICE BIG BREAK RD
Sapindaceae	R	Dodonaea macrossanii F.Muell. & Scott.	27 54	149 46	5 KM W OF WESTMAR

Source: Department of Environment and Heritage

NOTES OF RARE SPECIES TABLE

Status

R = Rare V = Vulnerable E = Endangered K = Insufficient Knowledge

Latitude and Longitude are given in degrees and minutes, but to varying levels of precision. Two numbers in the minutes means to the nearest minute. One number plus a dash (eg. 2-) means to the nearest 10 minutes.

PART 8 CROWN RESERVES

8.1 INTRODUCTION

The Shire has a large number of crown reserves ranging from some very small in area for local government or education purposes to very large areas such as State Forests.

The reserves include a wide range of land use covering the provision of public services such as education, hospitals, institutions, local government and public utility undertakings together with National Parks, State Forests, Stock Routes and the like.

8.2 IDENTIFICATION

The list of Reserves by Parish (Appendix 11.1) have been compiled from the following resources:

- Department of Lands Reserve Registrar (Toowoomba)
- Department of Lands Working Maps (Toowoomba)
- Council Rates Information
- Reserve Files held at the Department of Lands (Dalby)
- Department of Lands Records of Reserves (Toowoomba)

Where it has not been possible to fully clarify or confirm information concerning a reserve and explanation has been made in the relevant column. Where no information concerning a reserve, or a particular element of a reserve is available, it has either been stated as such or the symbol N/R has been placed in the relevant column.

8.3 DEPARTMENT OF LANDS INPUT

Most of the recommendations from the Department of Lands letter of input have been addressed by the Planning Scheme provisions. It has not however been possible for the Council to implement the suggested:-

- (a) Identification on zoning maps of Stock routes due to scale of mapping available and practicable. In fact it has not been practicable to identify crown reserves at all on the Zoning or Strategic mapping other than in the townships.
- (b) Preparation of the Shire Recreational Management Strategy to resolve any existing land use conflicts. No funds are available.
- (c) Establishment of a regional planning advisory forum. This is beyond the Tara Shire Council's capability however the Council acknowledges the value of such a forum and would give its full support.

8.4 **PLANNING IMPLICATIONS**

The desirability of the use of all crown reserves to the full extent of the land capability is recognised by the Council. However Council would be very cautious before agreeing with the change of purpose of any crown reserve or its disposal and would anticipate full discussion with the State Government before any such decision was made.

Due to the scope of mapping available for use in the Planning Scheme, crown reserves are not identified other than in the townships where they are zoned Special Purpose.

PART 9 DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS

9.1 INTRODUCTION

The data presented in previous sections of this document is examined and opportunities for development identified. The promotion of specific forms of development and the constraints to development for major land uses in the shire are further considered.

9.2 RURAL ZONE

9.2.1 Opportunities

The dominance of the rural industries within the Shire is expected to continue with livestock (predominantly beef and sheep) and grain production of major importance to the area.

The beef feedlot industry is considered to have great potential in the shire provided adequate water supply can be negotiated with Water Resources and waste disposal can be satisfactorily arranged.

Similar potential exists for the production of grain. The agricultural cropping industry will obviously depend on the market that will undoubtedly increase as the South East Queensland population increases. It is quite reasonable to expect that Tara Shire will benefit from this increased market.

Timber is also an important resource within the Shire. The four (4) crown licensed sawmills who are part sourced with timber from Tara Shire from the Dunmore State Forest Group could produce more timber as the market grows and DPI - Forestry increases the allocation although the department advises as the timber is allocated on a sustainable yield basis, there is little likelihood of this.

9.2.2 Constraints

Water is the major constraint to further development. Water Resources advise that the main source of supply, the deeper sediments of the 'Great Artesian Basin', is not unlimited and is a very finite source.

Distance from markets has always been a problem, however improved road and rail transport now makes this less of a problem.

9.2.3 Implementation

Realisation of the opportunities referred to in 9.2.1 will depend on the following:-

- (i) The Strategic Plan will provide for protection of good quality agricultural land from degradation by subdivision and other non viable development. The Planning Scheme will provide for sufficient controls to implement the Strategic Plan.
- (ii) Pressure by Council to ensure that the DPI - Forestry fully assist the development and use of the State Forests within the shire to their full potential.

- (iii) Pressure by Council on the Water Resources, Department of Primary Industry to make available water resources for the logical development of industry and rural activity within the Shire.
- (iv) Pressure by Council on Queensland Transport to maintain and upgrade the highway and declared roads within the Shire to provide whatever access is required for the development of the Shire.

9.3 URBAN ZONE

9.3.1 Opportunities

The urban growth of the townships of Tara, Meandarra, Glenmorgan and Moonie will largely depend on increases in rural development and other development such as the proposed fertiliser factory near Wallumbilla (Bendemere Shire).

Tourism if vigorously promoted may provide some increase in urban demand and increased timber activity by the Crown would also assist.

9.3.2 Constraints

The principal townships of Tara and Meandarra have little by way of constraints to further urban development other than distance from the growth centres of the State and the downturn of the rural economy.

9.3.3 Implementation

Council's initiative with the provision of low cost housing is indicative of some measures available. Continuous pressure on government to assist with new development in rural communities is essential.

Council's continued attitude for encouragement of existing industry to expand and the attraction of new industry to the Shire will hopefully pay dividends.

9.4 GENERAL

9.4.1 Industry

9.4.1.1 Opportunities

The expansion of the existing service industries in the townships will depend on the expansion of the rural industry. Whilst Dalby Town is reasonably close, there is no reason why well managed service industries in Tara and Meandarra cannot compete successfully.

Opportunities that may arise from the proposed new gas pipeline could open up new horizons. Opportunities may also arise from Tourism and expansion of the Timber Industry with Government assistance.

Similarly possibilities exist with further oil exploration.

9.4.1.2 ***Constraints***

Distance from the State's growth centre and possible difficulties with the supply of water could provide problems for future development.

9.4.1.3 ***Implementation***

Continued pressure on Government for assistance in maintaining and developing rural townships will be necessary. In particular the expansion of the Timber Industry and an early decision on the proposed new gas pipeline would assist with Council's forward planning.

9.4.2 **Commercial & Tourism**

9.4.2.1 ***Opportunities***

Whilst there is limited opportunity for the expansion of both due to the distance criteria and the closeness of Dalby Town, the regional centre, nevertheless opportunity does exist.

9.4.2.2 ***Constraints***

These are similar to those previously quoted.

9.4.2.3 ***Implementation***

"Home Hosting" would seem to warrant encouragement by Council as it would seem that the demand already exists and will increase. Promotion through the existing Tourism Agencies and Associations would be warranted.

The encouragement for existing service industries in the townships to expand may also assist the commercial activities.

9.4.3 **Community Facilities**

The Shire is well served by recreational and Community facilities.

9.5 **SPECIAL PURPOSE ZONE**

9.5.1 **Introduction**

This zone in the townships of Tara, Meandarra, Glenmorgan and Moonie encompass the Crown Reserves in those township areas.

Due to the scale of mapping available, it has not been practicable to identify all crown reserves as Special Purpose zones, however full details of all known reserves within the Shire are included as Appendix 1 showing reserve number, property description, trustee and purpose.

These crown reserves include a wide range of land use covering the provision of public services such as education, hospitals, institutions, local government and public utility undertakings together with National Parks, State Forests, Stock Routes and the like. Many are under the control of Council as Trustee.

9.5.2 **Opportunities**

The greater use of crown reserves for rural industry would be of obvious advantage to the Shire's prosperity.

Grazing leases have obvious advantages as the reserve is still retained for its original purpose whenever it is needed.

Further expansion of the timber industry by greater use of the State Forests should be sought.

9.5.3 **Constraints**

Nil.

9.5.4 **Implementation**

Discussion with the Department of Lands on current use and future potential of crown reserves should provide Council with ample opportunity to make better use of existing reserves.

PART 10 PREFERRED STRATEGIES

10.1 RURAL ZONE

Parts 5 and 6 refer to the importance of the rural industry to the Shire economy.

The continuation of the livestock industry at least at the same level that exists at present plus the encouragement of the feedlot industry is of importance.

Similarly the increase of the grain production industry to meet the anticipated needs of the vigorously growing South East Queensland economy.

The Strategic Plan will, of necessity, support the rural industry of the Shire by ensuring that existing and potentially productive agricultural and grazing land remains rural in viable land areas.

The retention of the good quality agricultural and pastoral lands will be assured by the use of the guidelines recommended in Part 6 of this Planning Report as the basis for the consideration of any rezoning, subdivision or other development application.

Notwithstanding the above, industrial development that may be possible, will be encouraged and assisted by provisions of the Planning Scheme.

10.2 URBAN ZONE

The consolidation of the existing urban areas of the Shire in the townships of Tara, Meandarra, Glenmorgan and Moonie is essential to enable the level of service to the rural community to be maintained and, where possible, improved.

This should also ensure that the residential population of the townships enjoy a continuation of the current standard of living and allow improvement in the facilities available.

10.2.1 Residential Areas

The preferred strategy will be the location of all residential type activity within the existing townships by allowing adequate land in the plan for expansion whilst encouraging development of the existing vacant lots.

Some provision will be made for limited low density residential lots in or close to the townships with full urban services other than sewerage.

10.2.2 Industrial

The Strategic Plan and planning controls will encourage the development and expansion of industry in the area designated for industrial purposes. Adequate land has been made available. Expansion of existing service type industry and encouragement for new industry to service the rural activities of the Shire, will be promoted. In particular the timber milling industry will be encouraged to expand. Existing industry outside the designated areas will be encouraged to relocate.

10.2.3 **Commercial**

The expansion of the existing shopping and commercial areas of the townships will be encouraged. All future commercial development will be directed to the designated areas in the Strategic Plan.

10.2.4 **Community Facilities, Recreation and Open Space**

Whilst the Shire and the townships are well served by existing community and recreational facilities, Council will encourage the maintenance of these to at least the present level.

10.3 **SPECIAL PURPOSE ZONE**

Council will endeavour to ensure that no crown reserve will be subject of a change of use or disposal by the Crown without full discussion and consultation between the Crown and Council.

It is appreciated that the Special Purposes Zone only includes crown reserves within the townships, however, Council would expect and anticipate that all crown reserves would be treated in a like manner.

10.4 **TRANSPORT**

The Strategic Plan will support the existing road hierarchy framework.

Council will continue to press Queensland Transport to maintain and upgrade the highways to a high standard and will within funding available, continue to maintain and upgrade its network of Council roads to provide good access for its residents and the rural industry.

10.5 **TOURISM**

The Strategic Plan will recognise the potential for increased Tourist activity and the Planning Scheme will provide the necessary framework to facilitate the development of the Tourist industry. eg: 'Host Farms', tours, tourist establishments, etc.

Council will formulate a Local Planning Policy on 'Host Farms' based on the 'Planning Guidelines' from the department and information from the Host Farm Association.

10.6 **NATURE CONSERVATION, CULTURAL HERITAGE AND ENVIRONMENTAL MANAGEMENT**

The Strategic Plan will fully recognise the above and will within the Planning Scheme provisions provide for the protection of the environment and the cultural heritage of the Shire.

Lack of funds does not allow the Council to carry out research and studies as recommended by the Department of Environment and Heritage but Council will give consideration to applying for grants for this purpose.

PART 11 APPENDICES

11.1 LIST OF CROWN RESERVES

Information obtained from Department of Lands and Tara Shire Council.

LIST OF CROWN RESERVES

PARISH OF KINKABILLA

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L8/PG205:RESERVE/2:	Camping & Water	TSC	1612/
L47/PG80:RESERVE/3:	Camping	TSC	1605/
L46/PG82:RESERVE/16:	Water	TSC	1597/
L7/PG76:RESERVE/44:	Recreation	Private	1622/

PARISH OF FARAWELL

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L28/PG281:RESERVE/1:	Camping & Water	TSC	1616/
L20/PG121:RESERVE/23:	Racecourse	Private	1634/
L21/PG121:RESERVE/40:	Soldiers Memorial Hall	Private	1635/
L1/F6903:RESERVE/43:	Cemetery	TSC	17/

PARISH OF BRAEMAR

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
PT P40:PT SL/44224:PT RESERVE/4(L4/FTY475):	No Reserve Record on File (State Forest)	N/R	1151/00000
PT L4/FTY475:PT RESERVE/4:	No Reserve Record on File (State Forest)	N/R	1152/
L13/DY13:RESERVE/63:	Rabbit Board Paddock	Darling Downs & Moreton Rabbit Board	1148/

PARISH OF MOOLAN

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L4/PG55:RESERVE/6:	Camping & Water	TSC	1581/
L3/PG16:RESERVE/15:	Camping, Water & Road	TSC	1584/

PARISH OF SOUTHWOOD

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L9005/S3291:RESERVE 11	Unproclaimed Police & Public Buildings	N/R	253/
L9004/S3291:RESERVE 12	Unproclaimed Post & Telegraph	N/R	259/
L42/PG321:RESERVE/30	Camping & Water	TSC	1357/
L56/FTY447:SGP/75/45: RESERVE/56:	National Park	N/R	1379/

PARISH OF KINKORA

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L32/PG459:SL/29142: PT RESERVE/14:	Camping (SL: Brownlie)	N/R	1533/
L39/PG459:SL/26885: PT RESERVE/14:	Camping (SL: Wilkeson)	N/R	1534/
L43/PG18:RESERVE/19:	Camping & Water	TSC	1716/
L40/PG466:RESERVE/28:	Camping & Water	TSC	1724/
L26/RG252:SL/41438:PT RESERVE/41 & L33/PG358: SL/33202:PT RESERVE/41:	N/R	N/R	1721/10000
L38/RG427:RESERVE/62:	State School	N/R	1727/

PARISH OF WERANGA

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L11/DY229:RESERVE/18 :	Camping & Water	TSC	752/
L39/DY516:RESERVE/15 9:	Camping & Water	TSC	749/

PARISH OF INGLESTONE

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L42/PG91:RESERVE/21:	Camping & Water	Rescinded	1599/
L50/PG467:RESERVE/38:	Recreation	Private	1525/
RESERVE/242:	Local Government (Environmental Protection Purposes)	TSC	

PARISH OF WALLANBA

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L6/PG468:RESERVE/26	Camping & Water	TSC	1718/
L11/PG288:RESERVE/46	School	Corporation for the Minister for Education	1710/
L15/PG429:RESERVE/63	Water	Corporation for the Minister for Education	1715/

PARISH OF COALBAH

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L5/RG544:GH/10657 & L7/RG506:SL/34688: RESERVE/27:	Camping, water and Road (SL: Schwennesen)	N/R	1470/00000
PT L16/RG11:RESERVE /27	Vacant Crown Land		1471/
L6/RG501:RESERVE/185	Land Ground for Aircraft	TSC	1674/

PARISH OF MOONIE

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L22/PG167:RESERVE/31:	Camping & Water	TSC	1362/

PARISH OF DILBONG

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L24/AG389:RESERVE/32:	Camping & Water	TSC	1353/
L36/PG484:RESERVE/48:	Recreation	TSC	219/
L1/M9391:RESERVE/49:	Department & Official Purposes	Rescinded	244/
L50/PG413:RESERVE/61:	Department & Official Purposes	Commissioner of Main Roads	226/
L51/PG475:RESERVE/64:	Local Government Purposes (refuse disposal)	TSC	225/
L44/DY744: PT RESERVE/ 241:	State School	Department of Education-Roma	218/
L52/PG479: BAL RESERVE/ 241:	State School (residence)	Department of Education-Roma	220/

PARISH OF COOMRITH

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L42/PG265:PT GHFL/3616 & L52 /PG325:SL/48360: RESERVE/4:	Camping & Water (SL: M. Plant)	N/R	1650/10000
L51/PG271:RESERVE/42:	Camping & Water	TSC	1628/
L45/PG286:RESERVE/45:	Camping & Water	TSC	1648/

PARISH OF WANGABY

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L45/RG610:RESERVE/51	Water	TSC	1520/

PARISH OF BENNETT

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L91/RG98:SL/52753: RESERVE/54 & L93/RG614 :RESERVE/50:	Recreation & Water (SL: R. Witte)	TSC	1204/00000
L88/RG72:RESERVE/55:	Camping & Water	TSC	953/
L94/RG536:RESERVE/56:	Camping & Water	TSC	950/
L59/RG244:RESERVE/154:	Camping & Water	TSC	1186/
L90/RG629:RESERVE/196:	Camping, Water & Recreational	TSC	1192/
L73/RG619:RESERVE/198:	State School	Corporation of the Minister for Education	796/

PARISH OF HARAN

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L30/PG172:RESERVE/36:	Water	TSC	1318/

PARISH OF CULGARA

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L51/RG94:RESERVE/57:	Water	TSC	1431/
L48/RG502:PT RESERVE/ 58:	Camping & Water	TSC	1491/
L49/RG502:SL/38436:PT RESERVE/58:	Camping & Water (SL: P. Meacle)	TSC	1494/
L52/RG87:RESERVE/74:	Water & Crossing	TSC	1434/

PARISH OF WIEAMBILLA

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L43/RG91:RESERVE/59:	Camping & Water	TSC	2652/
L44/RG154:RESERVE/66:	Water	TSC	1036/

PARISH OF BURROWES

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L80/RG117:RESERVE/62:	Bore	N/R	787/
L203/CP819376:RESERVE/ 73:	Pasturage	N/R	1097/
L99/RG170:RESERVE/76:	Cemetery	TSC	936/
L1/T5646:RESERVE/84:	Soldiers Memorial Hall	TSC	463/
L320/T5642 & BAL L317- 319/T5642:RESERVE/ 93:	Police	Commissioner of Police	424/00000
BAL L317-318/T5642:RESERVE/ 93:	Police	N/R	424/10000
PT L318-319/T5642:PT RESERVE/93:	Police	N/R	425/
L315-316/T5642:RESERVE/ 94:	Court House	N/R	423/
BAL L148/RG693: RESERVE/101:	Hospital	Darling Downs Regional Health Authority	416/
PT L148/RG693:RESERVE/ 101:	Doctors Residence	Darling Downs Regional Health Authority	417/
L205/RG693:PT RESERVE/ 101:	Health (aged care)	N/R	458/50000
L146-147/RG240:RESERVE/ 102:	Sanitary	TSC	890/
L9/RG467:RESERVE/110:	Showgrounds, Racecourse & Recreation	TSC	963/
L156/RG415:RESERVE/112:	Recreation	TSC	418/
L150/RG656:SL/31511: RESERVE/113:	No Record of Reserve (Golf Club)	TSC	934/
L2/T5646:RESERVE/125:	Shire Council	TSC	317/

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L18/T56412: R202	Kindergarten	N/R	
L102/RG676(PT A): RESERVE/160:	Residence	TSC	363/50000
L102/RG676(PT B): RESERVE/160:	Historical Lot	TSC	364/
BAL L102/RG676: RESERVE/160:	Local Government	TSC	420/50000
BAL L177/RG494: BAL RESERVE/170:	School	Corporation for the Minister for Education	466/
PT L177/RG494: PT RESERVE/170:	School (residence)	Corporation for the Minister for Education	532/
L1/T56423: RESERVE/172:	Camping Place (caravan park)	TSC	405/
L4/T56423: RESERVE/173:	Park & Recreation	TSC	404/
L1/T56416: RESERVE/174:	Fire Brigade	Tara Fire Brigade Board	464/
L2/T56416: RESERVE/175:	Local Government (swimming pool, park)	TSC	470/
L190/RG500: RESERVE/184:	Local Government (sewage disposal)	TSC	937/
L124/RG552: RESERVE/192:	Recreation	TSC	452/
L183/RG603: RESERVE/194:	Recreation	TSC	962/
L9/RG675: RESERVE/207:	State School (residence)	Corporation of the Minister for Education	442/
L79/RG691: RESERVE/214:	Park & Recreation	TSC	454/
L1/RG698: RESERVE/216:	Health Department & Official Purposes	Minister for Family Services	283/
L70/CP819375: RESERVE/ 220:	Pasturage/Drainage	N/R	1097/50000

PARISH OF MEANDARRA

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L48,57,59/RG678: RESERVE/63:	Camping & Water	TSC	1509/
L62/RG83:RESERVE/90:	Water	TSC	1484/
PT L1/M63418:RESERVE/ 98:	Residence	Minister for Education	139/
BAL L1/M63418:RESERVE/ 98:	School	Minister for Education	140/
L60/RG300:RESERVE/123:	Trucking Yards	N/R	77/
L61/M63423:RESERVE/124:	Railway	Queensland Railways	74/
L2/M63420:RESERVE/139:	School of Arts (hall)	Private	136/
L44/RG364:RESERVE/140:	Cemetery	TSC	97/
L41/RG392:RESERVE/147:	Recreation, showground & racecourse	Private	82/
L46/RG392:RESERVE/150:	Sanitary	TSC	1510/
L45/RG408:RESERVE/152:	Public Park & Recreation	TSC	186/
L11/M63428:RESERVE/155:	Local Government	TSC	172/
L513/M6341:RESERVE/162:	Health	QCWA	142/
L1/M63421:RESERVE/167:	Local Government & Park Purposes	TSC	84/
L8/M63425:RESERVE/168:	Local Government (housing)	TSC	169/
L52/RG480:RESERVE/178:	Baths	TSC	100/
L51/RG479:RESERVE/180:	Water	N/R	83/
PT L3/M63414:PT RESERVE/181:	Police (residential)	Commissioner of Police	163/
BAL L3/M63414:BAL RESERVE/181:	Police	Commissioner of Police	164/
L1/M63419:RESERVE/186:	Health	Darling Downs Regional Health Authority	96/

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L2/M63419:RESERVE/187:	Local Government (caravan park)	TSC	92/
L1/M63419:RESERVE/188:	Park (APEX)	TSC	177/
L10/M63415:RESERVE/189:	NOW FREEHOLD LAND	NOW FREEHOLD LAND	178/
L12/M63420:RESERVE/190:	Local Government (public amenities)	TSC	135/
L2/M63421:RESERVE/191:	Fire Brigade		130/
L502/M6341:RESERVE/199:	State School (residential)	Corporation of the Minister for Education	117/

PARISH OF HANNAFORD

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L39/RG163:RESERVE/70:	Camping	TSC	1262/
L31/RG477:RESERVE/177:	Water	TSC	1227/
L32/RG627:PT RESERVE/ 197:	State School	Minister of Education	1226/
L33/RG635:PT RESERVE/ 197:	State School	Minister of Education	1228/
L34/RG669:RESERVE/206:	Scientific (environmental research) Purposes	Director of National Parks & Wildlife, Council of the Queen	1256/

PARISH OF SOUTH GLEN

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L80/RG416:RESERVE/67:	Camping & Water	N/R	1245/
L64/RG384:RESERVE/148:	Water	TSC	1316/
L65/RG383:RESERVE/149:	Water	TSC	1417/

PARISH OF MALARA

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L53/DY173:RESERVE/73:	Water	TSC	1081/
L54/DY96:RESERVE/75:	Camping & Water	TSC	1125/
L55/DY737:RESERVE/78:	Camping & Water	TSC	1088/

PARISH OF ETHEL

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L34/RG191:RESERVE/80:	Cemetery	N/R	682/
BAL P33: BAL RESERVE/ 81:	State School	Education Department	684/
PT P33:PT RESERVE/81:	State School (residence)	Education Department	685/
L51/RG191:RESERVE/89:	Bore	N/R	683/
L73/RG673:PT RESERVE/ 92:	No Records Available	N/R	679/
BAL L69/RG685: BAL RESERVE/92:	Camping & Water	N/R	1414/
L31/RG577:RESERVE/95:	Camping & Water	TSC	1276/
SL/46022(LA/RG222):PT RESERVE/97(PART A):	No Records on Reserve in Department of Lands files Dalby (Council records : G Story)	N/R	1168/
PT L52/RG222:PT RESERVE/97:	Camping & Water	TSC	1169/
L75/RG314:RESERVE/126:	Recreation	N/R	681/

PARISH OF MUNDAGAI

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L16/DY233:RESERVE/91	Camping & Water	Goondiwindi District Improvement Board	742/
L6/DY918:GHFL/3619B & L13/DY895:SL/37946:PT RESERVE/235:	No Records on Reserve in Department of Lands files Dalby (Council records : N.Conway)	N/R	739/00000

PARISH OF BAGOT

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L52/RG255:SL/16/ 50237:RESERVE/111:	No Records Concerning Reserve in Department of Lands files Dalby (Council Records :P.Gordon)	N/R	1430/
L9/RG349:RESERVE/135:	Camping & Water	TSC	1456/
L4/RG351:RESERVE/136:	Camping & Water & Road	TSC	1458/

PARISH OF ERRINGIBBA

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L4/RG330:RESERVE/129:	Stock Trucking	N/R	62/
L29/RG837517:SL/47418:PT RESERVE/130:	Town, 1 Current Status Unknown	TSC	59/00000
L30/RG122:RESERVE/130:	Township	TSC	66/
BAL L5/RG333:BAL RESERVE/131:	State School	Minister for Education	20/
PT L5/RG333:PT RESERVE/131:	State School (residential)	Minister for Education	21/
L28/RG671:SL/48152:PT RESERVE/138 & L26/RG662:	No Longer part of RES:138	Owned by Grainco	63/00000
L1/RG671:BAL RESERVE/ 138:	Camping & Water	TSC	65/
L6/RG373:RESERVE/142:	Recreation	TSC	35/
L8/RG377:RESERVE/146:	Sanitary & Garbage	TSC	1694/
L207/G8081:RESERVE/157:	Soldiers Memorial Hall	TSC	38/
L208/G8081:RESERVE/163:	Health	TSC	37/
L18/RG551:RESERVE/164:	Camping	TSC	61/

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L19/RG433:RESERVE/165:	Camping	TSC	1676/
L213/G8081:RESERVE/193:	Water Tower	TSC	51/
L23/RG699:RESERVE/218:	National Park	Minister Environment & Heritage	1681/90000
L17/RG405:RESERVE/156:	Cemetery	TSC	N/R

PARISH OF MYRA

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L37/DY419:RESERVE/132:	Gravel	TSC	1096/

PARISH OF MARMADUA

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L15/DY166:RESERVE/81:	Camping, Water & Crossing	TSC	855/
L4/DY693:SL/45726:PT RESERVE/155 & L32-33/DY166:	No Records concerning property description as a reserve in Department of Lands files Dalby (Council Records : F & B Neal)	N/R	861/00000
L21/DY838 & L23/DY808: GHFL/10649 & P22:SL/32457:PT RESERVE/155:	No Records concerning property description as a reserve in Department of Lands files Dalby (Council records: S & C Tankey)	N/R	764/00000
L26/DY491:SL/29423:PT RESERVE/155 & L9-11/DY167<3022/230,3022/095, 2638/040>:	No Records concerning property description as a reserve in Department of Lands files Dalby (Council Records: E & B Corney)	N/R	755/10000
L17/DY1083:SL/ 47979:PT RESERVE/155:	No Records Concerning property description as a reserve in Department of Lands (Council records: C & D Staines)	N/R	714/
PT L155/FTY1270:PT RESERVE/155:	State Forest	N/R	747/

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
RESERVE/156:	Camping & Water	N/R	765/
L18/DY1092 & L1/PG476: GHPL/10462 & L29/PG476 & L36/DY1092:SL/49524: RESERVE/225:	No records concerning property description as a reserve in Department of Lands Files Dalby (Council records: A.K.B. Adair	N/R	695/00000
RESERVE/223:SF223 FTY 1496	State Forest	N/R	N/R

PARISH OF ULA ULA

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
PT L75/FTY767:SL/39633: PT RESERVE/75:	State Forest (Council Records: D & A Fea)	N/R	1729/
PT L75/FTY767:SL/40797: PT RESERVE/75:	State Forest (Council Records: P. Clarke)	N/R	1730/

PARISH OF DILGA

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L2/RG130:RESERVE/151:	Camping, Water & Road	TSC	1646/
L26/RG682:RESERVE/208:	Camping & Water	TSC	1696/

PARISH OF VICKERY

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
P55:SL/34871:RESERVE/ 220 & L54/DY868:	State Forest (Council Records: L Carmody)	Department of Forestry	826/

PARISH OF MULLEELLEE

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L10/PG278 & L26/PG168: SL/16/48236:RESERVE/33 & PO/16/5981:	Camping & Water (Council Records : G & C Donaldson)	TSC	759/00000

PARISH OF TOOMBILLA

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L10/PG278 & L26/PG168: SL/16/48236:RESERVE/33 & PO/16/5981:	Camping & Water (Council Records G & C Donaldson)	TSC	759/00000
L18/DY1092 & L1/PG476: GHPL/10462 & L29/PG476 & L36/DY1092:SL/49524: RESERVE/225:	No Records concerning property description & reserve purpose in Department of Lands Files Dalby (Council Records: A.K.B. Adair)	N/R	695/00000

PARISH OF COBBAREENA

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L36/RG694:SL/16/49386: RESERVE/46 & L13/RG35 & L19/RG29:GHPL/10632 & L1/IVAS1:PLS/8990(P18) & L20/RG218 & L1/RP93221 & L1/PER3737: PO/3737:RESERVE/41:	R.41 : Water R.46 : Camping & Water (Council Records: C. Blackburn)	TSC TSC	1003/10000

PARISH OF BURIAGAL

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L2/RG116:PLS/9910 & L34/RG162:SL/43863: RESERVE/71:	Camping (Council Records: N & H Bassingthwaite)	TSC	1334/00000

PARISH OF WAAR WAAR

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L24/DY974:GHFL/9471 & P25:SL/32102:PT RESERVE/155:	State Forest (Council Records: P Markham)	N/R	717/00000
L1/DY486:GHFL/10560: PAR BINGEYRANG & L18 /DY218 & L22/DY800 & L23/DY221:SL/34092: RESERVE/223:	State Forest (Council Records: R & M Woods)	No Trustees	697/00000

PARISH OF BINGEYRANG

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L3/DY573 & L11/DY321 & L10,34/DY233:GHFL/10614 & P35:SL/35560:RESERVE/174:	No Records about property description as reserve in Department of Lands files Dalby (Council Records G & R Brown)	N/R	723/00000
L4/DY662:RESERVE/197:	Department & Official Purposes	Commissioner of Main Roads	698/
RESERVE/90:	Camping & Water	TSC	N/R
RESERVE/91:	Unproclaimed Camping & Water		N/R
RESERVE/235:	State Forest	N/R	N/R

PARISH OF DURABILLA

PROPERTY DESCRIPTION	PURPOSE	TRUSTEE	VALUATION NO.
L2/DY924:SL/41275:PT RESERVE/155:	No Records	N/R	693/

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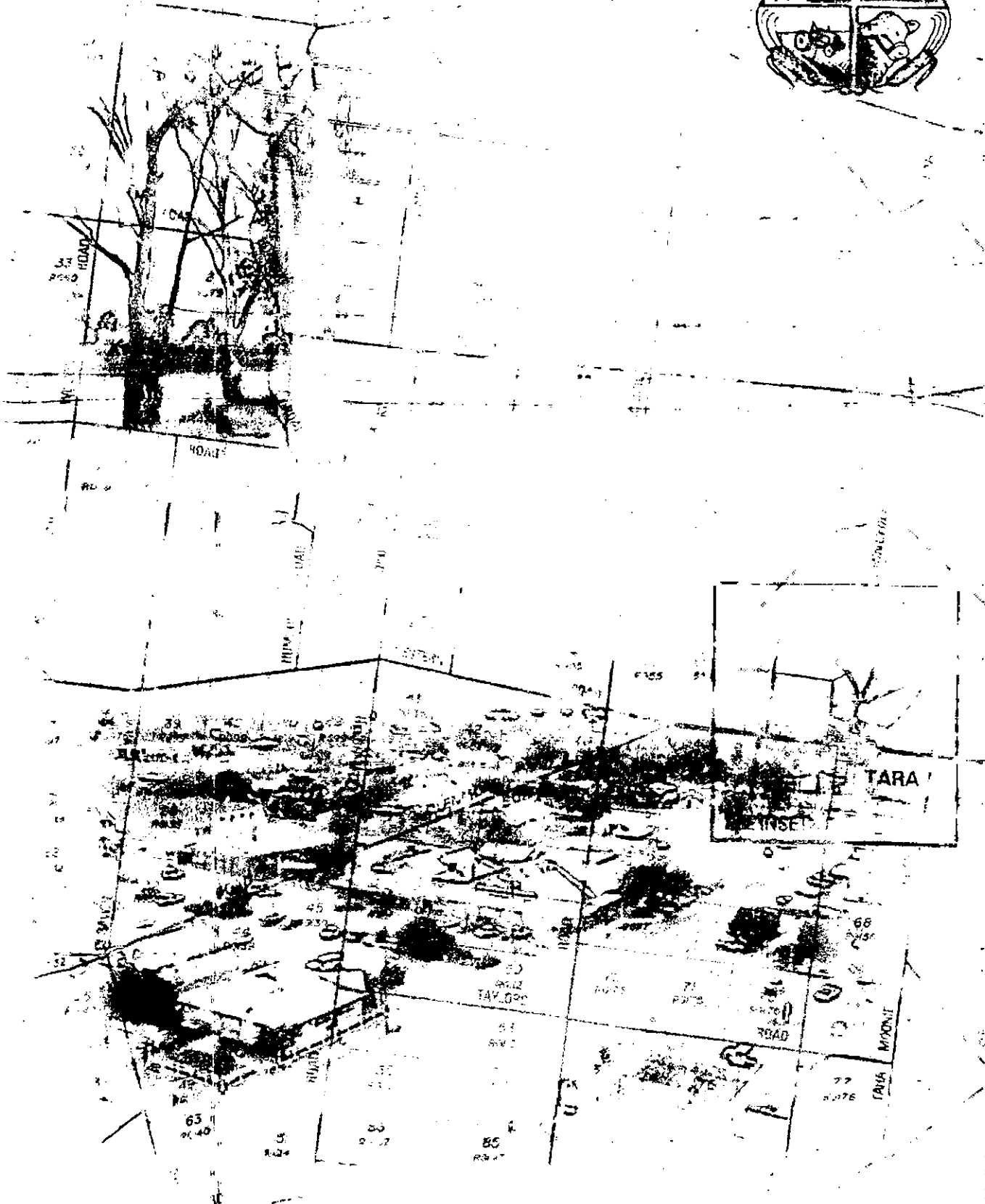
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Tara Shire Council Planning Scheme



Planning Study



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1.0 INTRODUCTION

This Planning Study brings together available information that is considered relevant to the proposed planning scheme. Information has been obtained from a number of sources including available background documents, Australian Bureau of Statistics, information supplied by various State Agencies and consultation with the local community. Section 7.0 contains a bibliography.

Where appropriate justification is provided for various measures included in the planning scheme.

2.0 HISTORY AND HERITAGE

2.1 GENERAL HISTORY

The Shire boundary includes the traditional tribal grounds of the Barunggam and Mandandanji Clans. It is thought these clans were at their numerical height prior to the 1840s (Tara Shire Council, 1996). The Mandandanji Clan has lodged a native title claim over an area that includes the western part of the Shire – refer to detail in appendix 1

In 1847 the explorer Leichhardt observed that the stations of Undalla, Weranga and Wieambilla were well established. In 1853 early records indicated that 6 stations had been established along the Moonie River (Tara Shire Council, 1996).

During the early 20th Century prickly pear and dingoes were major land management problems and forced many people from their properties. In 1908 the State Government introduced the 'Prickly Pear Frontage Selection Act'. Larger holdings were subdivided and leased to new settlers on long-term purchase and repayment terms. Many of the new settlers started dairies and timber activities.

In 1925 the Catoblastis Caterpillar was introduced and eradicated most of the prickly pear. The area was resettled and the primary agricultural activities revolved around cattle, sheep and grain production.

The first town in the Shire was Southwood. The town of Tara was established in 1910 and the Shire proclaimed in 1912.

The railway line was extended:-

- to Tara in 1912;
- to Meandarra in 1923; and
- to Glenmorgan in 1932.

Commercial oil reserves were discovered in the Moonie area in 1961. The development of this resource was significant at both the National and State level and raised the profile of the Shire (Tara Shire Council 1999).

During the 1970s and 1980s large scale subdivision occurred in the areas to the north and east of the town of Tara. Up to 2100 small rural lots were created during this period. To date the majority of the allotments remain vacant.

2.2 RECORD OF ABORIGINAL HERITAGE

Under the Cultural Record (Landscapes Queensland and the Queensland Estate) Act 1987, the Environmental Protection Agency (EPA) maintains an inventory of recorded sites¹ that are

¹ No formal or systematic survey appears to have been done in the Shire to identify all places that maybe significant in terms of aboriginal heritage.

significant in terms of aboriginal heritage. The Shire contains fifteen registered (EPA 2001) sites that can be described on the following basis:-

- Stone Artefacts 4 identified sites
- Artefact Scatters 4 identified sites
- Scarred Trees 3 identified sites
- Wells 2 identified sites
- Axe Grinding Grooves 1 identified site
- Isolated Artefacts 1 identified site.

Any Aboriginal place, regardless of whether or not it is recorded on an official register, is protected by the Cultural Record (Landscapes Queensland and the Queensland Estate) Act 1987. Such places cannot be disturbed unless a specific authority is given to do so. In terms of the planning scheme it is not considered appropriate (both in terms of culture and security) to identify these places on a map.

2.3 RECORD OF EUROPEAN HERITAGE

No sites in the Tara Shire are included on the Queensland Heritage Register.

Nine sites within the Shire are listed on the Environmental Protection Agency's 'Research Inventory of Historical Places'² (EPA 2001). Sites on the inventory are:-

- Glenmorgan Railway Complex
- Meandarra Railway Complex
- Tara Railway Complex
- Myall Park Botanic Gardens³
- Tara Hospital (Bilton St)
- Maternity Block (Bilton St)
- DON's Residence (Bilton St)
- CWA Rooms (Bilton St)
- MS Residence (Bilton St)

3.0 THE ENVIRONMENT

3.1 TOPOGRAPHY

The eastern part of the Shire is essentially a broad flat to gently rolling terrain 180m to 300m above sea level, with a generally westerly slope. The flat surface is interrupted by low lateritic scarps and mesa-like residuals that rarely exceed 15 metres but are often bounded by steep scarps.

At the far eastern edge of the Shire, the sandstones of the Blythdale group form a more broken and undulating terrain with strong lateritic ridges. The plainlands are predominantly heavy clay soil with gilgai microrelief. This area is characterised by Poplar Box and Cypress Pine vegetation. Pockets of land may be suitable for agriculture but generally the area is most suited to grazing and forestry.

² The Research Inventory is not a statutory document and is not based on information that was collected in any systematic way. Places included on the inventory have not been assessed or inspected in any formal way – they simply represent places that may have potential heritage interest.

³ Myall Park Botanic Gardens is also listed by the Australian Heritage Commission on the 'Register of the National Estate Database'. A copy of the citation is included in appendix 2.

To the west of the Shire the clay covered plainlands are more undulating, and merge into lighter texture contrast soils surrounding numerous residuals less than 30 metres high. Much of this area is used for farming activities.

An east west crest runs through the centre of the Shire separating the Condamine River and Moonie River Catchments. A small area in the south-eastern corner of the Shire flows into the Weir River.

Larger creeks of the Shire flowing into the Condamine include:-

- Wambo Creek
- Undulla Creek
- Brigalow Creek
- Cattle Creek
- Horse Creek
- Dilga Creek
- Cobblegun Creek
- Bagot Creek

Larger creeks flowing into the Moonie River include:-

- Finch Creek
- Toombilla Creek
- Hayes Creek
- Parrie Moolan Creek
- Stephens Creek
- Farwell Creek

3.2 LAND RESOURCE AREAS

The Shire comprises a range of different landscapes that can be summarised on the following basis (DNR&M 2001) – refer to the map in appendix 3:-

- The sandstone landscapes in the eastern part of the Shire. These landscapes have texture contrast soils with light sandy topsoil and sodic clay subsoils. The area is characterised by Poplar Box and Cypress Pine vegetation. Soils in these areas:
 - » are relatively fragile and prone to erosion;
 - » generally low in terms of nutrient sorption capacity and generally not considered to be Good Quality Agricultural Land.
- The alluvial landscapes associated with the Condamine and Moonie Rivers are characterised by alluvial plans of mixed origins and mixed age alluvial material. These soils are prone to erosion caused by concentrated, high velocity runoff.

Natural vegetation in these areas ranged from River Red Gums to White Box and Poplar Box and Rough Barked Apple. These are suitable for agriculture and have subsequently been cleared for a variety of uses.

- The wide spread Brigalow landscapes that occupy the central and western parts of the Shire. These areas are characterised by undulating low hills and plains. The eastern and western Brigalow landscapes are generally considered to be GQAL and have subsequently been cleared for agricultural purposes. Existing native vegetation is mostly contained in small fragmented patches.

Soils in these areas are prone to erosion from high intensity rainfall especially in areas where the original surface cover has been removed.

3.3 VEGETATION AND BIODIVERSITY

Tara Shire lies within the Brigalow Belt Bioregion that extends from Townsville to the New South Wales border. Much of the Brigalow Belt was developed into smaller holdings during the 1960's, 1970's and 1980's as part of the 'Brigalow Scheme'. The major characteristics of the scheme were the breaking up of larger holdings into smaller more manageable properties. This closer settlement also coincided with the wide scale clearing of native forest to make way for improved pasture and crop land.

Over time and subsequent to clearing for agricultural purposes it is estimated that 25% of the area (EPA 2001) of the original vegetation communities still exist in the Shire. Apart from the eastern edge of the Shire most of the remaining vegetation is found in relatively isolated pockets.

3.3.1 Regional Ecosystems

As part of the proposed 'Regional Vegetation Management Plans' areas of remaining vegetation have been mapped (refer to the map in appendix 4) in accordance with a methodology for Regional Ecosystems developed by the Department of Natural Resources and Mines. In summary the main features of this methodology include:-

- Regional Ecosystems do more than just describe the location and presence of vegetation types. Regional Ecosystems are defined as vegetation communities that are consistently associated with particular geological structures, soil types and climatic patterns (DNR&M 2001).
- Regional Ecosystems are described on the following basis (DNR&M 2001):-
 - Remnant vegetation means that; 50% of the predominant canopy cover that would exist if the vegetation community were undisturbed; 70% of the height of predominant canopy that would exist if the vegetation community were undisturbed; and composed of the same floristic species that would exist if the vegetation community were undisturbed.
 - Remnant Endangered Regional Ecosystem - if less than 10% of the pre-clearing extent remains.
 - Remnant of Concern Regional Ecosystem - if 10 – 30% of the pre-clearing extent remains.
 - Remnant Not of Concern Regional Ecosystem - more than 30% of the pre-clearing extent remains.

Approximately 85000ha of 'Endangered' or 'Of Concern' remnant vegetation remains in the Shire, with a further 240800 ha remnant of 'No Concern' vegetation (EPA 2001). Overall the Shire contains a total of 30 regional ecosystems with 16 having an 'Endangered' or 'Of Concern' status (EPA 2001) – the information listed in appendix 5 provides a more detailed description of each Regional Ecosystem.

3.4 NATIONAL PARKS AND STATE FORESTS AND RESERVES

This section describes various areas that have been identified as being environmentally significant.

3.4.1 Southwood National Park

This park is located 26km west of Moonie and at 7120 hectares is the largest National Park in the Shire. The primary purpose of the park is to conserve and present to visitors an example of natural Brigalow-belah plant communities. These communities have been extensively cleared throughout the region to facilitate farming and grazing (EPA 1998). The park is surrounded by land that has been cleared for farming and grazing.

Limited information is available on fauna in the park (EPA 1998). The park is known to provide habitat for:-

- Up to 92 species of bird life.
- Grey Kangaroos.
- Sugar Gliders and Feather Tail Gliders.
- Koalas.

As the largest conserved representative community of Brigalow-belah on the southern edge of the Brigalow Belt South biogeographic region it provides researches with a relatively undisturbed benchmark environment that can be useful in assessing the degree of change in the surrounding areas (EPA 1998).

The Environmental Protection Agency and the Queensland National Parks and Wildlife Service have produced a Management Plan for the Park.

Southwood National Park is also entered on 'The Register of the National Estate' that is administered by the Australian Heritage Commission. The 'Statement of Significance' says:-

"This is the largest remaining area that contains a complex of undisturbed eucalypt and acacia communities typical of this region. The Brigalow communities of this national park represent the maximum development of this type on strongly gilgaied soils" (Australian Heritage Commission 2003).

3.4.2 Erringlba National Park

This park, comprising 865ha, is located to the south west of Glenmorgan on the Windemere Road. The park contains significant communities of endangered Brigalow-belah and of concern Poplar Box. The park is known to provide habitat for the Golden-tailed Gecko and the Imperial Hairstreak Butterfly (EPA 2001).

No Management Plan has been prepared for this park (QNPWS 2002).

3.4.3 Hannaford Scientific Reserve

This reserve, comprising 136ha, is located to the south west of The Gums on the Surat Development Road. Limited information is available on the reserve except that it contains remnant and endangered Brigalow-belah communities. The reserve is under the joint administration of the Queensland National Parks and Wildlife Service, Tara Shire Council and the Queensland University of Technology.

No Management Plan has been prepared for the reserve (QNPWS 2002).

3.4.4 State Forests

State Forests comprise 85590ha (or 7%) of the Shire and occupy areas in the eastern and south-western sections of the Shire (EPA 2001). State Forests are intended to be used for a wide range of active and passive purposes including (EPA 2002):-

- Timber Production. Major commercial species found within the Shire include Cypress Pine and Narrow Leafed Red Iron Bark.
- Grazing
- Catchment protection
- Heritage protection
- Tourism / Eco-tourism
- Military Training
- Nature Conservation and Research
- Landscape / Scenic Conservation
- Quarrying.

The Queensland National Parks and Wildlife Service is responsible for the management of these areas.

3.4.5 The Gums Lagoon Reserve

This reserve is located 27km to the south west of Tara and is identified in the 'The Directory of Important Wetlands in Australia (1996)' as nationally significant. The reserve is a relatively undisturbed River Red Gum wooded swamp that occasionally fills. When full the lagoon provides habitat for large numbers of fish and water birds. Several of the bird species (e.g. Great Egret, White-bellied Sea-eagle and Rainbow Bee-eater) are subject to the JAMBA and CAMBA agreements (EPA 2001).

4.0 SETTLEMENT PATTERN & INFRASTRUCTURE

The Shire is predominately rural in character. In terms of both the past and future, primary production has been and will be the most significant activity in terms of the Shire's economy and social fabric.

4.1 OVERVIEW

The Shire is rural in character with extensive areas being committed to primary production. The area is recognised for its prime production of wool, beef and wheat. This production occurs on an extensive basis on the relatively large properties that occupy most of the Shire. In terms of tenure, these properties are a mixture of both freehold and leasehold⁴.

These rural activities are supported by 4 towns and 5 smaller localities.

The towns are:

- Tara
- Meandarra
- Glenmorgan
- Moonie

The smaller settlements/localities are:

- The Gums
- Hannaford
- Inglestone
- Westmar
- Flinton

In contrast to the traditional land use pattern described above the pattern of development in the north-eastern part of the Shire is dominated by small area rural subdivisions – commonly referred to as the 'Estates'. The 'Estates' occupy what is considered to be poor agricultural land to the north and east of the Tara Township.

4.2 SETTLEMENT SUMMARY

Urban development is limited to the four main towns. This section provides an overview of the existing settlements as well as incorporating relevant issues raised during the initial public consultation.

⁴ The map in appendix 6 describes land tenure arrangements outside the Shire's settled areas.

4.2.1 Tara

- Drinking water is provided by rainwater tanks. These supplies are supplemented by bore water and lagoon water regularly during the week.
- Most of the Town is Sewered. The existing system has some excess capacity (EHO 2001)
- The commercial area is centred on Day Street and Sara Street. Although most of the commercial area is developed there are 5 allotments that are currently vacant.
- The town has 3 separate areas designated for industrial development⁵:
 - at the eastern end of Milne Street adjacent to the Lagoon – approximately 3ha. This area is fully utilised by either industrial activities or houses;
 - a large area to the south of town, between Roaches Road and the southern end of Fry Street – approximately 43ha. Most of this land is vacant;
 - on the western side of town on the southern side of the railway line – approximately 7 ha. There have been a number of enquiries and applications for new industrial establishments in this area. This area appears to be the preferred location for industry (EHO 2001).
- There are approximately 15 vacant residential allotments in the town (Craven Town Planning 2002) that could be available for development in the short term.
- Tara Primary School – enrolments increased from 258 to 260 (0.8%) between 1995 and 2000 (Education QLD 2001).
- Tara High School – enrolments increased from 194 to 243 (25%) between 1995 and 2000 (Education QLD 2001).
- Recreation facilities include (GHD 2001):

Park / Rest Areas	Sporting Fields/Reserves	Sporting Facilities / Courts	Others
<ul style="list-style-type: none"> • Rotary Park (next to pool). • Lagoon reserve. • Rotary Park off Sara St, near the showgrounds. • Lions Park (includes skate bowl facility, children's play area and basketball half-court). 	<ul style="list-style-type: none"> • Jack Chappel Oval (football) and clubhouse. • 18 hole golf course and clubhouse. • Phil Bougoure Oval – 1 cricket wicket and clubhouse. • Showgrounds. • Polocross field. • Racecourse – incorporating 2 cricket wickets in centre. 	<ul style="list-style-type: none"> • 50m swimming pool and clubhouse • Bowling Club – 2 greens and club house. • Tennis courts – 6 courts. • Squash courts – indoor. 	<ul style="list-style-type: none"> • Wieambilla Country Club • Tara Memorial Hall • Tara Shire Council function rooms. • Masonic Hall • Buffalo Hall • Guide Hut. • Scout Hut. • Anglican Church Hall.

- Relevant issues raised during consultation:-

Economy	<ul style="list-style-type: none"> • Cost of living is relatively affordable especially in terms of housing and land.
Development	<ul style="list-style-type: none"> • Main Street requires an improvement program to improve the physical environment and enhance its role as a centre. • Development in the Main Street should be more cohesive and have unifying characteristics. • Concern over quality of town water. • Small-scale commercial activity in residential areas is okay so long as appropriate environmental and amenity standards are met. • Industry is currently scattered around town – it would be better to have it all in one location. • Often difficult to find land to purchase in town for housing.
Community	<ul style="list-style-type: none"> • Stigma attached to the 'Blocks' is unwarranted. • Many newcomers have difficulty making the transition from town/city to country lifestyle.
Environment	<ul style="list-style-type: none"> • Residents appreciate the non-urban/rural nature of the area, especially in terms of fresh air, open spaces and peace and quiet. • Smell from the tannery is often a concern. • Industrial development should not be adjacent to the Lagoon.

⁵ Refer to existing 'Preferred Land Use Map in appendix 7.

4.2.2 The Estates

The areas commonly referred to as 'The Estates' were subdivided during various periods up until, and during the 1980s. There are approximately 2100 allotments generally ranging in area from 12 to 40 hectares⁶. The land is generally recognised as being fairly limited in terms of its productive capacity.

Apart from formed gravel roads the allotments are unserviced – although power is now being made available to some areas (EHO 2001).

Most of the allotments in 'The Estates' are vacant. While the area has the potential to bring much population growth to the Shire there are significant concerns regarding their relative isolation and lack of services.

Relevant issues raised during consultation:-

Economy	<ul style="list-style-type: none"> Cost of living is relatively affordable especially in terms of housing and land.
Development	<ul style="list-style-type: none"> The Rural Zoning of the 'Blocks' is not appropriate – it would be more accurate to refer to them as Rural Residential. Much of the accommodation throughout the area is not approved nor is it of an appropriate standard. Estate developers often misrepresented the location, environment and lifestyle afforded by 'The Estates'. People are now moving to the area because of the lifestyle it can provide e.g. privacy, relatively large area of land.
Community	<ul style="list-style-type: none"> The stigma and poor image attached to the 'Blocks' is unwarranted. Residents did not feel they were accepted as part of the Tara community. Many newcomers have difficulty making the transition from town/city to country lifestyle. Isolation from services is a significant issue – especially for the young. Population of the area is not accurately known due many residents not bothering to register.
Environment	<ul style="list-style-type: none"> Residents appreciate the non-urban/rural nature of the area, especially in terms of fresh air, open spaces and peace and quite.

4.2.3 Meandarra

- Drinking water is provided from rainwater tanks. Bore water is available for other domestic uses.
- The town is sewerred.
- The commercial area is centred on the intersection of Sara Street and Dillon Street.
- The designated industrial area adjoins the south eastern section of town – approximately 12ha.
- There are approximately 35 vacant residential (Craven Town Planning, 2002) allotments in the town.
- Meandarra Primary School – enrolments increased from 43 to 50 (16%) between 1995 and 2000 (Education QLD 2001).
- Recreation facilities include (GHD 2001):-

Park / Rest Areas	Sporting Fields/Reserves	Sporting Facilities / Courts	Others
<ul style="list-style-type: none"> Garrad Park. Leo Gordon Picnic Area (Apex Park). 	<ul style="list-style-type: none"> Dillon Park – Cricket field with 1 wicket. Showgrounds. racecourse 6 hole golf course at Dillon Park. 	<ul style="list-style-type: none"> 25m pool at school. 2 tennis courts at Dillon Park. Lawn Bowls - 1 green. 	<ul style="list-style-type: none"> Dillon Park Clubhouse. CWA Hall/School of Arts

- Relevant issues raised during consultation:

Economy	<ul style="list-style-type: none"> Town should be promoted as part of an alternative 'tourist route'. Provision should be made for casual tourist accommodation e.g. around Leo Gordon Park or along Brigalow Creek. The existing caravan park is unattractive to travellers.
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⁶ Some allotments are up to 100 hectares.

Development	<ul style="list-style-type: none"> Plan should be proactive in encouraging new residents to the area. This could be achieved via a more flexible approach to subdivision in rural areas – especially with regard to allotment sizes.
Community	<ul style="list-style-type: none"> A system of paths should be implemented around the creek. Intersection of road and railway line is dangerous.
Environment	<ul style="list-style-type: none"> Some annoyance associated with people conducting businesses on their residential allotments. Trucks parking in and around town can be a problem at times. More formal arrangements may be appropriate. Dump is approaching capacity and creates some amenity issues. Moonie River and Undulla Creek seem quite polluted by sediments and chemicals.

4.2.2 Moonie

- Drinking water is provided from rainwater tanks. An untreated bore supply is available for other domestic purposes.
- There is no reticulated sewerage system, each property relies on its own septic system.
- Commercial development in the town is centred on the two service stations that occupy the western side of the intersection of the Leichhardt Highway and the Moonie Highway.
- There is no designated industrial land in the town.
- There are approximately 40 vacant existing residential allotments in town (Craven Town Planning 2002).
- Moonie Primary School – enrolments decreased from 33 to 27 (18%) between 1995 and 2000 (Education QLD).
- Recreation facilities include (GHD 2001):

Park / Rest Areas	Sporting Fields/Reserves	Sporting Facilities / Courts	Others
<ul style="list-style-type: none"> Southwood National Park. 	<ul style="list-style-type: none"> Playing fields with 2 cricket wickets. 9 hole golf course. 	<ul style="list-style-type: none"> Tennis Courts. 25m pool at State School. 	<ul style="list-style-type: none"> Pistol firing range. Moonie Sports Club Building.

- Relevant issues raised during consultation:-

Economy	<ul style="list-style-type: none"> Commercial activity in town is on the increase especially due to increased traffic (both heavy and tourist) travelling west along the Moonie Highway and North along the Leichhardt Highway – due to 'fatigue factor' Moonie is a good place for a stop-over. Plan should facilitate this. Oilfields are winding down and employment levels dropping. The tourist potential of the oilfields is not realised. Only power available in the area is single phase – this is restrictive to existing and future industry.
Development	<ul style="list-style-type: none"> Trucks parking in town is an issue at certain times of the year. Perhaps some formal arrangements should be made. Town needs informal camping / caravan parking arrangements for travellers – who prefer less formal settings. Difficult to find land to purchase in the town. Additional land should be made available – best land would probably be to the north-west of town. No housing choice in the town. Flexible subdivision arrangements should be introduced for rural land – to allow for smaller allotments which would facilitate new activities in the area.
Community	<ul style="list-style-type: none"> Need a Rural Transaction Centre.
Environment	<ul style="list-style-type: none"> Southwood National Park is an under-utilised attraction. Moonie River is affected by silt and fertilisers. Some septic systems in town are not functioning properly – issue with black soil. Existing rubbish tip is reaching capacity.

4.2.3 Glenmorgan

- An untreated water supply is available from a local dam. Residents rely on rainwater tanks for drinking water.
- There is no reticulated sewerage system. Properties rely on individual septic systems.
- There is no dedicated commercial or industrial land in the town.
- Glenmorgan Primary School - enrolments decreased from 26 to 25 (3.8%) between 1995 and 2000 (Education QLD 2001).

- Recreation Facilities include (GHD 2001):

Park / Rest Areas	Sporting Fields/Reserves	Sporting Facilities / Courts	Others
<ul style="list-style-type: none"> Myall Park Botanic Gardens. 	<ul style="list-style-type: none"> Cricket Field with 1 wicket. 	<ul style="list-style-type: none"> 2 Tennis Courts and club house. 	<ul style="list-style-type: none"> Rodeo Grounds. Pistol Club.

4.2.4 Other Towns and Settlements

Hannaford

- Hannaford Primary School – student numbers have increased from 11 to 18 (81%) between 1995 and 2001 (Education QLD 2001).
- Recreation facilities include (GHD 2001):-

Park / Rest Areas	Sporting Fields/Reserves	Sporting Facilities / Courts	Others
	<ul style="list-style-type: none"> Playing field incorporating pony club and cricket. 	<ul style="list-style-type: none"> 2 Tennis Courts that can be used for netball. 2 dirt tennis courts. 	

The Gums

- The Gums Primary School – student numbers have decreased from 19 to 9 (53%) between 1995 and 2001 (Education QLD 2001).
- Recreation facilities include (GHD 2001):-

Park / Rest Areas	Sporting Fields/Reserves	Sporting Facilities / Courts	Others
<ul style="list-style-type: none"> The Gums Nature Reserve. 	<ul style="list-style-type: none"> 9 hole golf course. Playing field with 1 cricket wicket. 		<ul style="list-style-type: none"> Clubhouse.

Westmar

- Westmar Primary School – student numbers have increased from 17 to 19 (11.8%) between 1995 and 2000 (Education QLD 2001).
- Recreation Facilities include (GHD 2001):-

Park / Rest Areas	Sporting Fields/Reserves	Sporting Facilities / Courts	Others
	<ul style="list-style-type: none"> Campdraft/pony club Cricket field. 	<ul style="list-style-type: none"> 4 netball courts. 	<ul style="list-style-type: none"> Community Hall. Clubhouse.

4.2.5 Historical Subdivisions

In the distant past a number of locations throughout the Shire were subdivided for residential / town purposes – the towns never eventuated or have long since died. These historical subdivisions include Southwood, Undulla and Goranba. These sites are remote from services and the vast majority of allotments remain vacant. Justifiable concerns have been raised about the possibility of these allotments being unscrupulously sold as house allotments and subsequently becoming new population centres in the Shire. This would in turn create issues associated with providing both physical and social infrastructure to residents. The planning response is addressed in section 6.0.

4.3 INFRASTRUCTURE SUMMARY

4.3.1 Main Roads

The following roads are controlled by the Queensland Department of Main Roads (DMR 2002) and are subject to the indicated requirements in terms of multi-combination vehicles (QLD Transport 2002):-

- | | |
|------------------------------|--|
| • Tara - Kogan Road | No road trains or B-doubles to operate on this road |
| • Chinchilla – Tara Road | 23 metre and 25 metre B-doubles only |
| • Surat Development Road | Type 1 road trains, 23 metre and 25 metre B-doubles only |
| • Leichhardt Highway | Type 1 road trains, 23 metre and 25 metre B-doubles only |
| • Moonie Highway | Type 1 road trains, 23 metre and 25 metre B-doubles only |
| • Meandarra – Talwood Road | Type 1 road trains, 23 metre and 25 metre B-doubles only |
| • Condamine – Meandarra Road | Type 1 road trains, 23 metre and 25 metre B-doubles only |

4.3.2 Rail

The Dalby – Glenmorgan Branch traverses the northern part of the Shire. This railway line is only used to transport grain. About 2500000 tonnes of grain is transported out of the district each year – this equates to approximately 100 trains per season (QLD Transport 2002).

4.3.3 Airstrips

The Shire contains a number of airstrips that are used mostly for general aviation. As required the airstrips are also used by the air ambulance and by the military. The main airstrips are located on the outskirts of Tara, Glenmorgan, Meandarra and Moonie.

4.3.4 Jackson - Moonie Oil Pipeline

This pipeline runs through the southern part of the Shire along an alignment to the south of the Moonie River.

5.0 DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS

5.1 POPULATION

5.1.1 Population Numbers

According to Australian Bureau of Statistics records the Shire's population is slowly growing – refer to Table 5.1.1.

Table 5.1.1 - Population Change

Year	1996	1997	2001	2002
Population [#]	3675	3683	3865	3917

Source: Australian Bureau of Statistics (2001, 2002, 2003) Regional Population Growth, Publication Number 3218.0

[#] Estimated Residential Population

This trend is confirmed by examining the Basic Community Profile Data from 1996 and 2001:-

- In the 1996 Census the number of people counted in the Shire was 3504⁷.
- In the 2001 Census the number of people counted in the Shire was 3813⁸.

These figures represent an increase of 309 people.

5.1.2 Population Projections

The 'Planning Information and Forecasting Unit⁹' has produced population projections for various regions of Queensland based on 2001 Census Data. The projections for Tara Shire are reproduced in the table 5.1.2.

Table 5.1.2 – Population Projections

Series/Year	ERP ^(a)	Projected Resident Population					Average Annual Population Growth 2001 - 2026	
		2001	2006	2011	2016	2021	2026	No.
Low	3865	3961	3951	3903	3830	3737	-5	-0.1%
Medium	3865	3994	4034	4056	4075	4083	+9	+0.2
High	3865	4031	4121	4215	4328	4442	+23	+0.6

(a) Estimated Resident Population

The projections indicate that by 2011¹⁰ the Shire's population will be between 3951 and 4121 people. When considering these figures the conventional approach¹¹ is to adopt the medium projection figures. On this basis the population is expected to increase by 169 people by 2011 and 218 people by 2026. The evidence suggests the population will grow relatively slowly in the foreseeable future.

⁷ This figure excludes visitors to the Shire.

⁸ This figure excludes visitors to the Shire.

⁹ A Division of the Department of Local Government and Planning.

¹⁰ The accuracy/value of projecting beyond this period is questionable.

¹¹ Assuming no unforeseen events.

5.1.3 Population Distribution

Table 5.1.3 describes the population distribution in the Shire.

Table 5.1.3 – Population Distribution

Section of Shire	1996		2001		Change No.
	Population No.	Percentage	Population No.	Percentage	
Tara Town	856	24.4%	846	22.2%	- 10
North East ^(a)	1036 ^(b)	39.6%	1295	34.0%	+259
South East ^(c)	468	13.4%	453	11.9%	-15
Meandarra Town	166	4.7%	152	4.0%	-14
North West ^(d)	248	7.1%	302	7.9%	+54
South West ^(e)	730	20.8%	765	20.1%	+35
Overall Summary					
Rural Areas	1446	41.3%	1520	39.9%	+74
The Estates	1036	29.6%	1295	34%	+259
Tara& Meandarra	1022	29%	998	26%	-24

- (a) North of the railway line and east of Humbug Rd. In the 1996 census this area included Collector Districts – 3081404 and part of 3081405. In the 2001 census the area was made up of 4 Collector Districts – 3081404, 3081412, 3081413, 3081414. The area contains most of the rural subdivision area known as 'The Estates'
- (b) Adjusted to take account of the fact that Collector District 3081405 covers a much wider area than the north eastern part of the Shire.
- (c) South of the railway line and east of the Leichhardt Highway. 1996 Collector Districts – 3081407 and part of 3081405. 2001 Collector Districts – 3081405 and 3081407.
- (d) West of Humbug Rd and North of the railway line. 1996 Collector Districts – 3081401, 3081403. 2001 Collector Districts – 3081401 and 3081403.
- (e) South of the railway line and west of the Leichhardt Highway. 1996 Collector Districts – 3081408, 3081409 and 3081410. 2001 Collector Districts – 3081408, 3081409 and 3081410.

Overall the above figures indicate that:-

- The 'Estates' have been responsible for most of the Shire's population growth.
- The population of the rural areas of the Shire has remained fairly stable albeit with some slight increases particularly in the western area.
- The Shire's main urban areas, i.e. Tara and Meandarra have experienced declines in both total population numbers and their proportions of the total Shire population.

With regard to the population of the 'Estate Areas' it is commonly accepted that the official statistics routinely under-estimate the population. Many residents, for a variety of reasons, wish to remain anonymous (Department of Families 2001). In accounting for approximately 34% of the Shire's population the residents of the 'Estates' are an important factor in the Shire's social and economic future.

5.2 DEMOGRAPHIC CHARACTERISTICS

5.2.1 Age Characteristics

The following table describes the age composition of the Shire.

Table 5.2.1 – Age Characteristics

Age Group	Tara Shire			QLD
	1991	1996	2001	2001
0 – 4	313 – 8.8%	289 – 8.2%	281 – 7.4%	6.8%
5 – 17	736 – 20.8%	686 – 19.5%	803 – 21.1%	18.8%
18 – 24	342 – 6.7%	242 – 6.8%	229 – 6.0%	9.5%
25 – 44	1110 – 31.3%	1033 – 29.4%	1054 – 27.6%	29.2%
45 – 65	758 – 21.3%	913 – 26.0%	1031 – 27.1%	24.2%
>65	304 – 8.5%	336 – 9.5%	407 – 10.7%	11.6%
Median Age	n.a	35years	37 years	35 years

Since 1991 the age structure of the population has remained fairly stable. Trends include:-

- A decrease in the number and proportion of young children (0-4 age group).
- An increase in the number of school-aged children (5-17 age group).
- A decrease in the number and proportion of young / tertiary aged adults (18-24 age group).
- A decrease in the number and proportion of the younger working age group (25-44 age group).
- An increase in the number and proportion of people in the middle age group (45-65 age group).
- An increase in the number and proportion of people at retirement age (>65 age group).
- The median age of residents of the Shire has increased slightly. The median age is slightly higher than the State median age.

5.2.2 Sex Structure

The following table shows that the Shire has a higher proportion of male residents.

Table 5.2.2 – Sex Structure

Sex	Tara 2001	QLD 2001
Female	46.7%	50.6%
Male	53.3%	49.4%

5.2.3 Indigenous Population

The following table shows that the proportion of residents who consider themselves to be Aboriginal and Torres Strait Islander has increased slightly but is no greater than the state average.

Table 5.2.3 – Indigenous Population

Description	Tara Shire		QLD 2001
	1996	2001	
Aboriginal	85	99	
Torres Strait Islander	12	6	
Both	0	7	
Total	97 (2.8%)	112 (2.9%)	3.1%

5.2.4 Household Type

The following table describes the various household characteristics.

Table 5.2.4 – Household Type

Type	Tara Shire		QLD 2001
	1996	2001	
Couple family with children	489 – 50.2%	478 – 46.1%	44.7%
Couple family without children	365 – 37.5%	403 – 38.2%	37.4%
One parent family	102 – 10.4%	139 – 13.4%	16.0%
Other family	17 – 1.8%	17 – 1.6%	1.8%
Lone person household	278 – 22.0%	297 – 21.8%	23.2%
Average Household Size	2.7 people	2.6 people	2.6 people

In terms of household composition:-

- Families with children make up most households. The proportion of households in this category is slightly higher than the state average. Both the number and proportion of this type of household has decreased since 1996.
- The number of households without children has increased both in terms of numbers and proportion since 1996.
- Both the number and proportion of one parent families has increased since 1996. The overall proportion of one parent families is less than the state average.
- The number of lone person households has increased slightly since 1996.

5.2.5 Dwelling Type

Table 5.2.5 – Dwelling Type

Dwelling Type	Tara		QLD 2001
	1996	2001	
Separate House	1428 – 87.3%	1239 – 84.9%	70.5%
Town House / Flat	43 – 2.6%	41 – 2.8%	17.3%
Other ^(a) e.g. caravan	148 – 9.1%	174 – 11.9%	2.8%

(a) for example – caravans, cabins, improvised house, tent.

The Shire has a relatively high proportion of:-

- traditional detached houses; and
- other types of accommodation.

5.3 ECONOMIC CHARACTERISTICS

5.3.1 Business Composition

As at September 1998 there were 544 registered businesses in the Shire. The largest numbers of businesses were in Agriculture. Table 5.3.1 provides a description of the number of businesses in each industry and compares it to the Queensland average¹².

Table 5.3.1 – Business Composition

Industry	Tara (number)	Tara (as a % of total)	Queensland (as a % of total)
Agriculture/forestry/fishing	381	70.0%	17.2%
Mining	3	0.6%	0.4%
Manufacturing	4	0.7%	5.5%
Electricity/gas/water	1	0.2%	0.4%
Construction	14	2.6%	10.8%
Wholesale Trade	20	3.7%	6.4%
Retail Trade	21	3.9%	15.2%
Accommodation/cafes	12	2.2%	3.9%
Transport & Storage	34	6.3%	5.2%
Communication Services	2	0.4%	0.6%
Finance & Insurance	2	0.4%	3.3%
Property & Business Services	2	0.4%	14.8%
Government Admin & Defence	2	0.4%	0.7%
Education	13	2.4%	2.2%
Health & Community Services	12	2.2%	6.7%
Culture & Recreation Services	2	0.4%	2.1%
Personal & Other Services	19	3.5%	4.7%
Total	544	100%	100%

By far the most common businesses in the Shire are involved in primary production. In terms of other businesses in the Shire the next most common was Transport and Storage.

5.3.2 Employment in Industry Sector

Table 5.3.2 provides a description of the number of people employed in each industry sector and compares this to the Queensland average.

¹² Source – Office of Economic and Statistical Research (2004), The Tara Region: Local Government Area Profile, Queensland Office of the Government Statistician.

Table 5.3.2 – Industry Employment

Industry	Tara Shire		QLD 2001
	1996	2001	
Agriculture/forestry/fishing	629 – 47.8%	656 – 46.7%	4.9%
Mining	6 – 0.5%	13 – 0.9%	1.2%
Manufacturing	36 – 2.7%	35 – 2.5%	10.7%
Electricity/gas/water	6 – 0.5%	9 – 0.6%	0.8%
Construction	88 – 6.7%	75 – 5.3%	7.1%
Wholesale Trade	46 – 3.5%	46 – 3.3%	5.1%
Retail Trade	68 – 5.1%	106 – 7.5%	15.3%
Accommodation/cafes	46 – 3.5%	35 – 2.5%	5.6%
Transport & Storage	51 – 3.8%	63 – 4.5%	4.9%
Communication Services	13 – 1.0%	13 – 0.9%	1.5%
Finance & Insurance	15 – 1.1%	6 – 0.4%	2.7%
Property & Business Services	13 – 1.0%	15 – 1.1%	9.8%
Government Admin & Defence	45 – 3.4%	57 – 4.1%	4.8%
Education	114 – 8.6%	126 – 8.9%	7.6%
Health & Community Services	69 – 5.2%	75 – 5.3%	9.6%
Culture & Recreation Services	3 – 2.2%	6 – 0.4%	2.4%
Personal & Other Services	17 – 1.3%	23 – 1.6%	3.7%

In 2001, the vast majority of people in the Shire were employed in the Primary Sectors. Other significant areas of employment include:-

- Education
- Retail Trade
- Construction
- Health and Community Services

5.3.3 Agricultural Production

The total gross value of agricultural production in the Tara Shire for 1998-99 financial year was \$85.4 million (OSER 2004) which represented 1.3% of the Queensland total. As shown in table 5.3.3 cropping accounted for the greatest proportion of the Shires production.

Table 5.3.3 – Value of Agricultural Production

Production Type	Gross Value of Production (\$millions)	% of Tara Total	Production in Tara as a % of Queensland Production
Crops	52.5	61.5%	1.5%
Livestock Disposals	28.1	32.9%	1.2%
Livestock Products	4.8	5.6%	0.8%
Total	85.4	100%	1.3%

5.3.4 Employment and Unemployment

Table 5.3.4 – Employment and Unemployment

	Tara Shire				QLD			
	Labour Force	Full Time	Part Time	Unemployed	Labour Force	Full Time	Part Time	Unemployed
1996	1522 (44%) ^(a)	1002 (66%) ^(b)	274 (18%) ^(b)	199 (13.1%) ^(b)	47% ^(a)	61% ^(b)	27% ^(b)	9.6% ^(b)
2001	1565 (41%) ^(a)	979 (63%) ^(b)	354 (23%) ^(b)	184 (11.8%) ^(b)	48% ^(a)	59% ^(b)	30% ^(b)	8.2% ^(b)

(a) as a percentage of the total population.

(b) as a percentage of the total labour force

Table 5.3.4 describes the following:-

- Since 1996 the total number of people in the labour force has increased while the proportion of people considered as being in the labour force has decreased slightly.
- The proportion of people described as being in the labour force, as a percentage of the entire population is less the state average.
- The number of people in full time employment has decreased in both numbers and proportions since 1996.
- The proportion of people in full time work is higher than the state average.
- In the Shire there has been a growth in both the number and proportion of people in part time employment – although the proportion of people in part time employment is less than the state average.
- The Shire's rate of unemployment is slightly higher than the Queensland unemployment rate.

5.4 SUMMARY OF DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS

The circumstance of Tara Shire can be described on the following basis:-

- The Shire's population has been increasing slowly since 1996. This trend is expected to continue into the foreseeable future. As described in section 5.1.2 the population can be expected to increase by about 169 people by the year 2011. Assuming an average household size of 2.6 people¹³ this potentially equates to a need to utilise a further 65 allotments / houses throughout the Shire.

Most of this population growth is expected to occur in the north eastern part of the Shire – on the rural residential estates

- Along with the rest of the state, Tara's population is ageing.
- The proportion of people who consider themselves to be of Aboriginal or Torres Strait Islander descent is similar to the state average.
- Most households consist of families – either with or without children. There are a growing number of single parent families in the Shire.
- Agricultural activities are by far the most dominant activity in the Shire.
- Consistent with trends elsewhere in the economy there is a growth in part time work compared to full time work.
- The rate of unemployment in the Shire has decreased since 1996. The unemployment rate is slightly higher than the Queensland average.

¹³ Refer to section 5.2.4.

6.0 THE PLANNING RESPONSE

6.1 SCHEME ELEMENTS

The scheme has been drafted cognisant of:

- its primary role to provide a framework for development assessment consistent with the principles of ecological sustainability¹⁴; and
- unforeseen events aside, the assumption that there will be a slight increase in the population of the Shire; and
- responsibilities in being consistent with the objectives of various State Planning Policies.

On the basis of the above the scheme has been drafted to be as straight forward as possible and to avoid duplication of the functions and regulations of other levels of government¹⁵.

6.2 DESIRED ENVIRONMENTAL OUTCOMES

The Desired Environmental Outcomes (DEOs) have been formulated having regard to the 'Core Matters' of the Integrated Planning Act¹⁶. The 'Core Matters' are:-

- **Land Use and Development** – this covers a wide range of topics such as:
 - » land use compatibility and conflict
 - » access and mobility
 - » future requirements and constraints.
- **Infrastructure** – covering issues such as the extent of existing infrastructure and future requirements.
- **Valuable Features** – covering issues of protecting areas of ecological and cultural significance as well as the protection of natural resources.

The following DEOs are in the Planning Scheme:-

- Under the heading "**Protection of Ecological Processes and Natural Systems**":-
 - » *"Natural habitat, including remnant vegetation is protected from inappropriate development and enhanced where possible".*
 - » *"The quality of the Shire's water (underground and surface), land and air resources is enhanced".*
- Under the heading "**The Promotion of Economic Development**":-
 - » *"Good quality agricultural land and extractive mineral reserves are protected from development that could compromise the productivity of these resources".*
 - » *"The expansion of economic activity and increased employment opportunities in the Shire".*
- Under the heading "**Community Wellbeing**":-
 - » *'Development is to occur in such a manner that reinforces a sense of community and:*
 - *is characterised by high levels of amenity in residential, industrial and commercial areas;*
 - *maximises the utilisation of existing infrastructure; and*
 - *provides residents with appropriate access to employment, and social and physical services".*
 - » *"The character of the Shire's rural areas and towns is maintained".*

¹⁴ The question of what constitutes ecological sustainability in Tara Shire was set out in section 2.3.b of the 'Statement of Proposals'.

¹⁵ Particularly the State Government,

¹⁶ Refer to section 2.1.3A of the Integrated Planning Act.

6.3 LAND USE ZONES

In order to facilitate and regulate development in the Shire all land has been placed in one of the zones listed below. In order to increase flexibility, while at the same time protecting amenity and the environment a range of uses have been identified as self-assessable in each of zones. In order to be self-assessable proposals must adhere to the acceptable solutions of the various applicable codes¹⁷.

6.3.1 Rural Zone

The Rural Zone covers all areas of the Shire outside the identified urban areas of Tara, Meandarra, Moonie, Glenmorgan and 'The Estates'. The area included in the zone includes:-

- both freehold and leasehold rural properties;
- various reserves, State Forests and National Parks; and
- various smaller settlements and historical subdivisions.

In addition to being the basis for both rural activity and the identity of the Shire, it is also recognised that the Rural Zone provides the opportunity for a range of activities that may not be particularly suited to the town areas. Such activities would include:-

- Intensive animal activities.
- Larger industrial activities with more extensive land requirements.
- Recreation and tourism activities.

The area in the Rural Zone also includes areas of 'Good Quality Agricultural Land', identified 'Regional Ecosystems' and specific areas that have been identified as being of 'Environmental Significance' – these valuable features are identified on overlay maps. The implication of this arrangement is to ensure new developments do not have any adverse implications for these resources. The protection of these valuable features is achieved, for the most part, via the 'Rural Zone and Rural Residential Zone Development Code'.

Activities that are potentially self-assessable in the zone are: Agriculture, Animal Husbandry, Camping Grounds, Private Forestry, Home Based Occupation, Host Home Accommodation, House, and Long Term Residential Accommodation.

6.3.2 Rural Residential Zone

The Rural Residential Zone has been implemented in the Planning Scheme specifically to cover the small allotment rural subdivisions in the north-eastern part of the Shire. This approach was adopted because:

- the allotments are not of sufficient size or quality to provide a sole income from agricultural production; and
- residents of the area expressed concern regarding the unwarranted stigma that has been attached to the area.

It is considered placing these areas in the Rural Residential Zone will more accurately reflect the aspirations of the residents of the area. The land in this zone primarily performs a residential function with the opportunity to pursue rural activities at a relatively small scale and low intensity.

It is not anticipated there will be a need for any new subdivision of this nature in the foreseeable future.

Activities that are potentially self-assessable in the zone are: Agriculture, Animal Husbandry, Private Forestry, Home Based Occupation, Host Home Accommodation, House, and Long Term Residential Accommodation.

¹⁷ This procedure is explained in section 6.1.2 of the Planning Scheme.

6.3.3 Residential Zone

The Residential Zone applies to the existing and future residential areas of Tara, Meandarra, Moonie and Glenmorgan.

In response to concerns regarding a lack of residential land for sale in:

- Tara, additional land on the eastern side of town has identified as suitable for residential purposes and has been included in the Residential Zone. The zoning coincides with a recent Council subdivision approval.
- Moonie, additional land on the northern side of town has been identified as suitable for residential purposes and has been included in the Residential Zone.

The Residential Zone is intended to accommodate a range of residential activities. The protection of residential amenity is the main consideration when considering non-residential development or higher density residential development in this zone.

Activities that are potentially self-assessable in the zone are: Agriculture, Home Based Occupation, Host Home Accommodation and House.

6.3.4 Commercial Zone

This zone applies to the commercial areas of the Shire's four main settlements. The intention is to strengthen the role of these areas as places of community activity. To this end commercial development in areas not included in the zone is generally discouraged.

Land in the Commercial Zone:

- in Tara has been extended to take account of various commercial activities that have been established adjacent to the town's main commercial area.
- has been identified in Moonie. The extent of the zone gives recognition to existing and approved commercial development as well as recognising land that has been subject to a number of enquiries regarding future developments.

Subject to compliance with the acceptable solutions of various codes, a wide range of uses is potentially self-assessable. These uses are: Centre Activity¹⁸, Community Facility, Education Establishment, Home Based Occupation, Host Home Accommodation, and Low Impact Industry.

6.3.5 Industrial Zone

Land in the Industrial Zone has been provided in Tara and Meandarra. In Tara, additional land on the western edge of town and the southern side of the Surat Development Road, has been included in the Industrial Zone. This action has been taken in recognition of:

- existing development in the area; and
- a number of enquiries Council has received regarding industrial development in this area.

The scheme also acknowledges that there may be a future need for an industrial area for the Town of Moonie. A preferred location has not been arbitrarily indicated on the Planning Scheme maps - rather the scheme includes a list of locational criteria that any proposal for such an area should be considered against.

Subject to compliance with the acceptable solutions of various codes a wide range of uses are potentially self-assessable. These uses are: Agriculture, Animal Husbandry, General Engineering Works, Home Based Occupation, Low Impact Industry, General Industry, Vehicle Repair Workshop and Warehouses.

¹⁸ The definition of which includes Community Facilities, Educational Establishments, Health Care Purposes, Indoor Sport and Entertainment, Shop, Office and Restaurant.

6.3.6 Communities Facility Zone

The Community Facilities Zone replaces the previous scheme's Special Purpose Zone. The Special Purpose Zone included a range of public uses such as schools, police facilities, local government infrastructure and some railway land. Over time the number of uses identified as being in the Special Purposes Zone had grown to approximately 30. The zone has been rationalised to include 16 uses.

6.4 SPECIFIC LAND USE ISSUES

6.4.1 Houses

Houses are self-assessable in the Residential, Rural and Rural Residential Zones subject to compliance with the acceptable solutions of the House Code. The acceptable solutions address a number of issues including:

- building height
- the provision of relatives accommodation
- one house to an allotment
- the provision of an adequate water supply
- the provision of an adequate waste water disposal system.

6.4.2 Other Residential Development

Based on experience the Council has recognised that the various communities around the Shire:

- have different needs and expectations with regard to what represents satisfactory accommodation; and
- have different capacities to provide what can be described as 'traditional housing'.

This is especially the case in the Shire's extensive Rural and Rural Residential Areas. On this basis the Planning Scheme has taken the initiative of introducing alternatives to what could be referred to as the 'standard dwelling'. These alternatives are:-

- **Long Term Accommodation Building:** a use for residential purposes of a building, other than a house, that has been adapted for long term use as residential accommodation. The use is only relevant to either the Rural Zone or the Rural Residential Zone. If the proposal complies with the acceptable solutions of the relevant code it is self assessable, otherwise it is code assessable.
- **Temporary Residential Accommodation:** means the provision of temporary residential accommodation on a site while the construction of permanent accommodation is being undertaken. The use is only relevant to either the Rural Zone or the Rural Residential Zone. In each of these zones the use is code assessable. This approach has been adopted to enable Council to monitor the occurrence of such accommodation and to ensure that such accommodation remains of a temporary nature.

6.4.3 Home Based Occupations

Subject to compliance with the acceptable solutions of the Home Based Occupation Code, Home Based Occupations are self assessable in most zones. Provision has also been made for slightly larger scale operations in situations where it can be demonstrated that there is a need in the local community and that need is not being satisfied by another business.

6.4.4 Subdivision in the Rural Zone

The Council is determined to protect the productivity of rural areas of the Shire. To this end the minimum subdivision area in the Rural Zone has been set at 1000 hectares. However it is also recognised that the rural areas of the Shire provide opportunity for various activities – on this basis

some provision has been made for the relaxation of allotment sizes in the Rural Zone. As set out in the Re-configuration Code the grounds for relaxation include:-

- the reconfiguration involves a boundary realignment; or
- the reconfiguration is to accommodate an approved material change of use (other than for the purpose of a house); or
- the proposed allotments clearly follow a physical boundary and it is demonstrated that the excised area was not significant to the productivity of the balance of the allotment; or
- the proposed reconfiguration relates to land adjacent to localities of Westmar and The Gums. Council is of the view that in the future there maybe a limited demand for residential allotments in these areas.

6.4.5 Commercial Development

With regard to the Commercial Zone, Council has sought to be as flexible as possible particularly in relation to the reuse of existing buildings. To this end a wide range of uses have been identified as self assessable in the Commercial Zone. A use is self assessable as long as it involves the use of an existing building and no changes are made to existing plant and equipment that would create adverse impacts on adjoining amenity.

6.4.6 Industrial Development

With regard to the Industrial Zone, Council has sought to be as flexible as possible particularly in relation to the reuse of existing buildings. On this basis, a wide range of uses has been identified as self assessable in the Industrial Zone. A use is self assessable as long as it involves the use of an existing building¹⁹ and emissions do not cause a nuisance beyond the property boundary.

6.4.7 Remote Historical Subdivisions

As discussed in section 4.2.5, Council is concerned about the potential that the allotments in old surveyed townships may be sold for residential purposes. This may subsequently result in population concentrations in fairly remote areas of the Shire. To address this issue:-

- The historic townships of Southwood, Undulla and Goranba have been included in the Rural Zone and indicated on an overlay map.
- The level of assessment table requires that a house in an area identified as a Remote Historical Subdivision is subject to Impact Assessment.

The Impact Assessment application would be subject to the Planning Scheme Policy – 'Residential Development on Historical Subdivisions'. The policy requires the applicant to demonstrate how residents would be provided with the necessary services and community facilities. On this basis the scheme discourages the residential development of these areas.

6.4.8 Vegetation, Habitat and Waterways

Issues associated with vegetation clearing and waterway management are to a large extent regulated at the state level:-

- The Vegetation Management Act regulates broad scale clearing on both freehold and leasehold land and Regional Vegetation Management Plans are being prepared by the Department of Natural Resources and Mines.
- The management of water resources is also a responsibility of the Department of Natural Resources and Mines. Water Resource Plans are currently being prepared for the Condamine River and the Moonie River.
- National Parks, State Forests and other reserves are generally under the jurisdiction/ownership of the relevant State Government Departments.

¹⁹ That has the required development approvals.

Apart from the compiled by state agencies²⁰ in relation to these matters there is very little information, that has been collected in any systematic way, specific to the Shire.

It is expected that development applications having significant implications for the natural environment will be rare. The Planning Scheme places the onus on the proponent to demonstrate that impacts of a development will be acceptable. This is achieved by:-

- Inclusion of appropriate Desired Environmental Outcomes – refer to section 4.1 of the Planning Scheme.
- Areas of known ecological significance²¹ have been identified on the overlay maps. All are in the Rural Zone and surrounded by land in the Rural Zone²². A Performance Criterion requires 'the protection of areas of conservation value'. The acceptable solutions require that any development adjacent to these areas is required to be consistent with any 'Management Plan' that may be in place. In the absence of a Management Plan the proposed development should be set back a minimum of 100 metres from the park/reserve boundary.
- The Regional Ecosystem Mapping has been included on the overlay maps. A Performance Criterion²³ requires that impacts on waterways and habitats be minimised. The acceptable solution requires that vegetation identified on the overlay map be retained and sufficiently buffered. The acceptable solution also requires a 50 metre wide buffer be provided to the top of the bank of any watercourse.

6.5 STATE PLANNING POLICIES

6.5.1 Planning Policy 1/92 – Development and the Conservation of Agricultural Land

Given the Shire's current and historic reliance on primary industry, good quality agricultural land is to be considered a very important resource. State Planning Policy 1/92 (SPP1/92) defines Good Quality Agricultural Land as follows:-

"Good Quality Agricultural Land is land that is capable of sustaining use for agriculture with a reasonable level of inputs, and without causing degradation of land or other natural resources. In this context, agricultural land is defined as land used for crop or animal production, but excluding intensive animal uses such as feedlots, piggeries, poultry farms and plant nurseries based on either hydroponics or imported growth media."

With reference to the map in appendix 8, the areas identified as Classes A, B and C1 are considered to be GQAL. Land in these categories accounts for approximately three quarters of the Shire and most of the area is being utilised for cropping and grazing purposes. Most of the GQAL in the Shire coincides with 'Brigalow Plains', 'Brigalow Rises' and 'Rolling Downs'. Most of the area not considered to be GQAL is associated with forested areas in the eastern section of the Shire.

The following scheme measures ensure compliance with the State Planning Policy:-

- Minimum subdivision area in the Rural Zone is generally 1000 hectares.

²⁰ For example – Regional Ecosystem Mapping and the river system condition reports.

²¹ Being National Parks, State Forests and a number of Reserves.

²² Therefore the provisions of the 'Rural Zone and Rural Residential Zone Development Code' apply.

²³ In the Rural Zone and Rural Residential Zone Development Code'

- The Rural Zone and Rural Residential Zone Development Code contains provision requiring any code or impact assessable application to comply with the State Planning Policy and the associated guidelines.

6.5.2 Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide

Flood

There is no reliable or systematic record, at either the local or state level, on flooding that could be relied upon to provide a general guide for development. Given the low rate of development assumed by the scheme the most appropriate response is to consider development proposals on a case by case basis. Each development proposal will be required to demonstrate that it will not be adversely impacted on by flooding.

Bushfire

The map in appendix 9 shows various parts of the Shire as being in the 'Medium Bushfire Hazard category. This information has been provided by the Queensland Rural Fire Service. These areas coincide with the Shire's remaining forested areas. As no systematic bushfire hazard assessment has been done at the local level the information provided by the QRFS has been used in the planning scheme.

The Planning Scheme includes a Bushfire Prone Areas Code that applies to all development (self, code and impact assessable) in or adjacent to an area of medium bushfire hazard.

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APPENDIX 1

Mandandanji People Native Title Claim

NATIONAL NATIVE TITLE TRIBUNAL

MLC Building GPO Box 9973, BRISBANE QLD 4001
Level 30 239 George Street Telephone: (07) 3226 8200
BRISBANE QLD 4000 Facsimile: (07) 3226 8235
AUSTRALIA Website: www.nntt.gov.au

10 April 2001

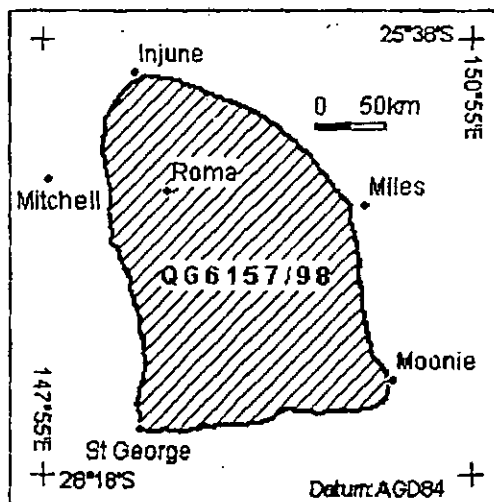
Reference: QC97/50 - Mandandanji People/notification/AS

Chief Executive Officer
Tara Shire Council
19 Fry Street
TARA QLD 4421

Dear Sir

Native Title Determination Application QC97/50 - Mandandanji People (QG6157/98)
Notification Date 18 April 2001

I am writing to let you know that a native title claim group has asked the Federal Court to recognise their traditional rights and interests in the area indicated in the following notice:



Application name: Mandandanji # 2
Federal Court File No: QG6157 of 1998
NNTT File No: QC97/50
Date lodged: 28 September 1997
The Native Title Registrar has accepted this application for registration.

Location: The area subject to this application is located in the Roma region and covers an area of about 34,727km² as shown on the locality map.

The application falls within the Shires of Balonne, Bendemere, Booringa, Bungil, Murilla, Tara, Taroom, Waggamba, Warroo and the Town of Roma.

Not all land and waters within the external boundaries may be claimed. For example, the application excludes freehold land within that boundary.

Why are we writing to you?

This Tribunal has to tell people who have an interest in the area of a native title application. The Tribunal must give you notice because you are the local government body for an area covered by the application.

Details of this application

With this letter, I am sending you a map of the area, and other important information about this native title application. The Native Title Registrar has accepted this claim for registration.

TARA SHIRE - PLANNING STUDY

MANDANDANJI NATIVE TITLE CLAIM



APPENDIX 2

Myall Park Botanic
Garden, Register of the
National Estate Citation



Register of the National Estate Database

[[RNE search](#) | [AHC Home](#) | [Disclaimer](#) | ©]

Myall Park Botanic Garden, Glenmorgan QLD

Class: Historic

Legal Status: Registered (30/06/1992)

Database Number: 017935

File Number: 4/10/146/0004

Statement of Significance : Myall Botanic Gardens is a plants man's garden developed continuously since 1945. The garden is important for its uniqueness as an inland Botanic Garden displaying arid and semi-arid native plants from many areas of Australia (Criterion C.2). The garden has a large number of species in cultivation, many not known to be cultivated elsewhere (Criterion A.3). The garden contains many species which are rare or threatened in their natural habitat (Criterion B.1). The garden demonstrates a high level of technical achievement of it's designer, David Gordon, in procuring, growing and propagating Australian arid plants, as well as hybridising plants some of which are now common garden plants (Criterion F.1). The garden is valued by the community for its aesthetic quality of a richness of colour, diversity of form, birdsong and fragrance (Criterion E.1). The garden has social value for the community as follows: it is a local focal point, there is considerable community involvement including local school children in the garden's upkeep; and it has potential educational importance to the community and students and potential research value to botanists (Criterion G.1).

Description : Myall Botanic Garden covers over 128ha and has been progressively developed by Mr David Gordon since World War Two. The garden comprises about 2,000 species of plants collected from arid and semi-arid Australia. It concentrates mainly on woody species. It holds about 160 species that are rare or threatened. Most of the plants are labelled and backed by herbarium specimens and provenance data.

Condition and Integrity : The garden is currently maintained by Mr Gordon and a team of supporters. Continuation of the garden depends on financial support. (1990)

Location : About 120ha, within a fenced area immediately to the north-west of Myall Park Homestead, 6km north-north-west of Glenmorgan.

Bibliography:

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The Register of the National Estate has been compiled since

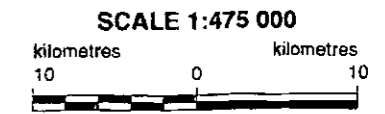
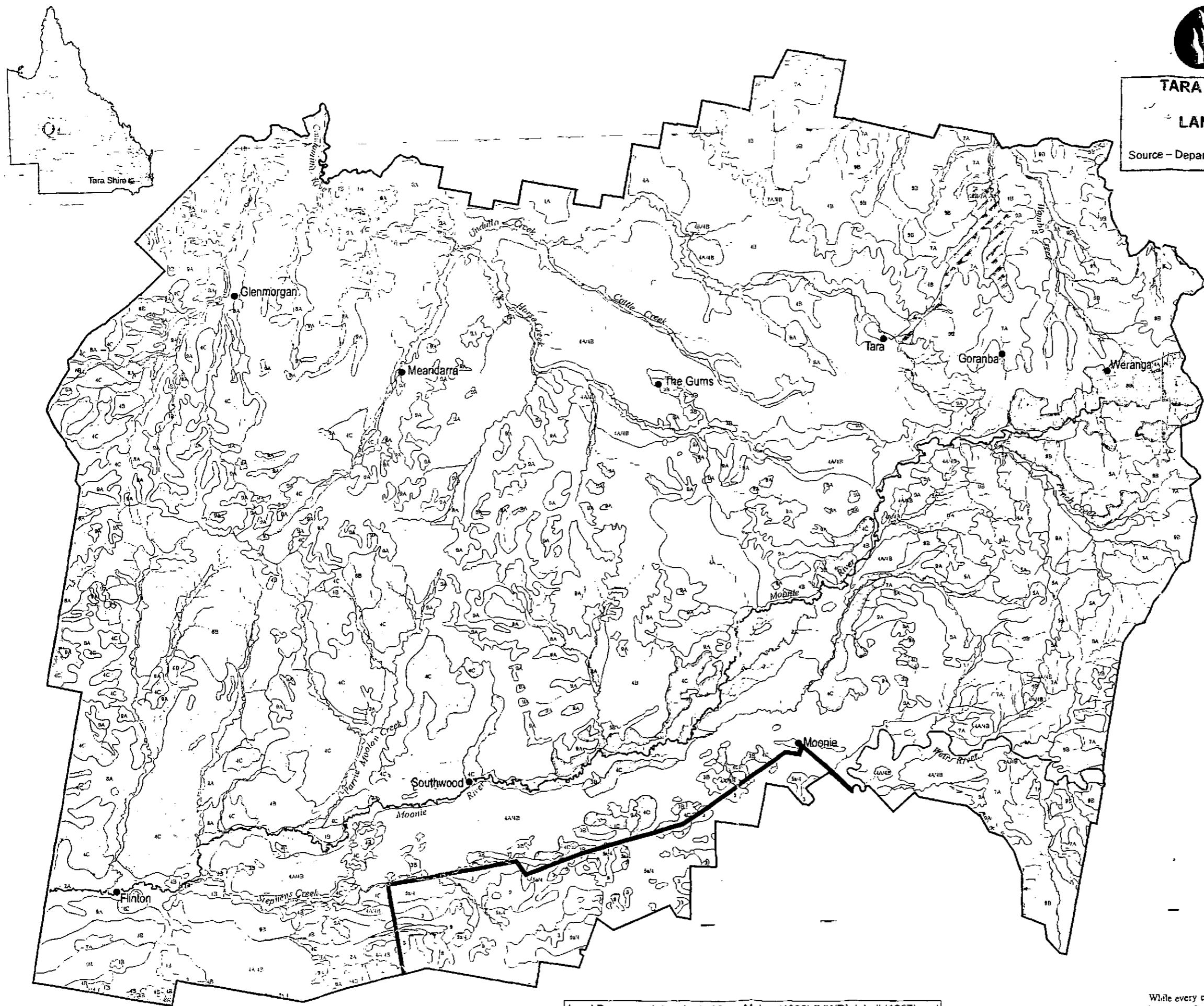
TARA SHIRE -- PLANNING STUDY

MYALL PARK BOTANIC GARDEN



APPENDIX 3

Land Resource Areas



REFERENCES

- Clay Alluvial Plains**
 - 1D River terraces, channels and associated alluvial plains, subject to periodic flooding.
 - Poplar Box Flat Plains**
 - 2A Flat plains and stream terraces of shale and sandstone alluvium.
 - 2B Gently undulating to flat plains.
 - Cypress Pine Sands**
 - 3A Flat to gently undulating sandy alluvial plains.
 - 3B Flat sand plains raised above the level of the surrounding clay plains.
 - Brigalow Plains**
 - 4A Flat to gently undulating clay plains with very shallow to moderately deep gullies.
 - 4B Flat clay plains with moderately deep to deep gullies.
 - 4C Flat to gently undulating plains (contains areas of 4b).
 - Brigalow Rises**
 - 5A Gently undulating rises and plains on sandstone and shale.
 - Rolling Downs**
 - 6B Undulating rises on fine-grained sediments.
 - Ironbark/ Bull Oak Forests**
 - 7A Flat to gently undulating plains derived from weathered sandstone.
 - Poplar Box Rises**
 - 8A Gently undulating plains to rises associated with the edges of the brigalow plains or the dissected, lateritised sandstone remnants; includes some local creek alluvia.
 - 8B Gently undulating plains to undulating rises on sandstone.
 - Light Forests**
 - 9A Undulating plains and rises, often lateritised.
 - 9B Plateaus and low sandstone hills to undulating plains, lateritic scarps are common.
 - 9C Steep sandstone hills and scarps with rock outcrops.
- Two codes in a mapped area indicates a complex unit of two land resource areas which cannot be separated at the current mapping scale.

- Waggamba Land Manual Boundary**
- Towns
- Roads
- Streams

Base data was obtained from the Australian Surveying & Land Information Group (AUSLIG). The data was primarily sourced from the 1:250 000 scale National Topographic Map Series. No Responsibility can be accepted by the Department of Natural Resources for the accuracy of this data.

Land Resource data adapted from: Maher (1995) [MWD], Isbell (1957) and Powell (1976) [WLM].
NOTE:
• Refer to the Western Downs Land Management Field Manual and the Waggamba Land Management Manual for more information on the use and interpretation of this map.

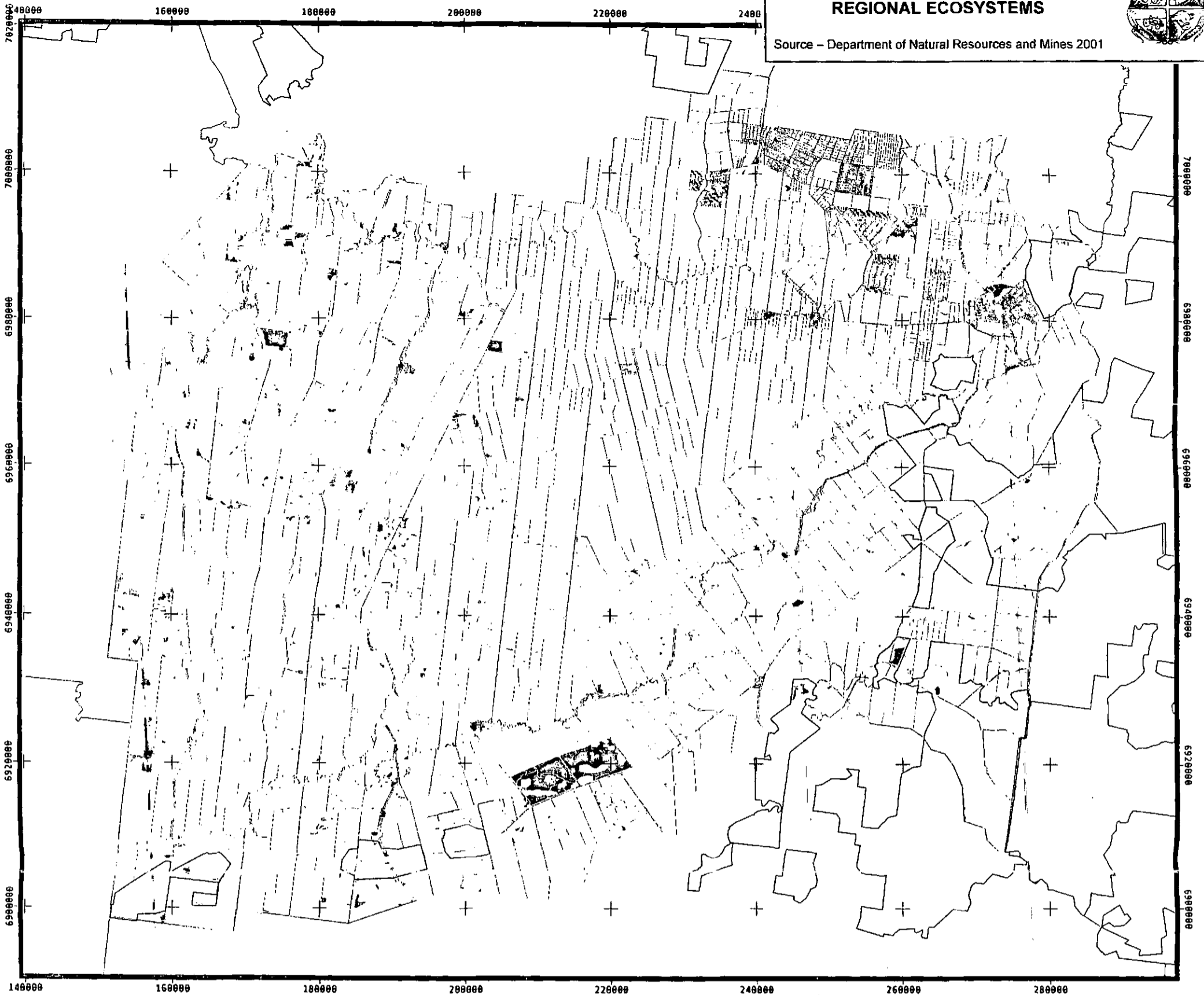
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources & Mines makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

Produced by Graphics Unit, NR&M, Toowoomba, November 2001
©The State of Queensland (Natural Resources & Mines) 2001

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APPENDIX 4

Regional Ecosystems Map

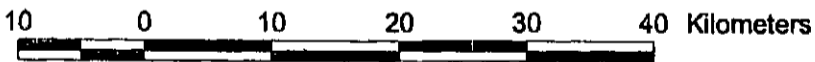


EPA Regional Ecosystem (Version 3.0) & DNR DCDB

NON-STANDARD

This map is a copy of a certified map for the purpose of the Vegetation Management Act 1999 and the Land Act 1994 defined by the map extent.

Scale 1: 600 000



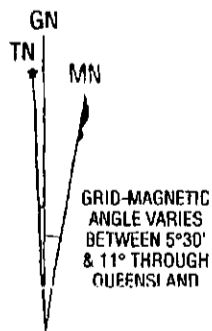
Remnant endangered regional ecosystems

- Dominant
- Sub-Dominant

Other Vegetation and topographical features

- Remnant of concern regional ecosystem
 - Dominant
 - Sub-Dominant
- Remnant not of concern regional ecosystem
- Plantation
- Dam or Reservoir

- - - Property boundary - DCDB
- - - Local authority boundary
- - - Bioregion boundary
- - - National Park boundary; State Forest and Timber Reserve



TRUE NORTH, GRID NORTH AND MAGNETIC NORTH ARE SHOWN DIAGRAMMATICALLY FOR THE CENTRE OF THIS MAP. MAGNETIC NORTH MOVES EASTWARD BY 4.2" IN ABOUT FIVE YEARS

Regional ecosystem (RE) numbers

Defined map areas (polygons) are labelled with the regional ecosystem (RE) numbers. The bioregion of the RE has been truncated for display on the map.

eg: the Central Queensland Coast number 8.2.2 is shown as 2.2. REs of other bioregions occurring on this map have the full number.
eg: the Brigalow Belt number - 11.9.2.

The percentages for Regional Ecosystems are given beneath the numbers except for polygons where only one RE exists. For homogeneous polygons, the RE is shown on the map without percentage figure. i.e.: the unit makes up 100% of the polygon. Where more than one RE occurs, they are shown as 12.1/10.9 with the percentage of each RE beneath.

For example: 3.4/3.2 is 8.3.4 and 8.3.2 where the first RE unit makes up 60% of the polygon and 8.3.2 is 40% of the polygon.

Define map areas (polygons) smaller than 10ha. may not be labelled.

The data is compiled at a scale of 1:100 000. Additional field investigation is advisable for applications at a large scale (eg: 1:25 000).

DCDB Date : April 2001
EPA RE Date : June 2001
Map Date : 13 September 2001

Important Notice:
The Information hereon is NOT an Official Record and its ACCURACY is NOT GUARANTEED.

Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

Digital data has been compiled at a scale of 1:100 000. At this scale remnant vegetation is defined as vegetation where the structure of the woody vegetation is still intact, i.e.: more than 50% of the normal canopy cover and more than 70% of normal canopy height of the community. Areas that are below the recommended minimum area of 20 hectares or, if elongated, 27 hectares for a scale of 1: 100 000 (Reid 1988), and areas of heavily distributed &/or regrowth may not be included. Consideration of the effects of this scale is compulsory when interpreting data at a large scale, (eg: 1:25 000). Additional aerial photograph interpretation and field investigation is advisable for environmental impact assessment studies.
Version: 1, Version Date: 29/06/2021



Queensland Government
Natural Resources and Mines

GDA

Horizontal Datum: Geodetic Datum of Australia 1994 (GDA94)

Grey numbered tick marks are 1000 metre intervals on Transverse Mercator Projection (MGA Zone 56) Based on Cadastral data provided with the permission of the Department of Natural Resources (Current as at AUGUST 2000).

The extent of remnant regional ecosystems depicted on this map is based on rectified 1997 Landsat TM imagery (supplied by SLATS, DNR)

APPENDIX 5

Regional Ecosystems List

Regional Ecosystems

A regional ecosystem is a vegetation community in a bioregion that is consistently associated with a particular combination of geology, landform and soil. Tara Shire contains a total of 30 regional ecosystems with sixteen having an Endangered (E) or Of Concern (O) conservation status.

Regional Ecosystems within Tara Shire

RE	RE Description	Status under the Veg Mgt Act 1999	Pre Clearing (ha)	Remnant (ha)	% Remnant in Shire
11.3.1	Acacia harpophylla and/or Casuarina cristata on alluvial plains.	E	5735.1	252.4	4%
11.3.2	Eucalyptus populnea woodland on alluvial plains. Texture contrast and deep clay soils.	O	36839.3	10912.2	30%
11.3.3	Eucalyptus coolabah woodland on alluvial plains.	O	4635.4	791.8	17%
11.3.14	Eucalyptus spp., Angophora spp., Callitris spp. woodland on alluvial plains. Sandy soils.	N	21056.9	18954.3	90%
11.3.17	Eucalyptus populnea woodland with shrubby Acacia harpophylla and/or Casuarina cristata on alluvial plains.	O	32159.2	4868.4	15%
11.3.18	Eucalyptus populnea, Callitris glaucophylla, Allocasuarina luehmannii shrubby woodland on alluvial plains. Texture contract soils.	N	7181.3	4616.6	64%
11.3.19	Callitris glaucophylla, Corymbia spp. and/or Eucalyptus melanophloia woodland on Cainozoic alluvial plains. Deep sands.	N	745.0	134.4	18%
11.3.25	Eucalyptus tereticornis or E. camaldulensis, Casuarina cunninghamiana fringing woodland on alluvial plains.	N	14343.4	11466.5	80%
11.3.26	Eucalyptus moluccana or E. microcarpa woodland to open forest on margins of alluvial plains.	N	5629.2	1833.4	33%
11.3.27	Freshwater wetlands.	N	1103.7	677.7	61%
11.3.28	Casuarina cristata ñ Eucalyptus coolabah open woodland on alluvial plains.	O	1361.0	278.2	20%
11.3.37	Eucalyptus coolabah fringing woodland on alluvial plains.	N	681.0	1355.8	100%
11.4.3	Acacia harpophylla and/or Casuarina cristata shrubby open forest on Cainozoic clay plains.	E	629623.0	37417.8	6%
11.4.7	Open forest of Eucalyptus populnea with Acacia harpophylla and/or Casuarina cristata on Cainozoic clay plains.	E	14274.6	2759.8	19%
11.4.10	Eucalyptus populnea or E. pilligaensis, Acacia harpophylla, Casuarina cristata open forest on margins of Cainozoic Clay plains.	E	17686.0	2282.3	13%
11.4.12	Eucalyptus populnea woodland on eroding edge of Cainozoic clay plains	O	25965.1	4318.5	17%
11.5.1	Eucalyptus crebra, Callitris glaucophylla, Angophora leiocarpa, Allocasuarina luehmannii woodland on Cainozoic sand plains/remnant surfaces.	N	117980.2	74535.4	63%
11.5.4	Eucalyptus crebra, Callitris glaucophylla, C. endlicheri, E. chloroclada, Angophora leiocarpa on Cainozoic sand plains/remnant surfaces. Deep sands.	N	10011.0	6383.5	64%
11.5.5	Eucalyptus melanophloia, Callitris glaucophylla woodland on Cainozoic sand plains/remnant surfaces. Deep red sands.	N	44297.7	19751.1	45%
11.5.6	Triodia spp. grassland on Cainozoic sand plains/remnant surfaces	O	2749.1	2623.8	95%
11.5.13	Eucalyptus populnea ñ Acacia aneura ñ E. melanophloia woodland on Cainozoic sand plains/remnant surfaces.	O	26343.8	4242.9	16%
11.7.1	Acacia harpophylla and/or Casuarina cristata and Eucalyptus thozeliana or E. microcarpa woodland on lower scarp slopes on Cainozoic lateritic duricrust.	N	286.0	4.3	2%
11.7.2	Acacia spp. woodland on Cainozoic lateritic duricrust. Scarp retreat zone.	N	1831.3	1481.9	81%
11.7.4	Eucalyptus decorticans and/or Eucalyptus spp., Corymbia spp., Acacia spp., Lysicarpus angustifolius on Cainozoic lateritic duricrust.	N	103284.2	66588.6	64%
11.7.4a	Eucalyptus decorticans and/or Eucalyptus spp., Corymbia spp., Acacia spp., Lysicarpus angustifolius on Cainozoic lateritic duricrust.	N	3071.0	2762.4	90%
11.7.5	Shrubland on natural scalds on Cainozoic coarse-trained sedimentary rocks.	N	5771.4	5003.2	87%
11.9.2	Eucalyptus melanophloia ñ E. orgadophila woodland on Cainozoic fine-grained sedimentary rocks.	N	16496.1	666.9	4%
11.9.5	Acacia harpophylla and/or Casuarina cristata open forest on Cainozoic fine-grained sedimentary rocks	E	13816.9	1387.2	10%
11.9.7	Eucalyptus populnea-Eremophila mitchellii shrubby woodland on Cainozoic fine-grained sedimentary rocks.	O	306.3	8.9	3%
11.10.9	Callitris glaucophylla woodland on Cainozoic coarse-grained sedimentary rocks.	N	2289.9	1401.3	61%

E – Endangered; O – Of concern; N – No concern at present

APPENDIX 6

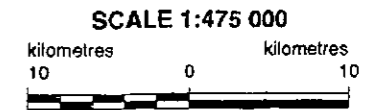
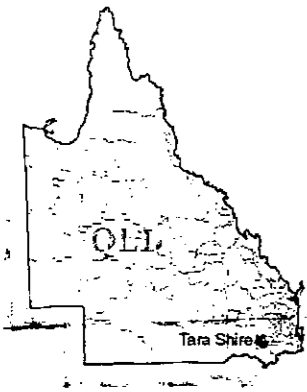
Rural Area Land Tenure



TARA SHIRE – PLANNING STUDY

LAND TENURE

Source – Department of Natural Resources and Mines 2001



REFERENCE

- Towns
- Cadastral
- Streams
- Freehold Land
- Leasehold Land
- Reserved for Community or Public Purposes
- Land Vested for Railway Purposes
- State Land
- Land Acquired by the Commonwealth Government
- National Park
- State Forest



Cadastral extracted from the Digital Cadastral DataBase (DCDB) Natural Resources and Mines, June 2001.

Base data was obtained from the Australian Surveying & Land Information Group (AUSLIG). The data was primarily sourced from the 1:250 000 scale National Topographic Map Series. No Responsibility can be accepted by the Department of Natural Resources for the accuracy of this data.

While every care is taken to ensure the accuracy of this product, the Department of Natural Resources & Mines makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

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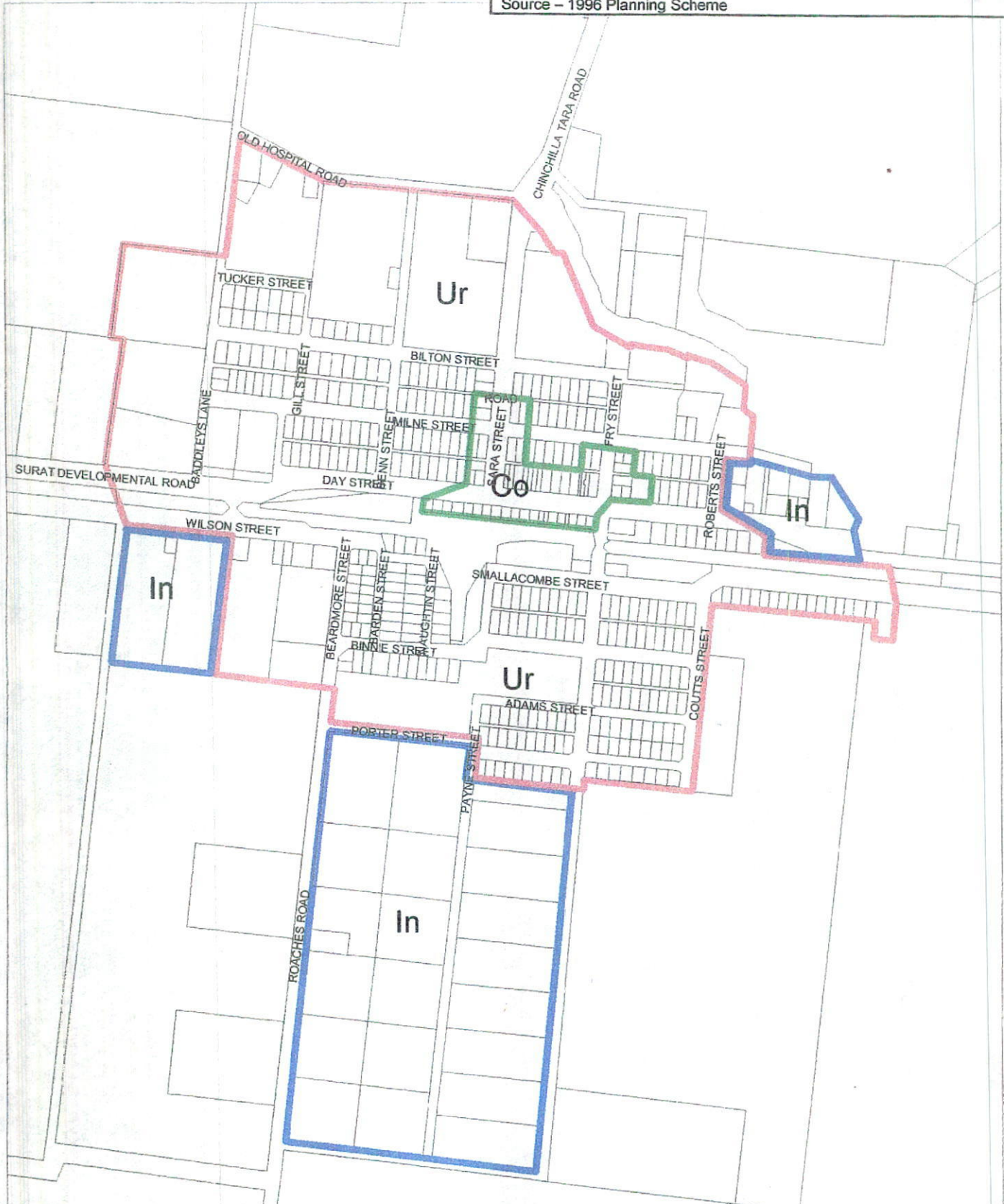
APPENDIX 7

Tara & Meandarra Existing Land Use Designations

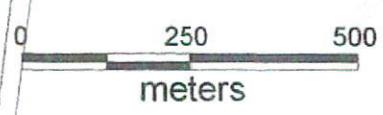
TARA-EXISTING LAND USE DESIGNATIONS



Source - 1996 Planning Scheme



TARA- EXISTING PREFERRED LAND USES



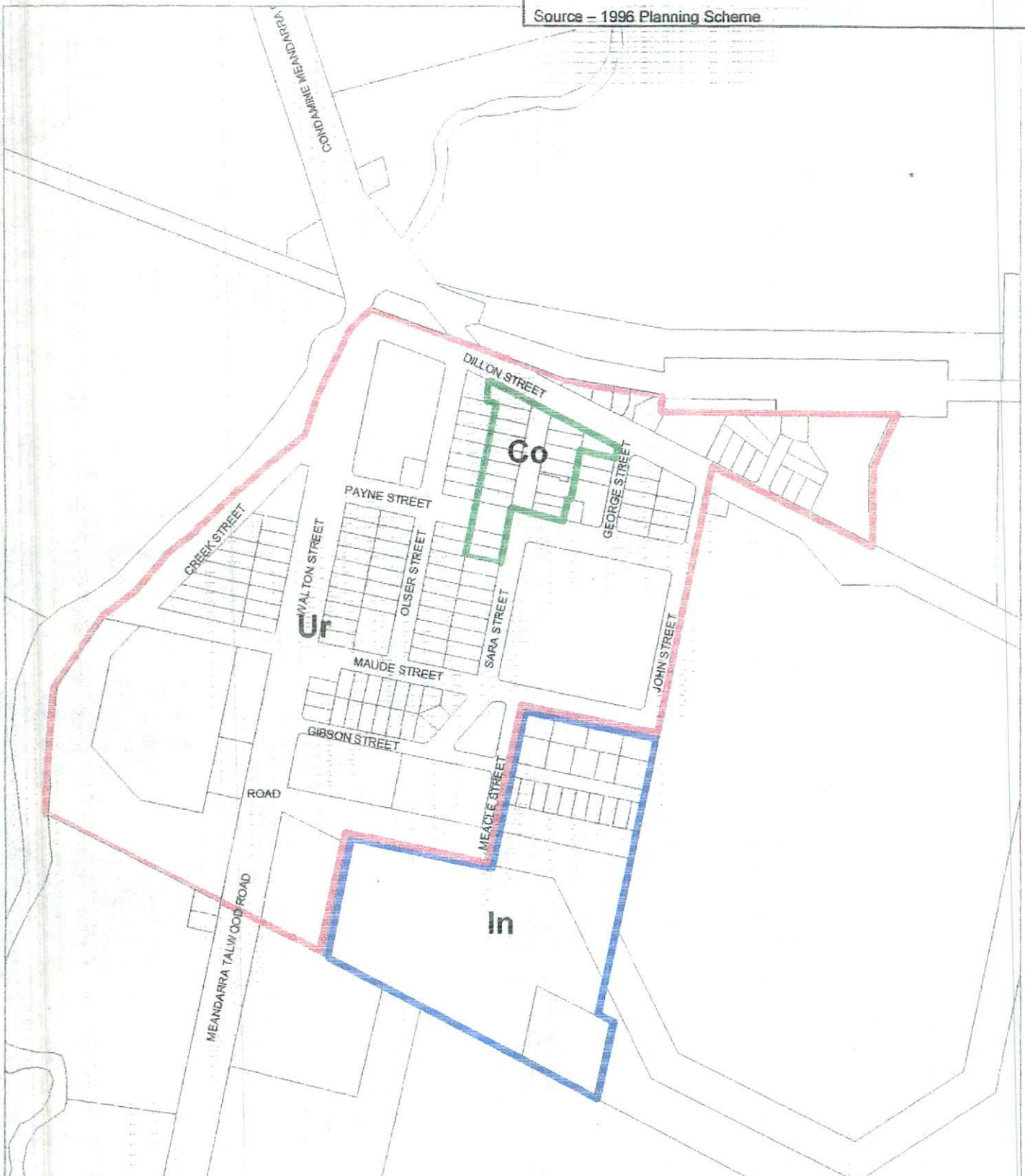
- Commercial Area
- Urban Area
- Industrial Area



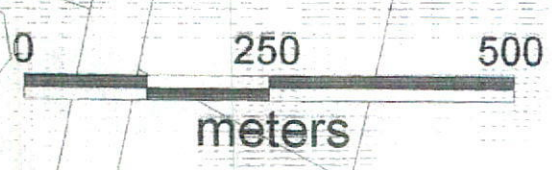
MEANDARRA-EXISTING LAND USE DESIGNATIONS



Source - 1996 Planning Scheme



MEANDARRA- EXISTING PREFERRED LAND USES



- Commercial Area
- Urban Area
- Industrial Area



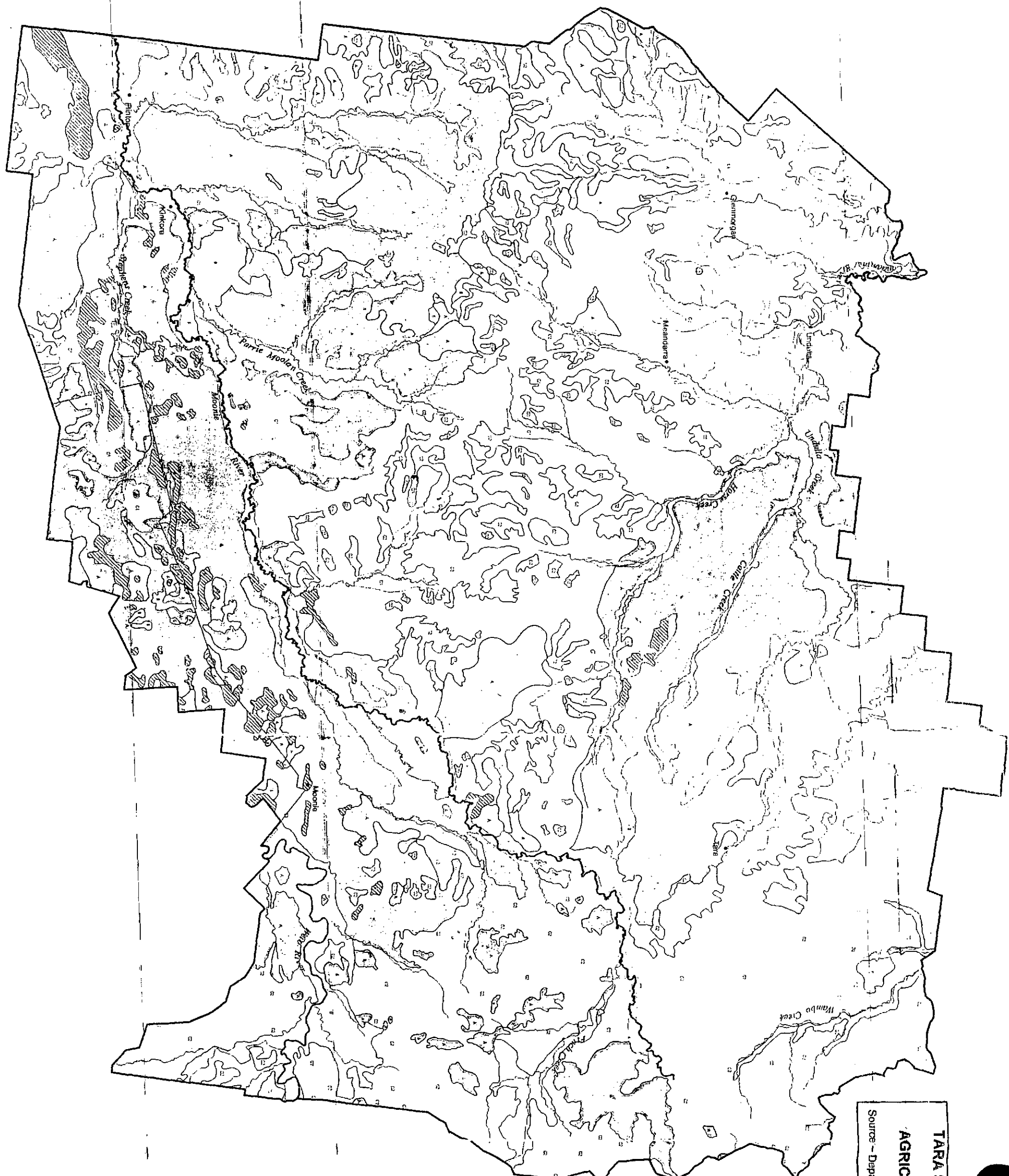
APPENDIX 8

Good Quality Agricultural Land



Queensland Government
Natural Resources and Mines

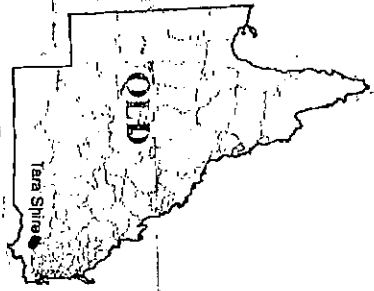
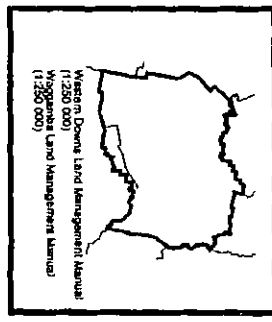
TARA SHIRE - PLANNING STUDY
AGRICULTURAL LAND CLASSES
Source - Department of Natural Resources and Mines 1999



REFERENCE

Class A	Land suitable for production of high quality agricultural products.
Class B	Land suitable for production of medium quality agricultural products.
Class C	Land suitable for production of low quality agricultural products.
Class D	Land suitable for production of very low quality agricultural products.
Class E	Land suitable for production of agricultural products of low quality.
Class F	Land suitable for production of agricultural products of low quality.
Class G	Land suitable for production of agricultural products of low quality.
Class H	Land suitable for production of agricultural products of low quality.
Class I	Land suitable for production of agricultural products of low quality.
Class J	Land suitable for production of agricultural products of low quality.
Class K	Land suitable for production of agricultural products of low quality.
Class L	Land suitable for production of agricultural products of low quality.
Class M	Land suitable for production of agricultural products of low quality.
Class N	Land suitable for production of agricultural products of low quality.
Class O	Land suitable for production of agricultural products of low quality.
Class P	Land suitable for production of agricultural products of low quality.
Class Q	Land suitable for production of agricultural products of low quality.
Class R	Land suitable for production of agricultural products of low quality.
Class S	Land suitable for production of agricultural products of low quality.
Class T	Land suitable for production of agricultural products of low quality.
Class U	Land suitable for production of agricultural products of low quality.
Class V	Land suitable for production of agricultural products of low quality.
Class W	Land suitable for production of agricultural products of low quality.
Class X	Land suitable for production of agricultural products of low quality.
Class Y	Land suitable for production of agricultural products of low quality.
Class Z	Land suitable for production of agricultural products of low quality.

Reliability Diagram



PROJECTION - Universal Transverse Mercator, Zone 58

DISCLAIMER - The boundaries as identified should be used only at the nominal scale of 1:250 000. The Department of Natural Resources and Mines is not liable for the accuracy of the information at larger scales or unauthorised use.

This mapping is for Strategic Planning purposes only and does not indicate whether Good Quality Agricultural Land is likely to be affected.

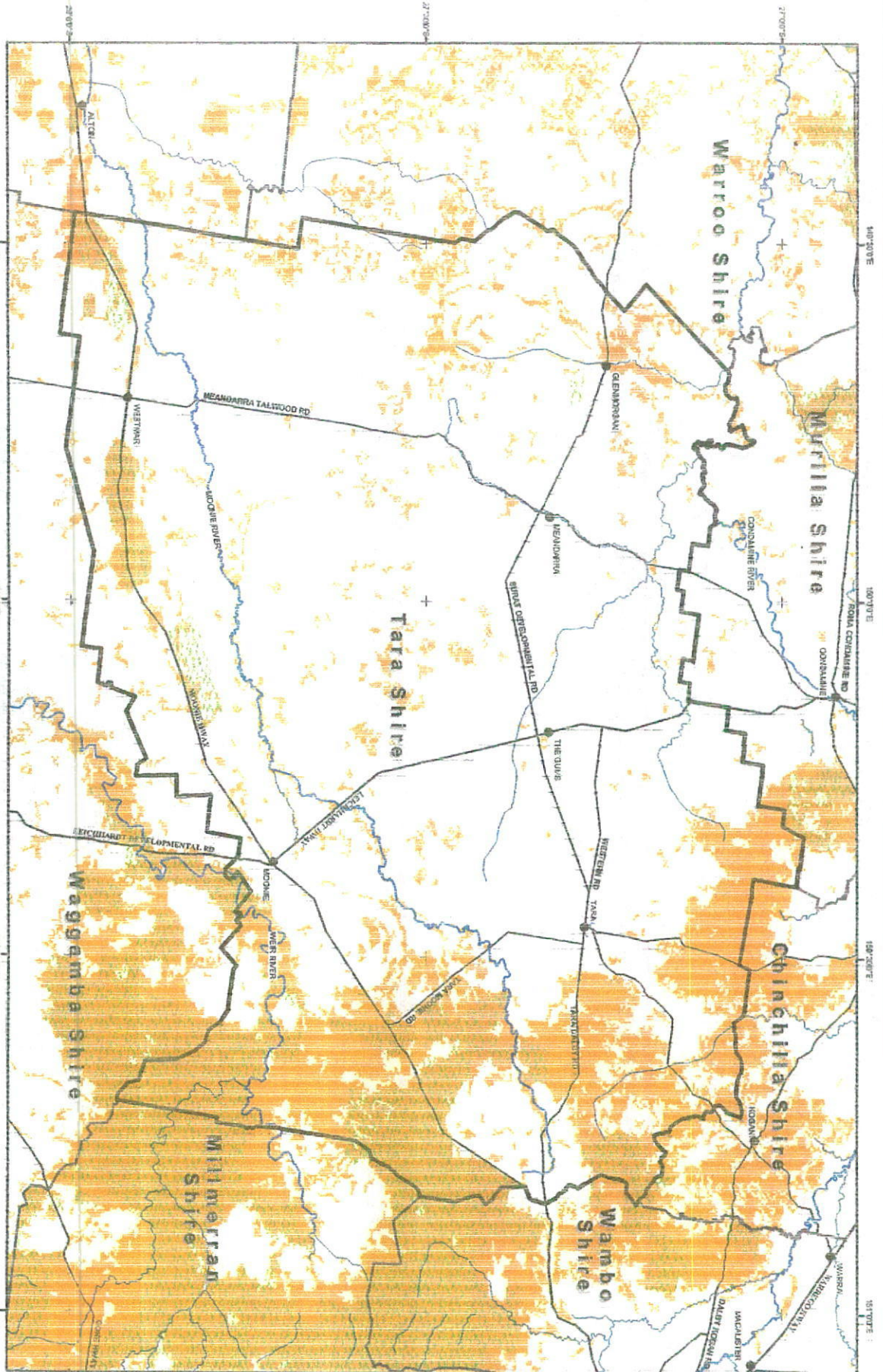
Where property level assessments are required, further detailed mapping will be necessary. Reference to the Planning Guidelines: the identification of Good Quality Agricultural Land should be made to determine the level of information required.

INFORMATION - Adapted by A. Hamilton from the following Department of Natural Resources Studies:

- > Land Management Manual - Waggonna Shire by R.N. Twiss and S.E. Macrae (1991)
 - > Managing and Understanding Soils in the Maribee, Tara and Chumchoo Shires by J.M. Maher 1996
- The map is intended for broadscale strategic planning purposes by the Tara Shire

APPENDIX 9

Bushfire Risk Analysis



BUSHFIRE RISK ANALYSIS FOR TARA SHIRE

Legend

- Low Bushfire Hazard
- Medium Bushfire Hazard
- High Bushfire Hazard
- Park/Footprint
- Watercourse

Prepared by the Rural Fire Service of the Queensland Fire and Rescue Service.
 This map is to be used as a guide only for planning purposes.

DATE : 18/12/2002



TARA SHIRE - PLANNING STUDY

BUSHFIRE RISK ANALYSIS

