

Proposed Diamantina Shire Council Planning Scheme

July 2020

Citation and commencement

This planning scheme may be cited as the Diamantina Shire Planning Scheme 2020

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Community statement

Diamantina Shire is 95,000 square kilometres in area, the second largest shire by area in Queensland, but yet has the smallest population of approximately 292 people (Australian Bureau of Statistics 2018). Located in the far central west corner of Queensland, the shire borders with the Northern Territory and South Australia. It is part of the channel country, where during floods the Diamantina River and Eyre Creek stretch across the county like fingers and eventually flow into Lake Eyre in South Australia. It includes the towns of Birdsville, Bedourie and Betoota linked by 1,545 kilometres of roads.

Community is important for our residents and is no better demonstrated than by the dedicated volunteer community groups that organise and ensure events such as the Betoota Races, Birdsville Races and the Bedourie Camel Races continue to attract visitors and keep our community spirit thriving.

This planning scheme is developed to support Council's long term goals and provide well planned development for the future of our community. The planning scheme will help support:

- growing and diversifying the shire's business and industry opportunities; and
- recognising the value of preserving the unique culture of the area; and
- creating, green and clean towns of which residents are proud.

Strategic vision

Diamantina, a friendly, growing and safe Shire of community minded residents, provides our outback community with all-weather access by bitumen road, state of the art health, education, communication and transport services with the necessary infrastructure to promote sustainable private commercial enterprise and significant levels of private housing ownership while preserving our unique environment.

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1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
 - (a) about the planning scheme
 - (b) State planning provisions
 - (c) the strategic framework
 - (d) tables of assessment
 - (e) the following zones:
 - (i) Township
 - (A) Industrial
 - (ii) Rural
 - (iii) Recreation and open space
 - (f) the following use codes:
 - (i) General development code
 - (g) the following other development codes:
 - (i) Reconfiguring a lot code
 - (ii) Operational work code
 - (h) the following schedules:
 - (i) Schedule 1 – Definitions
 - (ii) Schedule 2 – Mapping
 - (iii) Schedule 3 – Heritage Places of Diamantina Shire
 - (iv) Schedule 4 – Local government infrastructure planning maps and supporting information.

1.3 Interpretation

1.3.1 Definitions

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

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

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

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.

- (3) Notes are identified by the title 'note' and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—This is an example of a note.

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

Footnote¹—See example at bottom of page.

1.3.3 Punctuation

- (1) A word followed by ';' or 'and' is considered to be 'and'
- (2) A word followed by '; or' means not all options apply.

1.3.4 Zones for roads, closed roads, waterways and reclaimed land

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

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

1.4 Categories of development

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

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

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

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

- (c) prohibited development.

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

- (2) The planning scheme states the category of development for certain types of development and specifies the category of assessment for assessable development in the planning scheme area in Part 4.

¹ Footnote—this is an example of a footnote.

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

1.5 Hierarchy of assessment benchmarks

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

1.6 Building work regulated under the planning scheme

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

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

- (3) This planning scheme, through section 4.7, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

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

- regulate for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire-prone areas and transport noise corridors
- deal with an aspect of, or matter related or incidental to, building work prescribed under a regulation under section 32 of the *Building Act 1975*
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

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

Part 2—State planning provisions

[To be confirmed and updated once the State interest review (SIR) has been undertaken]

2.1 State Planning Policy

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

Aspects of the SPP appropriately integrated

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

Aspects of the SPP not appropriately integrated

- TBC – any above which are not considered appropriately integrated by council or arising from the SIR

Aspects of the SPP not relevant

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

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

2.2 Regional plan

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

Aspects of the regional plan appropriately integrated

<insert details>

Aspects of the regional plan not appropriately integrated

<insert details>

Aspects of the regional plan not relevant

<insert details>

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

Part 3—Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent - Enhancing liveability and increasing prosperity in the Diamantina Shire
 - (b) the strategic theme outcome(s) for development in the planning scheme area, for each of the following five themes:
 - (i) Encouraging economic growth;
 - (ii) Facilitating smart growth for rural and town living environments;
 - (iii) Avoiding and mitigating the risks of natural hazards and hazardous human activities;
 - (iv) Safeguarding our environment and heritage; and
 - (v) Providing adequate and appropriately connected infrastructure.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

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

3.2 Strategic intent

Diamantina Shire is located in far western Queensland and covers an area of approximately 94,823 square kilometres of semi-arid rural outback terrain. The Diamantina Shire shares a border with the Northern Territory and South Australia. The shire includes the long established townships of Bedourie and Birdsville and the historic settlement of Betoota.

The shire has a rich history, spectacular landscapes of vast open gibber and Mitchell grass plains, desert and channel country. The shire also has a unique character and a community with a strong sense of place and drive to preserve and enhance the rural lifestyle that is prized and admired by residents and visitors alike.

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

The township of Bedourie will continue to be the administrative centre for the shire for the foreseeable future. Birdsville has the largest residential population in the shire and is a draw card for tourists attending major events throughout the year. Existing services within both towns will be maintained and enhanced. Existing community infrastructure and services provided by council and associated with major events within Betoota will be maintained for the benefit of tourists to this settlement.

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

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

The planning scheme builds upon the shire's established communities, existing natural and historical features and traditional economic strengths in agriculture. It seeks to further enhance and diversify economic opportunities in new rural industries, tourism, and small business sectors.

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

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

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

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

It does this by:

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

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

To support this liveability and prosperity into the future, (throughout the 20-year horizon of this planning scheme – to 2040) development should be strategically located in a safe and efficient manner that leaves a positive legacy to the community and landscape of the Diamantina Shire.

3.3 Strategic intent statements

3.3.1 Encouraging economic growth

3.3.1.1 Agriculture

Agriculture, primarily beef production, plays a key role in the shire's economy and is a major employer and contributor to the wellbeing and prosperity of the shire.

The shire's rural areas are made up of large pastoral holdings that are renowned for producing prime quality beef on native pastures of the channel country. Due to remoteness, quality of the native pastures and low demand for pesticide use, a number of the shire's cattle stations have obtained organic beef certification.

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

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

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

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

Development of value-adding agricultural industries is supported, where they are located in rural areas and where they do not compromise the ability of the existing land uses to function safely and effectively.

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

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

3.3.1.2 Tourism

Tourism provides a significant contribution to the shire's economy, especially in the peak period from April to October each year. Event tourism is a key feature of the tourism offerings in the shire as well as the shire's rich cultural and pastoral heritage, unique landscapes, flora and fauna.

Iconic major events and festivals are held each year throughout the shire and include the Simpson Desert Racing Carnival incorporating the Birdsville, Bedourie and Betoota races, the Big Red Bash, Bedourie Camel Races, gymkhana's, camp drafts and rodeos. Events and festivals in the shire will continue to be encouraged where impacts on surrounding premises and neighbours can be adequately managed. The provision of necessary infrastructure and flexibility in suitable accommodation options to support such events and grow their attendance is critical for the success of these events into the future.

Tourist sites that celebrate the shire's rich heritage include the Birdsville Hotel, Carcory Homestead Ruins, Royal Hotel, Australian Inland Mission Hospital, Birdsville Court House and Bedourie's Pisé House. These sites will be protected from inappropriate development that detract from the quality of the experience. Development that conserves the history of the shire and is sympathetic to the heritage and character values of the townships is encouraged.

Natural attractions include the Munga-Thirri (formerly Simpson Desert), Diamantina and Astrebla National Parks. These natural environments will be protected from inappropriate development. Nature based tourism developments, that enhance visitor experiences, are in suitable locations, supported by an appropriate level of infrastructure and continue to protect these natural assets will be encouraged.

The Diamantina Shire is a predominately self-drive destination with Bedourie and Birdsville providing key stop over locations for tourists attending major events or travelling through to central Australia or along the infamous Birdsville track which extends from Marree in South Australia through the Strzelecki Desert to Birdsville. With ongoing improvement of road infrastructure (including sealing gravel roads), improved services and suitable accommodation options, Drive Tourism in the shire will continue to grow. Developments such as short-term accommodation which value-add to the shire's tourism experiences, and the tourism economies are also generally encouraged especially where located within the existing townships of Bedourie and Birdsville.

Growth in tourism focused on new events, nature-based tourism, 4WD or adventure tourism, agri-tourism and Aboriginal cultural tourism will continue to be supported and encouraged where appropriate infrastructure can be provided and impacts to the environment are avoided.

3.3.1.3 Mining and Extractive Resources

Diamantina shire includes a number of granted mining tenements for exploration of petroleum resources. Mining resources are protected for future use as important State and local economic resources. To facilitate new growth in the shire's economy, it is important that any associated uses are able to co-exist with other land uses such as agriculture.

While no Key Resource Areas (as defined by the Queensland Government) have been identified within the Diamantina Shire, gravel is locally sourced from council borrow pits for use on the local road network and for maintenance and construction projects.

The Ballera Gas Centre to Mount Isa Pipeline (pipeline licence PPL41) transports natural gas from the Ballera Gas Plant in the Eromanga Basin (southwestern Queensland) to Mt Isa. This pipeline

transects the Diamantina Shire passing to the east of the Bedourie township between the Diamantina and Astrebla Downs National Parks. This high pressure gas pipeline is wholly situated within the Rural zone. High pressure gas pipelines identified on [SPP mapping - Safety and Resilience to Hazards \(Emissions and Hazardous Activities - High Pressure Gas Pipeline\)](#) are to remain protected from encroachment by development that would compromise their safe and effective function.

Mining and extractive resources (burrow pits, gravel pits and quarries) in the shire will be protected from incompatible development such as sensitive uses. Potential for conflict between land use and mining tenements, petroleum infrastructure or resource extraction will be avoided. Resource sites are to be rehabilitated once the resource has been exhausted or the extractive industry use becomes no longer viable.

3.3.2 Facilitating smart growth for rural and town living environments

The Diamantina Shire is made up of large rural properties that are serviced by the townships of Birdsville and Bedourie. In 2018, Diamantina Shire had an estimated residential population of 292 persons.

Bedourie was originally established around 1886 alongside Eyre Creek and used as a major watering and rest stop for drovers moving cattle south. Birdsville was originally established in 1881 alongside the Diamantina River and used as a customs collection point for droves of cattle being moved interstate. Birdsville is the largest township in the shire followed closely by Bedourie.

Bedourie is located on the Diamantina Developmental Road, approximately 200km north of Birdsville. Birdsville is located on the Eyre Developmental Road, approximately 1600 kilometres north west of Brisbane.

Since the early 1950's, Bedourie has been the administration centre for the shire and provides essential functions and services including health, educational facilities and government services to its residents and surrounding rural properties. Bedourie will continue to be the focus for business and council administrative activities within the shire for the foreseeable future.

Birdsville also provides similar essential functions and services to its residents and surrounding rural properties. Previously the administration centre for the shire, Birdsville has become an iconic tourist destination and location for some of the shire's major yearly events. Infrastructure and development in Birdsville will continue to be focused on attracting tourism and related support industries as well as providing for the existing residents and surrounding pastoral properties.

Betoota is a historic settlement located 170km east of Birdsville in the south east of the shire. The township is accessed via the Birdsville Developmental Road and the Betoota Mooraberree Road. The township was originally surveyed in 1887 and was once used as a Cobb & Co changing station. The Betoota Hotel was constructed in the late 1880's and is the last remaining building in a township that has no permanent residents. Other remaining facilities include the dry weather airstrip, racetrack and cricket field. Visitors to Betoota are drawn by two major events, being the Betoota Races and the Betoota Gymkhana, which are held each year.

Lifestyle and Liveability

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

New development that benefits the community and enhances the rural lifestyle will be encouraged.

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

Infill and renewal development within the established townships of Bedourie and Birdsville is encouraged. New residential development is preferred within the township zone. Diversification of housing stock and flexibility in housing options to suit changing community needs, especially an aging population is encouraged.

Residential block sizes should continue to be generous, consistent with existing surrounding properties, whilst allowing scope for innovation in lot sizes to accommodate infrastructure efficiency, changing community attitudes and needs of the future residents.

New home-based businesses that do not detract from the existing commercial functions or services provided along Herbert Street in Bedourie and Adelaide Street in Birdsville are encouraged within the township zone.

The importance of providing and retaining health and educational services in town is recognised. The Bedourie Primary Health Care Centre located on Kepler Street and the Birdsville Primary Health Care Centre located on Adelaide Street, provides the shire's residents with access to important health services. The two schools in each township provide primary level education for Bedourie and Birdsville residents and surrounding rural properties. The development, expansion and operation of such services is encouraged and will be protected from encroachment by inappropriate development.

Risks from flooding, bushfires and hazardous human activities are managed, so as to not increase, and where reasonably practicable, in fact reduce, the people, property or trunk infrastructure at risk.

Key infrastructure such as such as the aerodromes, effluent disposal systems and landfill (Lot 1 on SP120230 for Birdsville and Lot 2 on CP904679 for Bedourie) are located outside or on the fringe of the Bedourie and Birdsville townships to minimise conflict with other land uses and will be protected from encroachment by inappropriate development.

New development within the Township zone is serviced with key infrastructure including water, sewerage, power and bitumen access. New development will continue to contribute to infrastructure including trunk infrastructure and stormwater networks. Innovation in power supply is supported for commercial, rural industry and domestic purposes and is to not risk local amenity or safety.

Innovative development design and selection of construction materials, which offers protection to occupants from the region's climatic conditions, while providing for a high level of street appeal and neighbouring amenity are also encouraged.

The elements of buildings, facades, streetscape, and environmental and cultural landmarks that contribute to the town's character are to be preserved. New development may contribute to the character and low rise built form of the town through rejuvenation and regeneration of old buildings or meshing of old with new.

Important public amenities, including parks, golf course, aquatic centres, racecourses, tennis courts and community halls are central to the liveability of the community and tourism and will be protected from encroachment by inappropriate development.

Enhancing commercial prosperity

The retail and service core of Bedourie and Birdsville are to be maintained and enhanced. Future commercial and retail development are encouraged to locate fronting Herbert Street (between Nappa Street and Wango Street) in Bedourie and Adelaide Street (between Vaughan Street and Burt Street) in Birdsville.

Industrial opportunity

Industrial uses, other than high impact industry and special industry uses, are expected to establish in the dedicated industrial precincts located just to the north west of Bedourie and Birdsville townships away from sensitive land uses. If required, future industrial expansion beyond the existing zoned land in Birdsville should occur directly adjacent to the existing dedicated industrial precinct.

Industrial uses are to be designed and located to protect community health, safety and the natural environment from the potential adverse impacts of hazardous air, noise and odour emissions from high impact uses.

Betoota

Betoota has no basic infrastructure services and therefore any new permanent residents or re-establishment of services at the Betoota Hotel would need to be fully self-sufficient.

Residential growth or growth beyond that required within the existing lots is not planned for or foreseen in the life of the planning scheme.

Necessary infrastructure to support major tourist and social events hosted by council in Betoota will continue to be provided. The provision of permanent infrastructure such as water supply, sewer and electricity to support a permanent population within Betoota is not planned for or foreseen in the life of the planning scheme.

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

3.3.3.1 Flooding

The region has a long history with flooding and flood-related hazards with the shire's towns bearing the brunt of flood events throughout history. Bedourie is located on Eyre Creek, Birdsville is within the flow path and floodplain of the Diamantina River and Betoota is located in proximity to Browns Creek. All of the shire's townships are therefore prone to inundation during flood events. During periods of rain, vast areas of the channel country are inundated with many roads within the shire also becoming impassable and consequently many residents are also prone to isolation during these events.

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

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

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

3.3.3.2 Bushfire

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

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

3.3.3.3 Emissions and hazardous activities

Activities involving the use, storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances are located to avoid or mitigate potential adverse impacts on surrounding uses and minimise the health and safety risks to communities and individuals.

Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property including former mining activities and hazards.

The integration of pipelines carrying petroleum, such as the Ballera Gas Centre to Mount Isa pipeline, is maintained and development does not encroach on pipelines or pipeline easements identified in [SPP mapping – Safety and Resilience to Hazards \(Emissions and Hazardous Activities – High Pressure Gas Pipelines\)](#).

3.3.4 Safeguarding our environment and heritage

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

3.3.4.1 Biodiversity

The Diamantina Shire is defined by its diverse landscapes of treeless gibber and Mitchell grass plains, season wetlands, desert and channel country. The shire is home to species and landscapes recognised for both Matters of National and State Environmental Significance.

The Diamantina Shire is located within the Channel Country and Mitchell Grass Downs bioregions. The Channel Country bioregion is characterised by vast braided, flood and alluvial plains surrounded by gravel or gibber plains, dunefields and low ranges. Vegetation is predominately Mitchell grass, gidgee and spinifex. The Mitchell Grass Downs bioregion consists largely of treeless plains with occasional ridges, rivers and gorges.

Diamantina Shire also includes the Channel Country Strategic Environmental Area. Development will not result in a widespread or irreversible impact on an environmental attribute of a Strategic Environmental Area.

A quarter of the shire's vast area is included within protected estates. The shire's unique biodiversity is showcased within the Munga-Thirri (formerly Simpson Desert), Diamantina and Astrebla National Parks as well as Nature Refuges such as Toko Range.

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

Fauna	Flora
Major Mitchell's Cockatoo	Waddy Tree

<i>Lophochroa leadbeateri</i>	<i>Acacia peuce</i>
Night Parrot <i>Pezoporus occidentalis</i>	<i>Sclerolaena blakei</i>
Grey Falcon <i>Falco hypoleucos</i>	<i>Isotoma sp.</i>
Rusty grasswren <i>Amytornis rowleyi</i>	<i>Ptilotus maconochiei</i> <i>Eriocaulon carsonii subsp. carsonii</i>
Brush-tailed mulgara <i>Dasycercus blythi</i>	<i>Swainsona murrayana</i>
Kowari <i>Dasyuroides byrnei</i>	<i>Myriophyllum artesium</i>
Plains-wanderer <i>Pedionomus torquatus</i>	<i>Eragrostis fenshamii</i>
Painted honeyeater <i>Grantiella picta</i>	<i>Eremophila tetraptera</i>
Yellow chat <i>Epthianura crocea</i>	
Grey grasswren <i>Amytornis barbatus</i>	
dusky hopping-mouse <i>Notomys fuscus</i>	
Greater bilby <i>Macrotis lagotis</i>	
Curlew sandpiper <i>Calidris ferruginea</i>	

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

3.3.4.2 Water Quality

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

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

Diamantina Shire Council is the water service provider for the Bedourie and Birdsville townships. Water is sourced directly from the Great Artesian Basin via groundwater bores. The water supply for the shire's rural properties is also via groundwater bores. Development must not compromise the security and quality of these supplies.

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

Development in the towns of the Diamantina Shire must:

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

3.3.4.3 Cultural Heritage

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

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

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

The shire's Aboriginal cultural heritage is acknowledged and respected. The lands within and around Diamantina shire were originally inhabited by a number of indigenous groups including the Wangkamadla, Karanja, Mithika, Wangkangurra and Yarluyandi people. These traditional owners have a significant connection to the Diamantina Shire. Known places and items of Aboriginal cultural importance are to be protected and development in these areas avoided or appropriately minimised, mitigated and managed. The shire's unique identity and cultural heritage values are to be protected and maintained.

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

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

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

3.3.5 Providing adequate and appropriately connected infrastructure

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

3.3.5.1 Roads

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

The shire and its communities are heavily invested in and reliant upon the quality of the road network for social and economic purposes. The vast distances, effect of extreme temperature fluctuations and flooding provide challenges in delivering and maintaining an efficient and robust road network. The road network of the region caters for a wide variety of road users; for instance, from domestic scale use by residents, type 1 and 2 road trains for transporting stock and commodities, Over-size-over mass (OSOM) loads, tourists in single vehicles and towing, to long-distance cyclists. Many of the shire's roads are unsealed.

Bedourie is located on the Diamantina Developmental Road and in close proximity to a number of important outback routes. Birdsville is located on the Eyre Developmental Road and Betoota is accessed via the Birdsville Developmental Road and the Betoota Mooraberree Road. Other Important routes within the shire include:

- Birdsville Developmental Road (partly sealed)
- Diamantina Development Road (between Bedourie and Birdsville; Bedourie and Windorah; Birdsville and Windorah)

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

3.3.5.2 Air

The Diamantina Shire has three aerodromes located at Birdsville, Bedourie and Betoota which play a vital role in delivering passenger and health services to the shire.

The Birdsville and Bedourie aerodromes are located on the outskirts of both townships with both airstrips sealed. Regular established passenger services to Brisbane via Mount Isa are provided from Birdsville and Bedourie. The airstrips are also used by light aircraft during major tourist events.

The Betoota airstrip is also located just outside of town and is unsealed, used only intermittently during tourist events and for emergency evacuations.

Any new developments located in close proximity to the Bedourie, Birdsville and Betoota aerodromes must not create incompatible intrusions or compromise aircraft safety or the operation of associated aviation facilities in Bedourie and Birdsville, as identified in [SPP mapping - Strategic airports and aviation facilities](#).

3.3.5.3 Energy, Water Supply and Communications

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

The Diamantina Shire is not connected to the national electricity grid. Electricity is supplied to Bedourie and Birdsville via two isolated power stations, being diesel fuelled generators. The shire's rural properties rely on on-site power generation facilities, for which installation and operation is the responsibility of the property owner or occupier. Alternative forms of power generation (for instance, the use of renewable energy generation) is becoming more prevalent.

The region has ready access to self-sufficient energy through renewable energy (solar) and geothermal power. There is opportunity for government or private sector investment in solar farms

in each town to assist to meet current and future energy needs. Development of renewable energy that is appropriately located having regard to the best and highest use of the land is supported.

Telecommunications services are provided within existing townships by copper line services. Mobile towers are located in Birdsville and Bedourie. Internet access is supplied to Birdsville and Bedourie via a Telstra optic fibre backbone. Any new development must not interfere with the delivery or transmission of these telecommunications services.

Water is supplied to Bedourie and Birdsville via artesian groundwater bores located within the township. Groundwater is cooled in ponds prior to being distributed directly to the townships. Birdsville water is also sourced from the Diamantina River which is used for irrigation.

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

3.3.5.4 Town-based infrastructure

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

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

Part 4—Tables of assessment

4.1 Preliminary

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

4.2 Reading the tables

The tables identify the following:

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

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

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

4.3 Categories of development and assessment

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

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

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

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

- (4) determine if the development is prescribed as being assessable development under schedule 10 of the Regulation
- (5) if the development is not listed at Schedule 6 of the Regulation, determine the initial category of assessment by reference to the tables in:
 - (a) section 4.4 (Categories of development and assessment—Material change of use)
 - (b) section 4.5 (Categories of development and assessment—Reconfiguring a lot)
 - (c) section 4.6 (Categories of development and assessment—Operational work)
 - (d) section 4.7 (Categories of development and assessment—Building work)
- (6) a precinct of a zone may change the categories of development or assessment and this will be shown in the 'category of assessment' column of the tables in sections.

4.3.2 Determining the category of development and categories of assessment

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

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

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

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

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

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code-assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment:
- (4) Code-assessable development:
 - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 4.3.3(2) must:
 - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 4.3.3(2)
 - (ii) comply with all required acceptable outcomes identified in sub-section 4.3.3(1) other than those mentioned in sub-section 4.3.3(2);
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code
 - (ii) the performance or acceptable outcomes comply with the purpose and overall outcomes of the code;
 - (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

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

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

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

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

4.4 Categories of development and assessment—Material change of use

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

Table 4.4.1—Township zone

Use	Categories of development and assessment	Assessment benchmarks
Accepted development		
Commercial activities	<p>If not in the Industrial precinct and:</p> <ul style="list-style-type: none"> (a) involves the reuse of an existing building and no external building work is proposed; or (b) involves the reuse of a local heritage place and requires no building or operational work in relation to it; or (c) the reuse of a local heritage place requiring building or operational work in relation to it and an exemption certificate has been granted by Diamantina Shire Council; and (d) is not located in a flood hazard area on <u>Schedule 2 – Flood mapping</u> or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area). 	

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

Use	Categories of development and assessment	Assessment benchmarks
	<ul style="list-style-type: none"> (a) a maximum of 50m² gross floor area; and (b) does not include bed and breakfast style accommodation; and (c) not located in a flood hazard area shown on Schedule 2 – flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area) if involving building work. 	
Major electricity infrastructure	If: <ul style="list-style-type: none"> (a) provided by a public sector entity or Diamantina Shire Council; and (b) not located in the flood hazard area on Schedule 2 – Flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area) 	
Market	If not in the Industrial precinct.	
Park		
Substation	If: <ul style="list-style-type: none"> (a) provided by a public sector entity or Diamantina Shire Council; and (b) not located in a flood hazard area shown on Schedule 2 – flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area). 	
Tourist Park	If: <ul style="list-style-type: none"> (a) provided by Diamantina Shire Council; and (b) not located in a flood hazard area on Schedule 2 – Flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to 	

Use	Categories of development and assessment	Assessment benchmarks
	Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area).	
Utility installation	If: (a) provided by a public sector entity or Diamantina Shire Council; and (b) not located in a flood hazard area shown on Schedule 2 – Flood mapping if involving water treatment plant or a waste management facility or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area).	
Code assessment		
Agricultural supplies store	If located in the Industrial precinct.	General development code Township zone code
Caretaker's accommodation		General development code
Commercial activities	If: (a) not accepted development; (b) not in the Industrial precinct.	General development code Township zone code
Community activities	If not accepted development.	General development code Township zone code
Dual occupancy	If on a lot greater than 800m ² .	General development code Township zone code
Dwelling house	If not accepted development.	General development code
Dwelling unit	If not accepted development.	General development code Township zone code
Garden centre	If located in the Industrial precinct.	General development code Township zone code
Hardware and trade supplies	If located in the Industrial precinct.	General development code
Health care service	if on: (a) Lot 401 on RB17; or (b) Lot 401 on SP255350	General development code Township zone code
Home-based business	If not accepted development.	General development code
Indoor sport and recreation	If located in the Industrial precinct.	General development code Township zone code

Use	Categories of development and assessment	Assessment benchmarks
Low impact industry	If located in the Industrial precinct.	General development code
Major electricity infrastructure	If not accepted development.	General development code
Market	If not accepted development.	General development code Township zone code
Multiple dwelling	If on a lot greater than 1000m ² .	General development code Township zone code
Outdoor sales	If located in the Industrial precinct.	General development code Township zone code
Residential care facility	If: (a) not located in a flood hazard area shown on <u>Schedule 2 – Flood Mapping</u> ; (b) if not in the Industrial precinct; and (c) on a lot greater than 1000 m ²	General development code Township zone code
Retirement facility	If: (a) not located in a flood hazard area shown on <u>Schedule 2 – Flood Mapping</u> ; (b) if not in the Industrial precinct; and (c) on a lot greater than 1000 m ²	General development code Township zone code
Rooming accommodation	If: (a) not located in a flood hazard area shown on <u>Schedule 2 – Flood Mapping</u> ; (b) if not in the Industrial precinct; and (c) on a lot greater than 1000 m ²	General development code Township zone code
Service industry	If located in the Industrial precinct.	General development code
Service station	If located in the industrial precinct.	General development code Township zone code
Short-term accommodation	If: (a) the reuse of an existing dwelling or domestic outbuilding; (b) not in the Industrial precinct; (c) involves no external building work; and (d) the combined total number of residing guests does not exceed six (6).	General development code Township zone code

Use	Categories of development and assessment	Assessment benchmarks
Substation	If not accepted development.	General development code
Telecommunications facility		General development code Township zone code
Transport depot	If located in the Industrial precinct.	General development code
Utility installation	If not accepted development.	General development code
Veterinary service		General development code Township zone code
Warehouse	If located in the Industrial precinct.	General development code
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in this table and not meeting the requirements stated in the “Categories of development and assessment” column.		
Any other undefined use.		

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

Table 4.4.3— Rural zone

Use	Categories of development and assessment	Assessment benchmarks
Category of development prescribed by Regulation – Accepted development subject to requirements		
Editor’s note—Section 16 and schedule 6 of the Regulation prohibit this planning scheme from stating that a material change of use for the stated use is assessable development in prescribed circumstances.		
Particular cropping (cropping involving forestry for wood production)	If complying with the requirements stated in schedule 13 of the Regulation. Editor’s note—Where the development does not comply with the requirements stated in schedule 13 of the Regulation, the local government is able to regulate a material change of use, for this use, in this planning scheme. Refer to following content in this table.	
Accepted development		
Caretaker’s accommodation	If: (a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping –	

Use	Categories of development and assessment	Assessment benchmarks
	<p>Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines); and</p> <p>(b) not located in a flood hazard area shown on Schedule 2 – Flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area).</p>	
Cemetery	<p>If:</p> <p>(a) provided by on or behalf of Diamantina Shire Council or public sector entity; and</p> <p>(b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines); and</p> <p>(c) not located in a flood hazard area shown on Schedule 2 – Flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area).</p>	
Dwelling House	<p>If:</p> <p>(a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines); and</p> <p>(b) not located in a flood hazard on Schedule 2 – Flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area); and</p>	Editor's Note—The Queensland Development Code also applies to dwelling houses.

Use	Categories of development and assessment	Assessment benchmarks
	<p>(c) not exceeding 8.5m in building height.</p> <p>Editor's note— Diamantina Shire Council is using the State-wide interactive bushfire mapping as the mapping in their scheme and that the bushfire hazard shown in that mapping is deemed to be the Bushfire Prone Area in the scheme (so as to trigger the Building Code and AS3959-2009).</p>	
Emergency services	<p>If:</p> <p>(a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines); and</p> <p>(b) not located in a flood hazard on Schedule 2 – Flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</p>	
Environment facility	<p>If:</p> <p>(a) provided by a public sector entity or Diamantina Shire Council; and</p> <p>(b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines)</p>	
Extractive Industry	<p>If for a borrow pit.</p> <p>Editor's note—Refer to Schedule 1 – Administrative definition for a borrow pit.</p>	
Home-based business	<p>If:</p> <p>(a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline</p>	

Use	Categories of development and assessment	Assessment benchmarks
	<p>identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines); and</p> <p>(b) not involving bed and breakfast style accommodation in a flood hazard area shown on Schedule 2 – Flood mapping if involving building work.</p>	
Major electricity infrastructure	<p>If:</p> <p>(a) provided by a public sector entity or Diamantina Shire Council; and</p> <p>(b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines).</p>	
Outdoor sport and recreation	<p>If:</p> <p>(a) provided by a public sector entity or Diamantina Shire Council; and</p> <p>(b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines).</p>	
Outstation	<p>If activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines).</p>	
Park	<p>If activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience</p>	

Use	Categories of development and assessment	Assessment benchmarks
	to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines).	
Permanent Plantation	<p>If:</p> <p>(a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines); and</p> <p>(b) not located in an ‘Important agricultural area’, or ‘Stock route network’ mapped on SPP mapping – Economic Growth (Agriculture).</p>	
Roadside stall	<p>If activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines).</p> <p>Editor’s note—Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i>.</p>	
Rural activities, excluding: (a) Intensive animal industry; and (b) Rural workers accommodation	<p>If:</p> <p>(a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines); and</p> <p>(b) not cropping involving forestry for wood production.</p>	
Rural workers accommodation	<p>If:</p> <p>(a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping –</p>	

Use	Categories of development and assessment	Assessment benchmarks
	<p>Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines); and</p> <p>(b) not located in a flood hazard area shown on Schedule 2 – Flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</p>	
Short-term accommodation	<p>If:</p> <p>(a) involving farm stay style accommodation;</p> <p>(b) no more than five cabins;</p> <p>(c) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines); and</p> <p>(d) not located in a flood hazard area shown on Schedule 2 – Flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area).</p>	
Substation	<p>If:</p> <p>(a) provided by a public sector entity or Diamantina Shire Council;</p> <p>(b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines); and</p> <p>(c) not located in a flood hazard area shown on Schedule 2 – flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to</p>	

Use	Categories of development and assessment	Assessment benchmarks
	Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area).	
Telecommunications facility	If activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines).	
Tourist park	If: (a) provided by Diamantina Shire Council; (b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines) and; (c) not located in a flood hazard area shown on Schedule 2 – Flood mapping or a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area).	
Utility installation	If: (a) provided by a public sector entity or Diamantina Shire Council; and (b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines); (c) not located in a flood hazard area shown on Schedule 2 – Flood mapping if involving water treatment plant or a waste management facility; and	

Use	Categories of development and assessment	Assessment benchmarks
	(d) not located in a bushfire prone area on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area).	
Code assessment		
Aquaculture		General development code Rural zone code
Caretaker's accommodation	If not accepted development.	General development code
Cemetery	If not accepted development.	General development code
Dwelling house	If not accepted development.	General development code
Educational establishment	If for: (a) Agricultural training and education purposes; or (b) Aboriginal cultural training and education purposes.	General development code Rural zone code
Emergency services	If not accepted development	General development code
Environment facility	If not accepted development.	General development code Rural zone code
Extractive industry	If not accepted development and for a gravel pit. Editor's note—Refer to Schedule 1 – Administrative definition for a Gravel pit.	
Home-based business	If not accepted development.	General development code Rural zone code
Major electricity infrastructure	If not accepted development.	General development code
Nature based tourism		General development code Rural zone code
Outdoor sport and recreation	If not accepted development.	General development code Rural zone code
Outstation	If not accepted development.	General development code
Permanent plantation	If not accepted development.	General development code
Renewable energy facility	If not located in an 'important agricultural area' or 'stock route network' mapped on SPP mapping – Economic Growth (Agriculture).	General development code Rural zone code
Roadside stall	If not accepted development.	General development code
Rural activities, excluding: (a) Intensive animal industry	If not accepted development.	General development code
Service station		General development code Rural zone code

Use	Categories of development and assessment	Assessment benchmarks
Short-term accommodation	If not accepted development.	General development code
Substation	If not accepted development.	General development code
Telecommunications facility	If not accepted development.	General development code
Utility installation	If not accepted development.	General development code
Veterinary service		General development code
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in this table and not meeting the requirements stated in the “Categories of development and assessment” column.		
Any other undefined use.		

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

Table 4.4.4—Recreation and open space zone

Use	Categories of development and assessment	Assessment benchmarks
Accepted development		
Emergency services		
Environment facility	If provided by a public sector entity or Diamantina Shire Council.	
Major electricity infrastructure	If provided by a public sector entity or Diamantina Shire Council.	
Outdoor sport and recreation	If provided by a public sector entity or Diamantina Shire Council.	
Park		
Roadside stall	Editor’s note—Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the <i>Transport Infrastructure Act 1994</i> .	
Substation	If: (a) provided by a public sector entity or Diamantina Shire Council; and (b) not located in a flood hazard area shown on <u>Schedule 2 – Flood mapping</u> .	
Tourist Park	If provided by Diamantina Shire Council.	
Utility installation	If:	

	(a) provided by a public sector entity or Diamantina Shire Council; and (b) not located in a flood hazard area shown on <u>Schedule 2 – Flood mapping</u> if involving water treatment plant or a waste management facility.	
Code assessment		
Commercial activities if involving: (a) club; or (b) food and drink outlet		General development code
Major electricity infrastructure	If not accepted development.	General development code
Market		General development code
Outdoor sport and recreation	If not accepted development.	General development code
Substation	If not accepted development.	General development code
Telecommunications facility		General development code
Utility infrastructure	If not accepted development.	General development code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

4.5 Categories of development and assessment— Reconfiguring a lot

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

Table 4.5.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment criteria
Code assessment		

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

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

4.6 Categories of development and assessment—Operational work

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

Table 4.6.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks and requirements for accepted development
Code assessment		
All zones	If operational work (other than landscaping, vegetation clearing, filling or excavation) for the reconfiguration of a lot	Operational work code
	If operational work (other than landscaping, filling or excavation) for a material change of use on a site with an area exceeding 2,000m ²	Operational work code
	If filling and excavation: (a) within 1.5m of a lot boundary and exceeding a depth of 300mm; or (b) involving a depth or height exceeding 1m.	Operational work code
	If: (a) on a lot that is or contains a local heritage place identified in Table SC3.1—Local Heritage Places of Schedule 3 ; or (b) on a lot that shares a common boundary with another lot that is or contains a local heritage place identified in Table SC3.1—Local Heritage Places of Schedule 3 , unless no part of the lot is	PO25 of the General development code

Zone	Categories of development and assessment	Assessment benchmarks and requirements for accepted development
	within 50m of a local heritage place.	
All zones excluding the Rural zone	Filling and excavation within the flood hazard area shown on <u>Schedule 2 – Flood mapping</u> if: (a) filling greater than 150mm in height; or (b) filling or excavation of more than 10m ³ of material.	Operational work code
Accepted development		
Any other operational work not listed in this table.		

Editor's note—The above categories

4.7 Categories of development and assessment—Building work

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

Table 4.7.1—Building work

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

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

Part 5—Zones

5.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2
- (3) The categories of development and assessment for development in a zone are in Part 4.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code
 - (b) the overall outcomes that achieve the purpose of the code
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
 - (a) Township zone code, including:
 - i. Industrial precinct.
 - (b) Rural zone code
 - (c) Recreation and open space zone code

5.2 Zone codes

5.2.1 Township zone code

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

5.2.1.1 Purpose statement

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

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

5.2.1.2 Overall outcomes

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

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

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

Industrial precinct

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

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

5.2.1.3 Assessment benchmarks for Township zone code

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

PO3 Uses are compatible with, and complementary to, the existing residential uses.	
PO4 Where adjoining a residential use, non-residential uses are located and designed to avoid impacts on existing levels of residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.	AO4.1 Industrial uses are located in the industrial precinct.
	AO4.2 Non-residential uses do not overlook the living areas, of any adjoining residential use.
PO5 Dual Occupancy is located on appropriately sized lots to avoid impacts on residential amenity and safety.	AO5 Dual occupancy development is located on a site with an area of at least: <ul style="list-style-type: none"> • 800m² where connected to a reticulated sewerage network; or • 2000m² where not connected to a reticulated sewerage network.
PO6 Multiple dwellings, residential care facilities, retirement facilities and rooming accommodation are of a scale, density and character that is complementary and compatible with the surrounding residential area.	AO6.1 Multiple dwellings are located on lots with a minimum area of 1000m ² .
	AO6.2 The number of dwellings contained in a multiple dwelling and/or retirement facility is limited as follows: <ul style="list-style-type: none"> • One bedroom units per 350m² of site area; and • Units comprising more than one bedroom per 400m² of site area.
	AO6.3 No Acceptable Outcome provided where development is for residential care facility and/or rooming accommodation.
PO7 For non-residential uses, hours of operation for non-residential uses are consistent with maintaining a reasonable level of amenity for nearby residential uses.	AO7 Hours of operation are limited to 6am to 10pm.
PO8 New commercial buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.	AO8.1 Where adjoining an existing awning the connection is made at the same or very similar height to provide connectivity for weather protection.

	<p>AO8.2 A footpath is provided in accordance with Council's minimum standards for all development.</p>
<p>PO9 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>	
<p>PO10 Development is designed and located so that adverse impacts on privacy and amenity on nearby residential uses are minimised.</p>	<p>AO10.1 Buildings are set back 2m from any boundary shared with a residential use, or half the height of that part of the building, whichever is the greater.</p>
	<p>AO10.2 A 1.8m high solid screen fence is provided along all boundaries shared with a residential use.</p>
	<p>AO10.3 Windows that have a direct view into an adjoining residential use are provided with fixed screening that is a maximum of 50% transparent to obscure views and maintain privacy for residents.</p>
	<p>AO10.4 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting.</p>
<p>PO11 Low impact industry use involving commercial-use chiller box/es for the storage of animal carcasses (for example, associated with macropod harvesting):</p> <ul style="list-style-type: none"> (a) does not have an adverse impact on surrounding residential or accommodation uses in terms of amenity, noise, odour and fumes, lighting and traffic generation; and (b) are serviced by reliable electricity and water required for the use; and (c) are designed and installed/constructed so that the chiller box/es may be readily unsecured and removed from the site, if necessary to protect public health and safety in response to an incident. 	
For assessable development in the Industrial precinct	
<p>PO12 Industrial development does not result in sensitive land uses located outside of the Industrial precinct</p>	

being affected by industrial air, noise and odour emissions.	
PO13 Uses, other than Industrial uses are consistent with and make a positive contribution to the economy and character of the Industrial precinct, and do not detract from the Township zone.	
PO14 Sensitive land uses (other than Caretaker's accommodation) are not established within the Industrial precinct.	
PO15 Adverse impacts on the health, safety or amenity of nearby land in the Township zone or sensitive land uses are minimised. Editor's note - Applicants should have regard to relevant legislative, industry and licensing requirements.	AO15.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2019 .
	AO15.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2019 .
PO16 Development does not compromise the viability of the primary use of the site.	AO16 No more than one (1) caretaker's accommodation dwelling is established on the site.

5.2.3 Rural zone code

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

5.2.3.1 Purpose statement

The purpose of the Rural zone code is to:

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

5.2.3.2 Overall outcomes

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

- (1) The establishment of a wide range of rural activities is facilitated, including cropping, intensive horticulture, intensive animal industry, animal husbandry and animal keeping and other compatible primary production uses.
- (2) Areas for broadscale primary production are conserved and lot fragmentation is avoided where possible.

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

5.2.3.3 Assessment benchmarks for Rural zone code

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)
For assessable development	
PO1 Development: (a) does not conflict with existing rural land uses or the natural, scenic and cultural values of the area; and (b) maintains the long-term production values of the land for rural purposes.	
PO2 Tourist uses that support the primary rural uses on the site are limited in scale and do not threaten the viability of traditional rural uses.	
PO3 New development does not jeopardise existing or potential extractive industry, mining operations or other rural activities.	AO3 Residential and other sensitive land uses are separated from existing or approved: (a) intensive animal industry use by at least 1000m; (b) extractive industry operation by: <ol style="list-style-type: none"> i. 1000m from a hard rock extractive industry; ii. 200m from a sand or gravel extractive industry; iii. 250m from a haul route; and (c) mining activities by:

	<ul style="list-style-type: none"> i. 1000m; and ii. 250m from a haul route.
<p>PO4 Extractive industry is adequately separated from sensitive land uses to minimise potential for nuisance or complaint.</p>	<p>AO4.1 New extractive industry does not involve the transportation of extracted resources along a transport route (excluding the State and major road network identified in Schedule 2) that is within 250m of a building used for a sensitive land use.</p> <p>AO4.2 New extractive uses and activities are not established within 1000 metres of existing residential and other sensitive uses.</p>
<p>PO5 Extractive industry provides rehabilitation of the site over the life of the project and the premises will be safe and useable upon completion.</p>	<p>AO5.1 Development is undertaken in accordance with a management and rehabilitation plan which satisfies Council the premises will be safe and useable upon completion, including the following will be appropriately undertaken:</p> <ul style="list-style-type: none"> (a) progressive rehabilitation works; (b) appropriate clean-up works (including areas of possible soil or water contamination); (c) provision of stable and usable final landform and soil profiles; and (d) revegetation of the site using suitable native species. <p>AO5.2 Rehabilitation of the site is completed within 6 months of cessation of the extractive industry.</p>
<p>PO6 Development is located to protect sensitive land uses from the impacts of previous activities that may cause risk to people or property including land containing former mining activities and hazards e.g. disused underground mines, tunnels and shafts.</p> <p>Editor's note—Mapping and information of reported abandoned mines is available through the Abandoned Mine Land Project administered by the Department of Natural Resources, Mines and Energy. For further information and contacts refer to https://www.qld.gov.au/environment/land/management/abandoned-mines</p> <p>Editor's note - On ground investigation may be required to identify the presence of past mining</p>	

activities and implementation of appropriate risk mitigation strategies.	
PO7 Development is controlled and managed to protect agricultural assets from the intrusion or impacts of biosecurity hazards including the introduction or spread of weeds and pest animals.	AO7 Development is undertaken in accordance with a Property Pest Management Plan which satisfies Council the premises will be effectively managed of weeds and pest animals.

5.2.4 Recreational and open space zone code

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

5.2.4.1 Purpose statement

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

- (1) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example—
 - (a) parks, playgrounds or playing fields for the use of residents and visitors; and
 - (b) parks, or other areas, for the conservation of natural areas; and
- (2) facilities and infrastructure to support the uses and activities stated in paragraph (a).

5.2.4.2 Overall outcomes

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

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

- (9) Where sport and recreation areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on areas of ecological significance are avoided or minimised.
- (10) Sport and recreation areas are planned and designed to enhance community liveability.

5.2.4.3 Assessment benchmarks for Recreation and open space zone code

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)
For assessable development	
PO1 Buildings and other works are consistent with the scale of buildings in the area and do not adversely impact on the visual amenity of the area.	
PO2 Development is compatible with the environmental, open space and recreation values of the zone (including important protected areas of ecological significance).	
PO3 There are no significant adverse impacts on amenity, public health or safety resulting from: <ul style="list-style-type: none"> (a) the siting, scale and design of buildings or other works; (b) waste water disposal; (c) permanent or temporary occupation of or access to areas subject to natural hazards. 	
PO4 Non-recreational uses only occur where: <ul style="list-style-type: none"> (a) they directly support the primary function of the site or are a compatible community-related activity; and (b) have a built form that is limited in scale and extent. 	

Part 6—Development codes

6.1 Preliminary

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

6.2 Use codes

6.2.1 General Development Code

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

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

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


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



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


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


Table 6.2.2.1: Assessment Benchmarks – General Development Code


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

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
PO1 The scale of new buildings and facilities suits its site and its surroundings.	AO1 New buildings cover less than the following percentage of site area: <ul style="list-style-type: none"> • Township Zone (where not in a precinct) - 50%; • Township Zone (Industrial Precinct) - 40%; • Recreation and Open Space Zone – 10%; and • Rural Zone – no acceptable outcome prescribed. 	Total site cover may be able to be increased if proven to provide long term benefits to area – e.g. goods and service store in a Township Zone (where not in a precinct).	The scale of new buildings and facilities exceeds what is intended for the site and surrounding area.
<p>Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <div style="text-align: center;">  View animated code provision. </div>			
PO2 Setbacks for buildings and structures for the front, side and rear are in keeping with other nearby buildings.	AO2.1 Setbacks are to meet the Building Code of Australia requirements (including any variations as per the Queensland Development Code). AO2.2 Setbacks are to allow for off street parking and vehicle movement, and if development is commercial in nature, off street parking is located at the rear of buildings to allow for easy vehicle movement and access.	Sometimes different setbacks are needed depending on the site layout or the type of new buildings proposed. It is important to make sure that reductions in setbacks don't impose on other properties, make it difficult for others to then use their properties, or go against what is common	Building or site layout that means others can't use their properties properly, or that means the streetscape would look substantially different if the proposed new buildings or facilities were approved.

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
		in the street/surrounding area.	
<p>Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <p style="text-align: center;">  View animated code provision. </p>			
PO3 Landscaping is provided to improve the presentation of the property – including, wherever possible, keeping existing trees that provide good shade.	AO3.1 Except in the Rural zone, a minimum of 10% of the total area for new buildings and facilities is landscaped. AO3.2 In all areas, keep, or provide and maintain, shade trees and shrubs on the site – not just grass and shrubs.	Slight reductions in landscaping on site if it is offset in some other way that still provides good amenity and heat reduction.	Landscaping which doesn't improve the appeal of the surrounding streetscape and existing buildings – e.g. concrete dominating the site.
<p>Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <p style="text-align: center;">  View animated code provision. </p>			
Building Design			
PO4 Building height is similar to the other buildings in town	AO4 New buildings are less than the following heights:	The height of a building can be higher if it needs to be for a	Buildings higher than stated.

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
and around the Diamantina Shire.	<ul style="list-style-type: none"> Township zone (where not in a precinct) – 2 storeys or 8.5m above ground level; Township Zone (Industrial Precinct) – 15m above ground level; Recreation and Open Space Zone – 8.5m above ground level; and Rural Zone – no acceptable outcome provided. 	particular purpose – e.g. a church steeple, or a concrete batching plant.	
<p>Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <div style="text-align: center;">  <p>View animated code provision.</p> </div>			
PO5 New buildings have a similar look and feel to any surrounding buildings and look like they belong in the local area.	AO5.1 In the Township zone (other than in the Industrial precinct), new buildings should include at least 3 of the following: <ul style="list-style-type: none"> verandas or porches; awnings and shade structures; variations to the roof and building lines; recesses and projections of the external facade; doors and window openings; a range of building materials, colours and textures matching or complementing those prevailing in neighbouring buildings; or windows or other design features which overlook the street to allow for passive surveillance. <p>Editor's note—Refer to PO25 related to retention/reuse of existing commercial buildings.</p>	Commercial and industrial buildings might need to look a certain way because of what they are used for (e.g. a service station, or a warehouse) – but buildings in these areas should still look and feel similar to other buildings in the local area.	Building designs which do not reflect the surrounding buildings or contribute poorly to the streetscape.
<p>Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p>			


What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
 View animated code provision.			
PO6 New buildings include design features which allow for passive surveillance of the streetscape and measures that increase the safety of the neighbourhood.			
Dual Occupancy and Multiple Dwelling			
PO7 Dual occupancy and multiple dwellings are built to a high standard and look like they belong in the local area, by using similar design features and layout to other nearby buildings.	AO7.1 New buildings use high standards of design which reflects surrounding residential buildings. In particular, new buildings have at least one of these roof types with a pitch of 20 degrees or greater: <ul style="list-style-type: none"> • skillion • gable • hipped; or • pitched. AO7.2 Each dwelling includes the following design elements: <ul style="list-style-type: none"> • a visible entry (i.e. a front door) from the main street frontage • bathroom, laundry and toilet windows which are located to 	Sometimes newer buildings can look different to the surrounding area because of advances in architecture and building design. The design of new buildings should try as much as possible to complement the area they are located in.	Buildings that look like 'dongers' or trailer homes. Poor design and layout – e.g. poor positioning of car parks (stopping doors from opening fully or driveways leading onto intersections, or poor vehicle

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
	offer privacy from the street and other dwellings on the premises <ul style="list-style-type: none"> privacy screening to adjacent neighbours, either through landscaping or screen structures on-site parking provided at the side or rear of the site. 		circulation designs. Poor and/or lack of privacy and shading.
Additional uses on the same site (Ancillary uses)			
PO8 In areas other than the Rural zone, additional buildings such as sheds, which support or do not dominate the purpose of the main building/s are reasonable in size and function. Editor's note— Development on the same premises as an existing use that does not support that purpose, or dominates it, is considered a new use.	AO8 In areas other than the Rural zone, ancillary buildings are not more than 10% of the floor area of the main building/s on the premises.	It is important that an additional building or use doesn't dominate the site it is on, or the purpose of the original building, unless it is supporting the function of the building/s. Additional uses on the same site in the Rural zone may be a material change of use.	Additional buildings with a gross floor area over 10% of the main building and do not support the use of the main building/s and streetscape.
Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met. <div style="text-align: center;">  View animated code provision. </div>			
Traffic, access, manoeuvring and parking			
PO9 Expected increases in traffic volume are properly managed and mitigated.	AO9.1 Local transport and traffic design standards/local laws are met. PO9.2	Some uses may need to utilise local or residential roads for short or	Flows of heavy vehicle or significantly

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
	<p>Development makes sure that:</p> <ul style="list-style-type: none"> local and residential roads are used only for local traffic; and traffic or freight movement on local and residential roads is avoided. 	<p>limited heavy vehicle movements, so actual impact will be a consideration in the assessment.</p> <p>Some uses may create a lot of new vehicle movements, and these will need to be analysed against traffic standards as part of the assessment process.</p>	<p>increased traffic along residential streets that could create unacceptable noise or inconvenience to residents, or impact on the condition of rural roads by heavy vehicles.</p>
PO10 Sufficient parking spaces are provided for the use.	AO10.1 Car parking is provided as per the rates in Table 6.2.2.2 AO10.2 On-street parking is maintained.	<p>If there is no building work (and it is just a change of use), reductions in on-site parking can be considered.</p>	<p>Poor or lack of onsite parking.</p> <p>Reductions in on-street parking, unless more is provided on site.</p>

Table 6.2.2.2 Car parking requirements

Use	Requirements
Childcare Centre	1 space for every employee, and 1 space for every 4 children.
Commercial activities	1 space per 50m ² of gross floor area.
Dual Occupancy	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.
Dwelling house	1 covered space per dwelling.
Dwelling unit	1 covered space per dwelling unit.

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
Home-based business	1 space of additional parking to be provided for the dwelling.		
Industrial activities	1 space per 50m ² of gross floor area for the first 1000m ² and 1 additional space per 100m ² of gross floor area exceeding 1000m ² .		
Multiple dwelling	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.		
Non-resident workforce accommodation	1 space per unit plus 1 visitor space per every 5 units.		
Rural activities	1 space per 100m ² of gross floor area		
Service station	1 space per 30m ² site area.		
Short-term accommodation	1 covered space per guestroom or suite, 1 additional space per 30m ² of gross dining area, and 1 space per employee.		
Tourist park	1 space per site, plus 1 extra space for every 3 sites.		
All other uses	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.		
<p>Editor's Note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <div style="text-align: center;">  <p>View animated code provision.</p> </div>			
PO11 Vehicle access and movement is: <ul style="list-style-type: none"> easy and safe; does not create problems for the external road network; and provides safe pedestrian access – this includes access for people with a disability. 	AO11.1 Car parking and manoeuvring areas are designed to comply with: <ul style="list-style-type: none"> AS2890.1 – Parking Facilities; and Austroads Publication AP-G34-13 – Austroads Design Vehicles and Turning Path Templates. AO11.2 Avoid conflict with obstacles which may obstruct parking – e.g. man holes, power poles, vegetation, bus stops, gully pits and other obstacles. AO11.3		Tight parking which reduces manoeuvring – both on premises and on-street. Lack of safe pedestrian access and parking for people with disabilities. Obstacles on or near driveway –

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
	<p>Vehicle crossovers are to be designed as per Figures 1 or 2 below.</p> <p>AO11.4 The minimum distance between a driveway and an intersection connecting to another street is 6m, and driveway access is provided from the quietest/smallest road frontage available.</p>		<p>e.g. bus stops, man holes etc.</p> <p>Driveway is poorly positioned and is not safe – e.g. within 6m of an intersection with another street or leads onto a busy road.</p>

Figure 1 – Vehicle Crossover Non-Piped

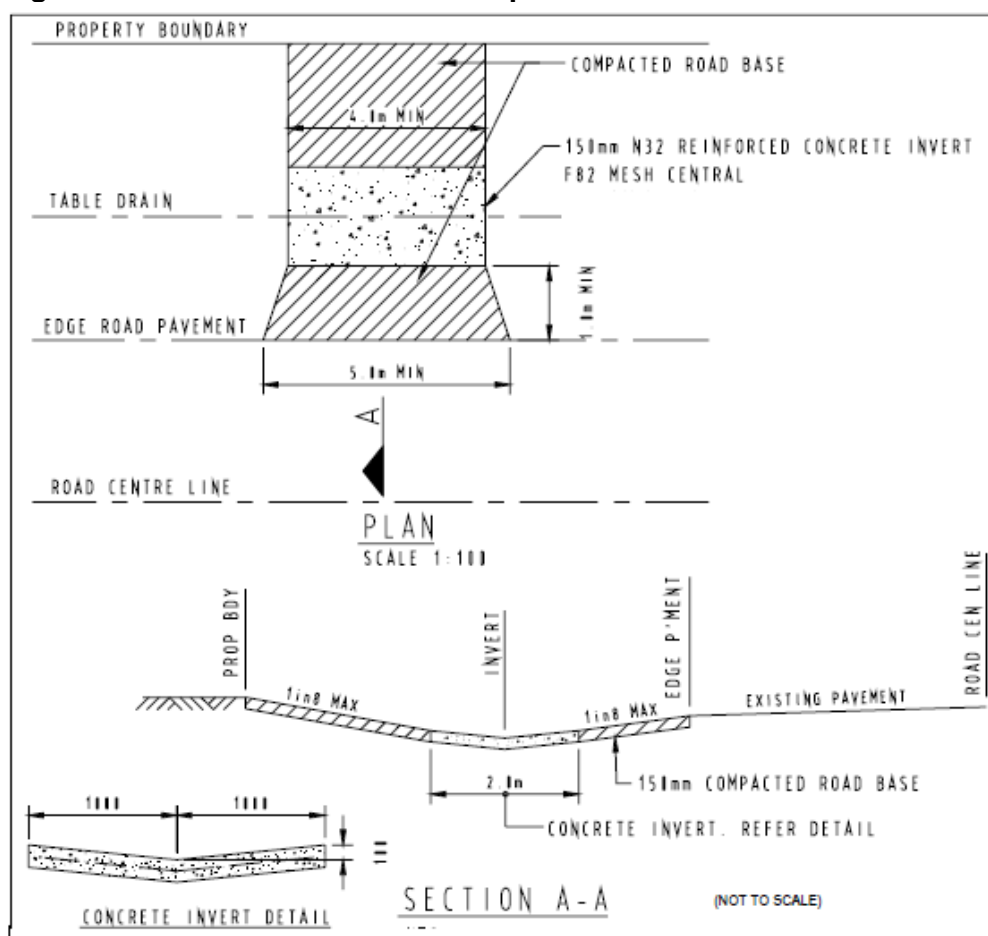



Figure 2 – Vehicle Crossover – Piped

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
	<div><p>PROPERTY BOUNDARY</p><p>MIN PIPE LENGTH 4.8m</p><p>TABLE DRAIN</p><p>EDGE ROAD PAVEMENT</p><p>4.1m MIN</p><p>COMPACTED ROAD BASE</p><p>MIN 300mm DIA CLASS 4 RCP PIPE SIZE,</p><p>PRECAST CONC SLOPING HEADWALL INSTAL TO MANUFACTURERS SPEC</p><p>0.1m MIN</p><p>5.1m MIN</p><p>ROAD CENTRE LINE</p><p>PLAN SCALE 1:100</p><p>PROP B'DY</p><p>EDGE P'VMENT</p><p>EXISTING PAVEMENT</p><p>ROAD CEN LINE</p><p>150mm COMPACTED ROAD BASE</p><p>PIPE TO BE LAID ON 50mm SAND BEDDING AND BACKFILLED TO MANUFACTURER'S SPECIFICATION ALTERNATIVELY CEMENT STABILISED BACKFILL MAY BE USED IF APPROVED.</p><p>SECTION A-A (NOT TO SCALE)</p></div>		
<p>Editor's Note—The following animation is included to provide an illustrated indication of how acceptable outcome AO11.1 could be met.</p> <p></p> <p>View animated code provision.</p>			
Off-site impacts			

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

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
		generation is supported.	
PO14 Adequate supply of potable water is provided to the premises, and new buildings are designed to be able to appropriately treat and dispose of effluent and other waste water.	AO14.1 In the Township zone, all new buildings are connected to Diamantina Shire Council's reticulated water supply network in accordance with: <ul style="list-style-type: none"> Water Services Association of Australia (WSAA), 2011, "WSA 03-11 Water Supply Code of Australia" Version 3.1; and Queensland Department of Energy and Water Supply, 2010, Planning Guidelines for Water Supply and Sewerage. AO14.2 In the Recreation and Open Space zone and Rural zone, a potable water supply is provided. AO14.3 In the Township zone, all new buildings and facilities are connected to a reticulated sewerage network, where available. AO14.4 In the Recreation and Open Space zone and Rural zone, or in the Township zone where a reticulated sewerage network is not available, sewage disposal is provided generally in accordance with the Queensland Plumbing and Wastewater Code.	Some types of development do not require a water supply. Where a water supply is required it is important that connection or supply is provided in accordance with the specified standards. Some types of development do not require sewerage treatment. Where sewerage treatment is necessary it is	Development that requires water to function effectively, without a suitable or sufficient water supply. Development with no ability to treat effluent.
PO15 Stormwater is collected and discharged to ensure no impacts	AO15 Stormwater drainage is provided in accordance with: <ul style="list-style-type: none"> Queensland urban drainage manual, 3rd Edition, Queensland 		

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
on adjoining land, or Council or State infrastructure, while also ensuring environmental values of receiving waters are maintained.	<p>Department of Energy and Water Supply, 2013; and</p> <ul style="list-style-type: none"> Pilgrim, DH, (ed)., Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987. 		
Council assets			
PO16 Council infrastructure is protected from encroachment or interference.	<p>AO16.1 All building proposals are clear of Council easements and underground infrastructure within site boundaries.</p> <p>AO16.2 All invert crossing(s) and driveways are clear of all gully pits, street lights, power poles and other infrastructure located within the road reserve with a minimum separation distance of 1 metre.</p>		New buildings that impact the function and use of Diamantina Shire Council assets.
Development located in a Bushfire Prone Area			
PO17 Vulnerable uses, essential service uses and hazardous chemical facility uses are not established or intensified within a bushfire prone area.	<p>AO17 Vulnerable uses are not established or expanded within a bushfire prone area as identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area).</p> <p>Editor's note—Vulnerable uses are those involving:</p> <ul style="list-style-type: none"> the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, detention facilities, rooming accommodation, retirement facilities or residential care facilities, tourist parks types of community infrastructure including community uses, hospitals, educational establishments, and emergency services 	Sometimes development cannot otherwise be located. In these instances, the development is protected from the risk of bushfire by implementing protection measures i.e. clearing, setbacks, fire-fighting water supply etc.	<p>Vulnerable people at risk of bushfire.</p> <p>Infrastructure and essential community services are unable to function during and following a bushfire event.</p>

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

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
educational establishments.			
PO20 Development avoids or mitigates the bushfire risk from manufacture or storage of hazardous materials within a bushfire prone area.	AO20.1 Hazardous materials are not stored or manufactured in a bushfire prone area as identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area) . OR AO20.2 Buildings and structures used for the manufacture or storage of hazardous materials are designed to prevent exposure of the hazardous materials in the event of a bushfire Editor's note—Refer to the <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines; the <i>Environmental Protection Act 1994</i> ; and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting	It is important that hazardous materials are not located where they may be exposed to a bushfire risk. Development should always be located outside of bushfire prone areas.	New buildings or activities involving manufacture or storage of hazardous materials in bulk in a bushfire prone area.
Development located in a Flood Hazard Area			
PO21 People and property are not exposed to intolerable risk from flood hazards.	AO21.1 New development is: <ul style="list-style-type: none"> • situated outside of mapped flood areas identified in <u>Schedule 2 – Flood mapping</u>; or • if within a mapped flood area, a fit for purpose risk assessment is conducted to ensure that development in that area does not increase risk beyond a tolerable level. 		Uses and activities that are incompatible with the flood risk present. The development relies on

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
	<p>AO21.2 New buildings in a mapped flood area identified in <u>Schedule 2 – Flood mapping</u> should include a finished floor level 300mm higher than the defined flood level for that area.</p> <p>AO21.3 If located in a mapped flood area identified in <u>Schedule 2 – Flood mapping</u>, at least one evacuation route is provided which allows safe passage for emergency evacuation during flood events (this must be sufficient to cater for evacuation and emergency access).²</p> <p>AO21.4 If located in a mapped flood area identified in <u>Schedule 2 – Flood mapping</u>, hazardous materials are not stored on site, or are stored so the release of the hazardous materials is prevented.</p> <p>AO21.5 Development in a mapped flood area identified in <u>Schedule 2 – Flood mapping</u> does not:</p> <ul style="list-style-type: none"> • alter a watercourse or floodway, including by clearing vegetation; or • involve filling or excavating greater than 10m³. <p>AO21.6</p>		<p>evacuation routes that are subjected to flooding.</p> <p>Infrastructure and essential community services are unable to function during and following a flood event.</p> <p>New buildings that increase the vulnerability of people located in a flood hazard area.</p> <p>New buildings which impede or restrict the response of emergency services before, during and after a hazard event.</p>


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

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
	Development maintains the protective function of landforms and vegetation to lessen the flood risk.		New buildings or facilities that significantly increases the intensity of use and users in a hazard area.
PO22 Essential community services and infrastructure continue to be functional during and after a flood event.	AO22 Community infrastructure is located in accordance with community infrastructure flood immunity standards identified in the SPP guidance material on Natural hazards, risk and resilience - flood .		Essential services like hospitals, substations, or water treatment plants placed where they might be adversely affected by flooding.
Stock Route Network			
PO23 Stock routes are able to operate efficiently and safely without impact or interference from buildings, operations, or accesses, including without disruptions caused by proximity of sensitive land uses like residential or commercial uses. Editor's note— Pasturage rights exist where the mapped	AO23.1 Development occurring adjacent to or nearby a stock route identified in SPP mapping – Economic Development (Agriculture – Stock Route Network) should not impact the operation and safety of the stock route. AO23.2 The stock route is to be easily accessible at all times by stock route users.		Development that makes it more difficult for people to access the stock route network or otherwise makes use of the route more challenging, or impacts the safety of the route—e.g. non-rural or residential

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
<p>Stock Route Network adjoins a term lease for pastoral purposes. Section 432 of the <i>Land Act 1994</i> provides guidance on the extent to which the pasturage rights overlap the adjoining lease area in this instance.</p> <p>Editor's note—Conditions required by a lease or permit relating to travelling stock, pastures for the use of depasturing travelling stock, or fencing, are complied with in accordance with the <i>Stock Route Management Act 2002</i>.</p>			activities within the 800m designated pasturage rights area either side of an unsurveyed road or stock route and access points across the stock route should be limited to one access per 200m of lot frontage.
Petroleum/high pressure gas pipelines			
<p>PO24 Pipelines carrying petroleum and gas continue to operate without impact.</p> <p>Editor's note—The holder of the Pipeline Licence or Petroleum Facility Licence must be consulted prior to activities in those areas in accordance with sections 807 and 808 of <i>Petroleum and Gas (Production and Safety) Act 2004</i>.</p>	<p>AO24 New buildings are not situated within 200m of petroleum and gas pipelines or easements as identified on SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines).</p>		New buildings within 200m of petroleum and gas pipelines or easements.

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
Local heritage places			
PO25 Heritage places, and other buildings that give the town its character, are kept in place wherever possible or re-used as a means to reflect local values and cultural heritage.	AO25.1 Development: <ul style="list-style-type: none"> • does not impact, destroy or modify any local heritage place identified in <u>Table SC3.1–Local Heritage Places of Schedule 3</u> and requires no building or operational work; or • is in accordance with current best practice guidance as made under the <i>Queensland Heritage Act 1992</i> in relation to development of heritage places³; or • is undertaken in accordance with an exemption certificate issued under the <i>Queensland Heritage Act 1992</i>. AO25.2 Demolition or removal of key parts of the place's cultural heritage significance is avoided unless there is no prudent and reasonable alternative to demolition or removal. Editor's note—Reports prepared to justify compliance with the AO above must be prepared by suitably qualified consultants, such as conservation architects or engineers, and detail alternative options investigated. The report must also provide an archival record to document the proposed changes.	As a means to encourage retention and refurbishment of older buildings (particularly in commercial areas), re-use of older buildings could be accompanied by reductions in car parking requirements for the new use.	Development which either impacts, destroys or modifies the value, use, facilities and significance of local heritage places. Undertaking development (including demolition) without having an exemption certificate, or without suitable assessment by Council.
Editor's note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.			

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

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
 View animated code provision.			
Biodiversity			
PO26 Matters of State Environmental Significance are protected, not encroached upon, or otherwise degraded, with vegetation and wildlife movement corridors maintained. Note—Where it is demonstrated that adverse impacts cannot be avoided or minimised, significant residual impacts on Matters of State Environmental Significance may require an offset in accordance with the <i>Environmental Offsets Act 2014</i> .	AO26 Development occurring outside of the Township zone must be 100m from the bank of all waterways, water storages and areas identified as Matters of State Environmental Significance as identified in SPP mapping – Environment and Heritage (Biodiversity) .		New development in areas of environmental significance that are identified by the State Planning Policy. New buildings within 100m of the banks of waterways, water storages and areas identified as Matters of State Environmental Significance. Activities which negatively impact the environment or negatively impact ecological connectivity.
Airports and Aviation facilities			
PO27 The Bedourie, Birdsville and	AO27.1		Any sort of development

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
<p>Betoota airstrips and associated aviation facilities can operate as normal without impact from development.</p> <p>Note—Refer to the SPP Mapping – Strategic Airports and Aviation Facilities for infrastructure of State significance to be protected.</p> <p>Editor's note – Aviation Facilities of State significance identified in the planning scheme area are:</p> <p><u>Birdsville</u></p> <ul style="list-style-type: none"> • ADS-B (latitude - 25.8959487 and longitude 139.3534564) • NDB (latitude - 25.89627778 and longitude 139.3534111) • SGS (latitude - 25.895969 and longitude 139.35352) • VHF (latitude - 25.896025 and longitude 139.353424) <p><u>Bedourie</u></p> <ul style="list-style-type: none"> • SGS (latitude - 24.357866 and longitude 139.471429) • VHF (latitude - 24.358007 and longitude 139.471411) 	<p>Development situated within the building restricted area for an aviation facility must not:</p> <ul style="list-style-type: none"> • disrupt the line of sight between the antenna by physical obstructions; • create electrical or electromagnetic fields which interfere with signals transmitted by the facility; or • include reflective surfaces that could deflect or interfere with signals transmitted by the facility. <p>AO27.2</p> <p>Development and associated activities must not:</p> <ul style="list-style-type: none"> • create a permanent or temporary physical or transient intrusion into an airport's operational airspace, unless the intrusion is approved in accordance with the relevant federal legislation; • include a light source or reflective surfaces that could distract or confuse pilots approaching the airport to land; • cause emissions which significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines the operational airspace of an airport; • attract wildlife or increase wildlife hazards to the operational airspace of the airport or the airport land; • increase the number of people living, working or congregating in the Public Safety Area; or • involve the manufacture, use or storage of flammable, explosive, 		<p>which may interfere with the function of airports and aviation facilities</p>

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
	<p>hazardous or noxious materials in the Public Safety Area</p> <p>Editor's note—For further guidance on achieving or applying the above outcomes, refer to the 'State Planning Policy - State interest guideline - Strategic Airports and aviation facilities'.</p>		

6.3 Other development codes

6.3.1 Reconfiguring a lot code

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

The purpose of the reconfiguring a lot code is to:

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

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

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

- (7) Reconfiguring of lots ensures the protection of the stock route network.

Table 6.3.1.1 Assessment Benchmarks – Reconfiguring a Lot Code

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)
Lot size and configuration	
PO1 The proposed lots are of a size and dimension to meet the outcomes for development in the zones and precincts in respect of: <ul style="list-style-type: none"> (a) preserving land for agriculture, animal production and environmental conservation in the Rural Zone; (b) achieving a safe and pleasant residential environment in the Township zone; (c) consistency with the nature and layout of existing subdivision patterns; and (d) providing a variety of lot sizes for residential living, industry and commerce. 	AO1 Allotment dimensions comply with Table 6.3.1.4
PO2 Lots created through reconfiguring, will not lead to diminished productivity of rural land, or compromise the long term viability of rural activities in the Rural Zone.	
PO3 The layout of lots, roads and infrastructure: <ul style="list-style-type: none"> (a) provides connections to and is integrated with environmental corridors, open space and movement networks in the surrounding area; and (b) contributes to efficient use of land and infrastructure. 	
Roads and accesses	
PO4 Roads are constructed and upgraded to provide for the safe and efficient movement of: <ul style="list-style-type: none"> (a) vehicles to and from the site (b) emergency vehicles accessing each proposed lot (c) pedestrians and cyclists. 	AO4.1 New road infrastructure is designed and constructed in accordance with Councils design standards AO4.2 Any pre-existing roads, part of or within the development site, are upgraded to the standards detailed in Councils design standards
PO5 Each proposed lot has a legal point of access from the local or State-controlled road network.	

Service provision	
<p>PO6 A potable water supply and adequate sewerage services are available to each lot in a development that will be used for residential, commercial or industrial purposes.</p>	<p>AO6.1 All lots within the Township zone, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service.</p> <p>AO6.2 All lots within the Rural zone have a potable water supply and on site sewerage is provided generally in accordance with the Queensland Plumbing and Wastewater Code.</p>
<p>PO7 An electricity supply and telecommunications services are available to each lot in a development that will be used for residential, commercial or industrial purposes.</p>	
Biodiversity	
<p>PO8 The creation of new lots avoids significant adverse impacts on the region's important biodiversity identified in SPP mapping – Environment and Heritage (Biodiversity) and maintains and enhances ecological connectivity.</p>	
Flood	
<p>PO09 Lot design in areas of flood hazard: (a) maintains personal safety and minimises property impacts at all times, through siting and layout of lots and access; (b) provides safe egress from all building areas in flood emergency.</p>	<p>AO9 Reconfiguring of a lot or lots involving land identified as a mapped flood area in <u>Schedule 2 – Flood mapping</u> is sited and designed so that:</p> <p>(a) all new lots contain:</p> <ul style="list-style-type: none"> (i) a building envelope located outside of the mapped flood area in <u>Schedule 2 – Flood mapping</u>; or (ii) can achieve the flood immunity level of 1% Annual Exceedance Probability (AEP); OR a finished lot level above the defined flood event; and <p>(b) there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.</p>

Bushfire	
<p>PO10 A separation distance from hazardous vegetation, to effectively mitigate bushfire hazard risk, can be established at the edge of the proposed lot(s).</p>	<p>AO10.1 No new lots are created within the bushfire prone area</p> <p>Editor's note— Bushfire prone areas are identified on SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</p> <p>OR</p> <p>AO11.2 Lots are separated from hazardous vegetation by a distance that:</p> <ul style="list-style-type: none"> (a) achieves radiant heat flux level of 29kW/m² at all boundaries; and (b) is contained wholly within the development site. <p>Editor's note—</p> <ul style="list-style-type: none"> • Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. • For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. • The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.

<p>PO11 Where reconfiguring of a lot is undertaken in the Township Zone a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both firefighting and maintenance/defensive works.</p>	<p>AO11.1 Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> (a) has a two lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) a minimum of 4.8m vertical clearance above the road; (f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. <p>AO11.2 Fire hydrants are designed and installed in accordance with AS2419.1 2017, unless otherwise specified by the relevant water entity.</p>
<p>PO12.1 Where the reconfiguring of a lot is undertaken anywhere that PO11 does not apply:</p> <ul style="list-style-type: none"> (a) A constructed perimeter road or a formed, all weather fire trail is established between either, the lots or building envelope/s, and hazardous vegetation; and (b) The road or fire trail is readily accessible at all times for the type of fire fighting vehicles servicing the area; and (c) Access is available for both firefighting and maintenance/hazard reduction works. <p>OR</p> <p>PO12.2 If, as a result of the location and context of the development, a fire trail would not serve a practical fire management purpose, a fire trail is not required.</p>	<p>AO12 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4 metres capable of accommodating a 15 tonne vehicle and which is at least 6 metres clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path; (d) a minimum of 4.8 metres vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency

	<p>Services' Fire Hydrant and Vehicle Access Guidelines;</p> <ul style="list-style-type: none"> (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the <i>IECA 2008 Best Practice Erosion and Sediment Control</i> (as amended) (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500 metres; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Diamantina Shire Council and Queensland Fire and Emergency Services.
<p>PO13</p> <p>The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p>AO13</p> <p>The lot layout:</p> <ul style="list-style-type: none"> (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. <p>Editor's note— For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p> <p>In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled <i>Undertaking a Bushfire Protection Plan</i>. Advice from the Queensland Fire and Emergency Services should be sought as appropriate.</p>
PO14	AO14

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

Table 6.3.1.4 – acceptable outcomes for lot sizes and frontages

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

6.3.2 Operational Work Code

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

The purpose of the operational work code is to:

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

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

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

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

Table 6.3.2.1 Assessment Benchmarks – Operational Work Code

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

<p>PO2 Changes to adjoining land and natural features, including surface and groundwater, are minimised and do not adversely impact adjoining properties or the locality.</p>	<p>A02 Excavation or filling on all land (except dams on rural zoned land for rural purposes):</p> <ul style="list-style-type: none"> (a) does not exceed 1 metre deep or 1 metre high (except for excavation for building works); (b) ensures the fill or excavation line is not closer than 10 metres from an adjoining property boundary; (c) is enclosed by a childproof fence if excavation is for a water retaining structure; (d) ensures no ponding develops on adjacent land at any time; (e) restores all surfaces exposed or damaged by the operations immediately on conclusion of the works to their original standard; and (f) ensures works are a minimum 100 metres from wetlands and 200 metres from rivers, creeks and streams.
<p>PO3 Operational work or the construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p>A03 An erosion and sediment control plan (ESCP) is prepared by a suitably qualified person which demonstrates that release of sediment-laden stormwater is:</p> <ul style="list-style-type: none"> (a) avoided for the nominated design storm; (b) minimised when the nominated design storm is exceeded, by addressing the design objectives listed below in Table 6.3.2.2 (construction phase) or local equivalent, for: <ul style="list-style-type: none"> • drainage control; • erosion control; • sediment control; and • water quality outcomes.
<p>Vegetation clearing</p>	
<p>PO4 Development:</p> <ul style="list-style-type: none"> (a) identifies Matters of State Environmental Significance as identified in SPP mapping – Environment and Heritage (Biodiversity); 	

(b) facilitates the protection and enhancement of Matters of State Environmental Significance; and (c) protects and enhances ecological connectivity.	
Flood hazard	
<p>PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential for flood damage on-site or on other properties.</p> <p>Editor's note—To adequately assess the impacts of development on flooding regimes, applicants may need to have a hydrological and hydraulic assessment carried out by a suitably qualified and experienced hydrologist or engineer.</p>	<p>A05 Development for earthworks located in the flood hazard area on the flood hazard maps (as identified in Schedule 2 – Flood mapping):</p> <ul style="list-style-type: none"> • does not involve a net increase in filling greater than 50m³ if in the Rural zone; or • does not result in any reductions of onsite flood storage capacity and contain within the subject site any changes to depth / duration / velocity of flood waters; or • does not change flood characteristics outside the subject site in ways that result in: <ol style="list-style-type: none"> i. loss of flood storage; ii. loss of/changes to flow paths; or iii. acceleration or retardation of flows or any reduction in flood warning times elsewhere on the floodplain; or • a flood study demonstrates the development site is above the defined flood level (pre-filling).

Table 6.3.2.2

Part 1: Construction phase—stormwater management design objectives¹	
Issue	Desired outcomes
Drainage control	1. Manage stormwater flows around or through areas of exposed soil to avoid contamination.
	2. Manage sheet flows in order to avoid or minimise the generation of rill or gully erosion.
	3. Provide stable concentrated flow paths to achieve the construction phase stormwater management design objectives for temporary drainage works (part 2).
	4. Provide emergency spillways for sediment basins to achieve the construction phase stormwater management design objectives for emergency spillways on temporary

	sediment basins (part 3).		
Erosion control	1. Stage clearing and construction works to minimise the area of exposed soil at any one time.		
	2. Effectively cover or stabilise exposed soils prior to predicted rainfall.		
	3. Prior to completion of works for the development, and prior to removal of sediment controls, all site surfaces must be effectively stabilised ² using methods which will achieve effective short-term stabilisation.		
Sediment control	1. Direct runoff from exposed site soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk.		
	2. All exposed areas greater than 2500m ² must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range (6.5–8.5).		
Litter, hydrocarbons and other contaminants	1. Remove gross pollutants and litter.		
	2. Avoid the release of oil or visible sheen to released waters.		
	3. Dispose of waste containing contaminants at authorised facilities.		
Waterway stability and flood flow management	1. Where measures are required to meet post-construction waterway stability objectives (specified in table B), these are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction.		
	2. Earthworks and the implementation of erosion and sediment controls are undertaken in ways which ensure flooding characteristics (including stormwater quantity characteristics) external to the development site are not worsened during construction for all events up to and including the 1 in 100 year ARI (1% AEP).		
Part 2: Construction phase—stormwater management design objectives for temporary drainage works			
Temporary drainage works	Anticipated operation design life and minimum design storm event		
	< 12 months	12–24 months	> 24 months

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

Note— For Table 6.3.2.2:

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

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

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

SCHEDULES

Schedule 1 Definitions

SC1.1 Use definitions

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

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

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

Table SC1.1.1 —Index of use definitions

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

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

Regulated requirements		Guidance	
Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Adult store means the use of premises for the primary purpose of displaying or selling—	Sex shop	Shop, newsagent, registered pharmacist or video hire, where

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

Animal husbandry	Animal husbandry means the use of premises for— (a) producing animals or animal products on native or improved pastures or vegetation; or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal husbandry, aquaculture, feedlots, piggeries
Animal keeping	Animal keeping means the use of premises for— (a) boarding, breeding or training animals; or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Aquaculture means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal husbandry
Bar	Bar means the use of premises, with seating for 60 or less people, for— (a) selling liquor for consumption on the premises; or (b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, nightclub entertainment facility, tavern
Brothel	Brothel means premises made available for prostitution by 2 or more prostitutes at the premises.		
Bulk landscape supplies	Bulk landscape supplies means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including for example, soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	Caretaker's accommodation means the use of premises for a		Dwelling house

	dwelling for a caretaker of a non-residential use on the same premises.		
Car wash	Car wash means the use of premises for the commercial cleaning of motor vehicles.		Service station
Cemetery	Cemetery means the use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Childcare centre	Childcare centre means the use of premises for the care, education and minding, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care, vacation care	Educational establishment, home-based childcare, family day care
Club	Club means the use of premises for— (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Community care centre — (a) means the use of premises for (i) providing social support to members of the public; or (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for providing accommodation to members of the public.	Disability support services, drop-in centre, respite centre, integrated Indigenous support centre	Childcare centre, family day care, home-based childcare, health care services, residential care facility
Community residence	Community residence — (a) means the use of premises for residential accommodation for— (i) no more than— (A) 6 children, if the accommodation is	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation

	<p>provided as part of a program or service under the <i>Youth Justice Act 1992</i>; or</p> <p>(B) 6 persons who require assistance or support with daily living needs; and</p> <p>(ii) no more than 1 support worker; and</p> <p>(b) Includes a building or structure that is reasonably associated with the use in paragraph (a).</p>		
Community use	<p>Community use means the use of premises for—</p> <p>(a) providing artistic, social or cultural facilities or community services to the public; or</p> <p>(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).</p>	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	<p>Cremation means the use of premises for the cremation or aquamation of bodies.</p>		Cemetery
Cropping	<p>Cropping means the use of premises for—</p> <p>(a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or</p> <p>(b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or</p> <p>(c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).</p>	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	<p>Detention facility means the use of premises for the lawful detention of persons.</p>	Correctional facility	
Dual occupancy	<p>Dual occupancy—</p>	Duplex, two dwellings on a single lot	Dwelling house, multiple dwelling

	<p>(a) means a residential use of premises for 2 households involving</p> <ul style="list-style-type: none"> (i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and (ii) any domestic outbuilding associated with the dwellings; but <p>(b) does not include a residential use of premises that involves a secondary dwelling.</p>	<p>(whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i>, two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply</p>	
Dwelling house	<p>Dwelling house means a residential use of premises involving—</p> <ul style="list-style-type: none"> (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or (b) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling. 		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	<p>Dwelling unit means the use of premises containing a non-residential use for a dwelling, other than a dwelling for a caretaker of the non-residential use.</p>	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	<p>Educational establishment means the use of premises for—</p> <ul style="list-style-type: none"> (a) training and instruction to impart knowledge and develop skills; or (b) student accommodation, before or after school care, or vacation care if the use is ancillary to the use in paragraph (a). 	Pre-preparatory, preparatory and primary school, secondary school, special education facility, college, university, technical institute, outdoor education centres	Childcare centre, home-based childcare, family day care

Emergency services	<p>Emergency services means the use of premises by a government entity or community organisation to provide—</p> <ul style="list-style-type: none"> (a) essential emergency services; or (b) disaster management services; or (c) management support facilities for the services. 	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	<p>Environment facility—</p> <ul style="list-style-type: none"> (a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but (b) does not include the use of premises to provide accommodation for tourists and travellers. 	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	<p>extractive industry means the use of premises for—</p> <ul style="list-style-type: none"> (a) extracting or processing extractive resources; and (b) any related activities, including, for example, transporting the resources to market. 		
Food and drink outlet	<p>Food and drink outlet means the use of premises for—</p> <ul style="list-style-type: none"> (a) preparing and selling food and drink for consumption on or off the premises; or (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a). 	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away shop, tearoom	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	<p>Function facility means the use of premises for—</p> <ul style="list-style-type: none"> (a) receptions or functions; or (b) preparing and providing food and liquor for consumption on the premises as part of the reception or function. 	Conference centre, reception centre	Community use, hotel

Funeral parlour	<p>Funeral parlour—</p> <p>(a) means the use of premises for—</p> <p>(i) arranging and conducting funerals, memorials and other similar events; or</p> <p>(ii) a mortuary; or</p> <p>(iii) storing and preparing bodies for burial or cremation; but</p> <p>(b) does not include the use of premises for the burial or cremation of bodies.</p>		Cemetery, crematorium, place of worship
Garden centre	<p>Garden centre means the use of premises for—</p> <p>(a) selling plants; or</p> <p>(b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or</p> <p>(c) a food and drink outlet that is ancillary to the use in paragraph (a).</p>	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	<p>Hardware and trade supplies means the use of premises for selling, displaying or hiring hardware and trade supplies, including for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.</p>		Shop, showroom, outdoor sales and warehouse
Health care service	<p>Health care services means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.</p>	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	<p>High impact industry means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local government planning instrument applying to the premises states is a high impact industry; and</p>	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note—refer to industry thresholds in table SC1.1.4.</p>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry

	(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.		
Home-based business	Home-based business means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, home-based childcare	Hobby, office, shop, warehouse, transport depot
Hospital	Hospital means the use of premises for— (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or (b) providing accommodation for patients; or (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).		Health care services, residential care facility
Hotel	Hotel — (a) means the use of premises for— (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or short-term accommodation, if the use is ancillary to the use in subparagraph (i); but (b) does not include a bar.	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre

Intensive animal industry	<p>Intensive animal industry— (a) means the use of premises for— (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but (b) does not include the cultivation of aquatic animals.</p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	<p>Intensive horticulture— (a) means the use of premises for— (i) the intensive production of plants or plant material carried out indoors on imported media; or (ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or (iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to a use in subparagraph (i) or (ii); but (b) does not include the cultivation of aquatic plants.</p>	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	<p>Landing means the use of premises for a structure— (a) for mooring, launching, storing and retrieving vessels; and (b) from which passengers embark and disembark.</p>		
Low impact industry	<p>Low impact industry means the use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling,</p>	Repairing motor vehicles, fitting and turning workshop, use involving commercial-use	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing,

	<p>storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a low impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>chiller box/es for the storage of animal carcasses</p> <p>Note—refer to industry thresholds in table SC1.1.4.</p>	<p>service industry, medium impact industry, high impact industry, special industry</p>
Major electricity infrastructure	<p>Major electricity infrastructure—</p> <p>(a) means the use of premises for—</p> <p>(i) a transmission grid or supply network; or</p> <p>(ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the use of premises for a supply network or private electricity works stated in the <i>Planning Regulation 2017</i>, schedule 6, section 26(5), unless the use involves—</p> <p>(i) a new zone substation or bulk supply substation; or</p> <p>(ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.</p>	<p>Powerlines greater than 66kV</p>	<p>Minor electricity infrastructure, substation</p>
Major sport, recreation and entertainment facility	<p>Major sport, recreation and entertainment facility means the use of premises for large-scale events, including, for example, major sporting, recreation conference or entertainment events.</p>	<p>Convention and exhibition centres, entertainment centres, sports stadiums, horse racing facility</p>	<p>Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation</p>

Market	Market means the use of premises on a regular basis for— (a) selling goods to the public mainly from temporary structures, including for example, stalls, booths or trestle tables; or (b) providing entertainment, if the use is ancillary to the use in paragraph (a).	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	Medium impact industry means the use of premises for an industrial activity— (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a medium impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working) Note—refer to industry thresholds in table SC1.1.4.	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry
Motor sport facility	Motor sport facility means the use of premises for— (a) organised or recreational motor sports; or (b) facilities for spectators, including, for example, stands, amenities or food and drink outlets.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility

Nature-based tourism	Nature-based tourism means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of— (a) an area of environmental, cultural or heritage value; or (b) a local ecosystem; or (c) the natural environment.	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	Nightclub entertainment facility means the use of premises for— (a) providing entertainment that is cabaret, dancing or music; or (b) selling liquor and food for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	Non-resident workforce accommodation means the use of premises for— (a) accommodation of non-resident workers; or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	Office — (a) means the use of premises for— (i) providing an administrative, financial, management or secretarial service or function; or (ii) the practice of a profession; or (iii) providing business or professional advice or services; but (b) does not include premises used for making, selling or hiring goods.	Bank, real estate agent, administration building	Home-based business, home office, shop, outdoor sales
Outdoor sales	Outdoor sales means the use of premises for— (a) displaying, selling, hiring or leasing vehicles, boats,	Agricultural machinery sales yard, motor	Bulk landscape supplies, market

	caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or (b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).	vehicles sales yard	
Outdoor sport and recreation	Outdoor sport and recreation means the use of premises for— (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or (b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	Outstation means the use of premises for— (a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or (b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	Park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Parking station means the use of premises for parking vehicles, other than parking that is ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Permanent plantation means the use of premises for growing, but not harvesting, plants for the carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Place of worship means the use of premises for— (a) organised worship and other religious activities; or	Church, chapel, mosque, synagogue, temple	Community use, childcare centre, funeral parlour, crematorium

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

	maintaining, storing or testing machinery or equipment.	computer server facilities, medical laboratories	
Residential care facility	Residential care facility means the use of premises for supervised accommodation, and medication and other support services, for persons who— (a) can not live independently; and (b) require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Resort complex means the use of premises for— (a) tourist and visitor accommodation that includes integrated leisure facilities; or <i>Examples of integrated leisure facilities—</i> bars, meeting and function facilities, restaurants, sporting and fitness facilities (b) staff accommodation that is ancillary to the use in paragraph (a); or (c) transport facilities for the premises, including, for example, a ferry terminal or air service.		
Retirement facility	Retirement facility means a residential use of premises for— (a) accommodation for older members of the community, or retired persons, in independent living units or services units; or (b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).	Retirement village	Residential care facility
Roadside stall	Roadside stall means the use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market

Rooming accommodation	<p>Rooming accommodation means the use of premises for—</p> <p>(a) residential accommodation, if each resident—</p> <ul style="list-style-type: none"> (i) has a right to occupy 1 or more rooms on the premises; and (ii) does not have a right to occupy the whole of the premises; and (iii) does not occupy a self-contained unit, as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i>, schedule 2, or has only limited facilities available for private use; and (iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or <p>(b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).</p>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	<p>Rural industry means the use of premises for—</p> <p>(a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or</p> <p>(b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store, commercial use macropod chiller box
Rural workers' accommodation	<p>Rural worker's accommodation means the use of premises as accommodation, whether or not</p>	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual

	self-contained, for employees of a rural use, if— (a) the premises, and the premises where the rural use is carried out, are owned by the same person; and (b) the employees are not non-resident workers.		occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwelling
Sales office	Sales office means the use of premises for temporary display of land parcels or buildings that— (a) are for sale or proposed to be sold; or (b) can be won as a prize in a competition.	Display dwelling	Bank, office
Service industry	Service industry means the use of premises for an industrial activity that— (a) does not result in off-site air, noise or odour emissions; and (b) is suitable for location with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	Service station means the use of premises for— (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).	Electric charging station	Car wash
Shop	Shop means the use of premises for— (a) displaying, selling or hiring goods; or	Hairdresser, liquor store, department store, discount department	Adult store, food and drink outlet, showroom, market

	(b) providing personal services or betting to the public.	store, discount variety stores, betting agencies, supermarket, corner store	
Shopping centre	Shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops.		
Short-term accommodation	Short-term accommodation— (a) means the use of premises for— (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or (ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but (b) does not include a hotel, nature-based tourism, resort complex or tourist park.	Motel, backpackers' accommodation, cabins, serviced apartments, hotel, farm-stay	Hostel, rooming accommodation, tourist park
Showroom	Showroom means the use of premises for the sale of goods that are of— (a) a related product line; and (b) a size, shape or weight that requires— (i) a large area for handling, display or storage; and (ii) direct vehicle access to the building that contains the goods by members of the public, to enable the loading and unloading of the goods.	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies, bulk home supplies	Food and drink outlet, shop, outdoor sales
Special industry	Special industry means the use of premises for an industrial activity— (a) that is manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating products; and	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants,	Low impact industry, medium impact industry, high impact industry, service industry

	<p>(b) that a local government planning instrument applying to the premise states is a special industry; and</p> <p>(c) that complies with any threshold for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>manufacturing fertilisers</p> <p>Note—refer to industry thresholds in table SC1.1.4.</p>	
Substation	<p>Substation means the use of premises—</p> <p>(a) as part of a transmission grid or supply network to—</p> <p>(i) convert or transform electrical energy from one voltage to another; or</p> <p>(ii) regulate voltage in an electrical circuit; or</p> <p>(iii) control electrical circuits; or</p> <p>(iv) switch electrical current between circuits; or</p> <p>(b) for a telecommunications facility for—</p> <p>(i) works, as defined under the <i>Electricity Act 1994</i>, section 12(1); or</p> <p>(ii) workforce operational and safety communications.</p>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	<p>Telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.</p>	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p>Theatre means the use of premises for—</p> <p>(a) presenting movies, live entertainment or music to the public; or</p> <p>(b) the production of film or music; or</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio

	<p>(c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)—</p> <ul style="list-style-type: none"> (i) preparing and selling food and drink for consumption on the premises; (ii) facilities for editing and post-production; (iii) facilities for wardrobe, laundry and make-up; (iv) set construction workshops; (v) sound stages. 		
Tourist attraction	<p>Tourist attraction means the use of premises for—</p> <ul style="list-style-type: none"> (a) providing entertainment to, or a recreation facility for, the general public; or (b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a). 	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	<p>Tourist park means the use of premises for—</p> <ul style="list-style-type: none"> (a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a). 	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	<p>Transport depot means the use of premises for—</p> <ul style="list-style-type: none"> (a) storing vehicles, or machinery, that are used for a commercial or public purpose; or (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a). 	Premises used for storing buses, taxis, heavy vehicles or heavy machinery, contractor's depot	Home-based business, warehouse, low impact industry, service industry

Utility installation	Utility installation means the use of premises for— (a) a service for supplying or treating water, hydraulic power or gas; or (b) a sewerage, drainage or stormwater service; or (c) a transport service; or (d) a waste management service; or (e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary service	Veterinary service means the use of premises for— (a) the medical or surgical treatment of animals; or (b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).		Animal keeping
Warehouse	Warehouse means the use of premises for— (c) storing or distributing goods, whether or not carried out in a building; or (d) the wholesale of goods, if the use is ancillary to the use in paragraph (a).	Self-storage sheds, storage yard	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	Wholesale nursery means the use of premises for— (a) the wholesale of plants grown on or next to the premises; or (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).		Bulk landscape supplies, garden centre
Winery	Winery means the use of premises for— (a) making wine; or (b) selling wine that is made on the premises.		Rural industry

SC1.1.3 Defined activity groups

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

Table SC1.1.3—Defined activity groups

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

SC1.1.4 Industry thresholds

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

Table SC1.1.4 – industry thresholds

Use	Additional examples include
Low-impact industry	<ol style="list-style-type: none"> (1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting (2) Repairing and servicing lawn mowers and outboard engines (3) Fitting and turning workshop (4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting (5) Assembling wood products not involving cutting, routing, sanding or spray painting (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium-impact industry	<ol style="list-style-type: none"> (1) Metal foundry producing less than 10 tonnes of metal castings per annum (2) Boiler-making or engineering works producing less than 10,000 tonnes of metal product per annum (3) Facility, goods yard or warehouse for the storage and distribution of hazardous chemicals in quantities that exceed a manifest quantity under the <i>Work Health and Safety Regulation 2011</i> and not involving: <ul style="list-style-type: none"> • refrigeration systems or cold stores that operate using anhydrous ammonia • manufacturing processes • a hazardous chemical facility (4) Abrasive-blasting facility using less than 10 tonnes of abrasive material per annum (5) Enamelling workshop using less than 15,000 litres of enamel per annum (6) Galvanising works using less than 100 tonnes of zinc per annum (7) Anodising or electroplating workshop where tank area is less than 400 square metres (8) Powder-coating workshop using less than 500 tonnes of coating per annum (9) Spray-painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum (10) Scrap-metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components (11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum (12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum (13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum (14) Manufacturing wooden products including cabinet making,

Use	Additional examples include
	<p>joinery, wood working, producing less than 500 tonnes per annum</p> <p>(15) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood-veneer products, less than 250 tonnes per annum</p> <p>(16) Sawmilling, wood chipping and kiln-drying timber and logs, producing less than 500 tonnes per annum</p> <p>(17) Recycling and reprocessing batteries</p> <p>(18) Repairing or maintaining boats</p> <p>(19) Manufacturing substrate for mushroom growing</p> <p>(20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum</p> <p>(21) Recycling or reprocessing tyres including retreading</p> <p>(22) Printing advertising material, magazines, newspapers, packaging and stationery</p> <p>(23) Transport depot, distribution centre, contractors depot and storage yard</p> <p>(24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools)</p> <p>(25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum</p> <p>(26) Reconditioning metal or plastic drums</p> <p>(27) Glass-fibre manufacture less than 200 tonnes per annum</p> <p>(28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
High-impact industry	<p>(1) Metal foundry producing 10 tonnes or greater of metal castings per annum</p> <p>(2) Boiler-making or engineering works producing 10,000 tonnes or greater of metal product per annum</p> <p>(3) Hazardous chemical facility for the storage and distribution of dangerous goods not involving manufacturing processes</p> <p>(4) A manufacturing process involving hazardous chemicals in quantities that exceed a manifest quantity under the <i>Work Health and Safety Regulation 2011</i></p> <p>(5) A facility that includes refrigeration systems or cold stores involving anhydrous ammonia in quantities that exceed a manifest quantity under the <i>Work Health and Safety Regulation 2011</i></p> <p>(6) Scrap-metal yard including a fragmentiser</p> <p>(7) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum</p> <p>(8) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum</p> <p>(9) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum</p> <p>(10) Manufacturing wooden products including cabinet making,</p>

Use	Additional examples include
	<p>joinery, wood working, producing greater than 500 tonnes per annum</p> <p>(11) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood-veneer products, 250 tonnes or greater per annum</p> <p>(12) Sawmilling, wood chipping and kiln-drying timber and logs, producing greater than 500 tonnes per annum</p> <p>(13) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum</p> <p>(14) Enamelling workshop using 15,000 litres or greater of enamel per annum</p> <p>(15) Galvanising works using 100 tonnes or greater of zinc per annum</p> <p>(16) Anodising or electroplating workshop where tank area is 400 square metres or greater</p> <p>(17) Powder-coating workshop using 500 tonnes or greater of coating per annum</p> <p>(18) Spray-painting workshop (including spray-painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum</p> <p>(19) Concrete batching and producing concrete products</p> <p>(20) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote</p> <p>(21) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste</p> <p>(22) Manufacturing fibreglass pools, tanks and boats</p> <p>(23) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools)</p> <p>(24) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum</p> <p>(25) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre</p> <p>(26) Abattoir</p> <p>(27) Recycling chemicals, oils or solvents</p> <p>(28) Waste-disposal facility (other than waste incinerator)</p> <p>(29) Recycling, storing or reprocessing regulated waste</p> <p>(30) Manufacturing batteries</p> <p>(31) Manufacturing wooden products including cabinet making, joinery, wood-working, producing greater than 500 tonnes per annum</p> <p>(32) Abrasive-blasting facility using 10 tonnes or greater of abrasive material per annum</p> <p>(33) Glass-fibre manufacture producing 200 tonnes or greater per annum</p>

Use	Additional examples include
	(34) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
Special industry	(1) Oil refining or processing (2) Producing, refining or processing gas or fuel gas (3) Distilling alcohol in works producing greater than 2500 litres per annum (4) Power station (5) Producing, quenching, cutting, crushing or grading coke (6) Waste incinerator (7) Sugar milling or refining (8) Pulp or paper manufacturing (9) Tobacco processing (10) Tannery or works for curing animal skins, hides or finishing leather (11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing (12) Rendering plant (13) Manufacturing chemicals, poisons and explosives (14) Manufacturing fertilisers involving ammonia (15) Manufacturing polyvinyl chloride plastic (16) Hazardous chemical facility involving manufacturing processes for hazardous chemicals.

SC1.2 Administrative terms

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

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

Table SC1.2.1—Administrative terms and definitions as per the regulated requirements

Column 1 Administrative term	Column 2 Definition
Adjoining premises	adjoining premises means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Affordable housing	affordable housing means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.

Column 1 Administrative term	Column 2 Definition
Basement	basement means a space— (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level.
Burrow pit	Borrow pit means an extractive industry operated by a government authority or agent in or adjacent to a road reserve to provide gravel materials for road maintenance and construction.
Boundary clearance	boundary clearance means the distance between a building or structure on premises and the boundary of the premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is— (a) an architectural or ornamental attachment; or (b) a rainwater fitting. <i>Examples—</i> 1 If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary. 2 If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.
Building height	building height , of a building, means— (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys in the building above ground level.
Domestic outbuilding	domestic outbuilding means a non-habitable class 10a building that is— (a) a shed, garage or carport; and (b) ancillary to a residential use carried out on the premises where the building is.
Dwelling	dwelling means all or part of a building that— (a) is used, or capable of being used, as a self-contained residence; and (b) contains— (i) food preparation facilities; and (ii) a bath or shower; and (iii) a toilet; and (iv) a wash basin; and (v) facilities for washing clothes.
Gravel pit	Gravel pit is privately operated – where only surface gravel deposits are removed (i.e. does not extend into bedrock). The topsoil is preserved and after the gravel is removed the top soil is replaced for rural purposes.

Column 1 Administrative term	Column 2 Definition
Gross floor area	<p>gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—</p> <ul style="list-style-type: none"> (a) building services, plant or equipment; or (b) access between levels; or (c) a ground floor public lobby; or (d) a mall; or (e) parking, loading or manoeuvring vehicles; or (f) unenclosed private balconies, whether roofed or not.
Ground level	<p>ground level means—</p> <ul style="list-style-type: none"> (a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.
Household	<p>household means 1 or more individuals who—</p> <ul style="list-style-type: none"> (a) live in a dwelling with the intent of living together on a long-term basis; and (b) make common provision for food and other essentials for living.
Minor building work	<p>minor building work means building work that increases the gross floor area of a building by no more than the lesser of the following—</p> <ul style="list-style-type: none"> (a) 50m²; (b) an area equal to 5% of the gross floor area of the building.
Minor electricity infrastructure	<p>minor electricity infrastructure means development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for—</p> <ul style="list-style-type: none"> (a) a new zone substation or bulk supply substation; or (b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.
Non-resident worker	<p>non-resident worker means a person who—</p> <ul style="list-style-type: none"> (a) performs work as part of— <ul style="list-style-type: none"> (i) a resource extraction project; or (ii) a project identified in a planning scheme as a major industry or infrastructure project; or (iii) a rural use; and (b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere. <p><i>Example of a non-resident worker— a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements</i></p>
Outermost projection	<p>outermost projection, of a building or structure, means the outermost part of the building or structure, other than a part that is—</p> <ul style="list-style-type: none"> (a) a retractable blind; or (b) a fixed screen; or

Column 1 Administrative term	Column 2 Definition
	(c) a rainwater fitting; or (d) an ornamental attachment.
Secondary dwelling	secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
Sensitive land use	sensitive land use means— (a) caretaker's accommodation; or (b) a childcare centre; or (c) a community care centre; or (d) a community residence; or (e) a detention facility; or (f) a dual occupancy; or (g) a dwelling house; or (h) a dwelling unit; or (i) an educational establishment; or (j) a health care service; or (k) a hospital; or (l) a hotel, to the extent the hotel provides accommodation for tourists or travellers; or (m) a multiple dwelling; or (n) non-resident workforce accommodation; or (o) a relocatable home park; or (p) a residential care facility; or (q) a resort complex; or (r) a retirement facility; or (s) rooming accommodation; or (t) rural workers' accommodation; or (u) short-term accommodation; or (v) a supervised accommodation service; or (w) a tourist park.
Setback	setback , for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Site	site , of development, means the land that the development is to be carried out on. <i>Examples—</i> 1 If development is to be carried out on part of a lot, the site of the development is that part of the lot. 2 If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.
Site cover	site cover , of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried

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

Schedule 2— Mapping

SC2.1 Map index

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

Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework maps		
SF-1	Strategic Framework	
Zone and precinct maps		
ZM-1	Planning Scheme Zones & Precincts	
ZM-2	Birdsville Zones & Precincts	
ZM-3	Bedourie Zones & Precincts	
ZM-4	Betoota Zones & Precincts	

Map number	Map title	Gazettal date
Flood hazard maps		
OM-1	Queensland Flood Plain Assessment Overlay	
OM-2	Birdsville Flood Hazard	
OM-3	Bedourie Flood Hazard	
OM-4	Betoota Flood Hazard	

SC2.2 Online Mapping Resources

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

Table SC2.2.1 Online Mapping Resources

Diamantina Shire Planning Scheme Online Interactive Mapping https://dsdip.maps.arcgis.com/apps/webappviewer/index.html?id=91ac2af376bc4b80a3f5dd86c4392fea		
Planning scheme layers		
Diamantina Shire Planning Scheme Zones <input type="checkbox"/> Township <input type="checkbox"/> Rural <input type="checkbox"/> Recreation and open space		
Diamantina Precincts <input type="checkbox"/> Industrial		
Flood mapping <input type="checkbox"/> Queensland floodplain assessment overlay (which applies to Birdsville and Betoota as well as all areas outside of those covered by the below refined layers) <input type="checkbox"/> Bedourie (and surrounds) 1% Annual Exceedance Probability design flood event		
Information layers		
Diamantina Shire Local Government Boundary		
Water parcels		
Road parcels		
SPP Interactive Mapping System https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking or via https://planning.dsdmip.qld.gov.au/maps		
State Interest	SPP Theme	Map Layer

Economic Growth	Agriculture	Important Agricultural Areas (IAA's)
		Stock Route Network
	Mining and Extractive resources	Refer to GeoResGlobe Editor's note—maintained and published by the Department of Natural Resources, Mines and Energy
Environment and Heritage	Biodiversity	Matters of State Environmental Significance (MSES) including waterways for waterway barrier works (QSpatial)
	Cultural Heritage	State Heritage Places
Infrastructure	State transport Infrastructure	State-Controlled Roads
	Strategic Airports and Aviation Facilities	Aviation Facility
Safety and Resilience to Hazards	Natural Hazards Risk and Resilience	Bushfire Prone Area
	Emissions and hazardous activities	High Pressure Gas Pipeline
SPP Mapping Layer Theme		Map Layer
Information Purposes: Transport Infrastructure		<p>All Transport Noise Corridor (TNC) layers</p> <p>Editor's note—</p> <ul style="list-style-type: none"> For further information regarding Transport Noise Corridors, refer to www.hpw.qld.gov.au/construction/BuildingPlumbing/Building/TransportNoiseCorridors/Pages/default.aspx. Where a property and building are located within the 'voluntary' area (wholly or partly), the building owner can choose to include the relevant noise category measures under QDC 4.4 when undertaking building work. Where a property and building are located within the 'mandatory' area (wholly or partly), building work will need to comply with the relevant noise category measures under QDC 4.4.

Schedule 3— Heritage places of the Diamantina Shire

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

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

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

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

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

Table SC3.1—Local Heritage Places

Place name	Location/address	Real property description	Statement of heritage significance
Bedourie Cemetery	Eyre Street, Bedourie	Lot 802 on EU8 Lot 803 on EU8 Lot 808 on EU8 Lot 809 on EU8	A, C, G, H
Birdsville Cemetery	via Birdsville Simpson Desert National Park Road	Lot 16 on RB20	A, C, G, H
Burke & Wills Tree	Birdsville Developmental Road	Lot 14 on SP303311	A, H

Birdsville War Memorial	ANZAC Park, Adelaide Street, Birdsville	Lot 404 on RB17	A, G, H
Bedourie War Memorial	ANZAC Park, Herbert Street, Bedourie	Lot 103 on SP152768	A, G, H

Table SC3.2—State Heritage Places

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

Queensland Heritage Register number	Place name	Location/address
600461	Birdsville Hotel	Burt Street, Birdsville
600458	Carcory Homestead Ruin	Eyre Developmental Road, Birdsville
600459	Royal Hotel/Australian Inland Mission Hospital (former)	Adelaide Street, Birdsville
600460	Birdsville Courthouse	Adelaide Street, Birdsville
602635	Australian Inland Mission Hospital (former)	Adelaide Street, Birdsville
600462	Kidman's Tree of Knowledge	Glengyle Station, Bedourie
650098	Bedourie Pisé House and Aboriginal Tracker's Hut	5 Herbert Street, Bedourie
645622	Burke and Wills Expedition Plant Camp	Betoota
602808	Poeppel Corner	South-west Queensland, on border corner with South Australia and Northern Territory, Simpson Desert National Park

Schedule 4— Local government infrastructure plan mapping and supporting material

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

Local Government Infrastructure

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

Defined Flood Event Resolution

Under section 13 of the Building Regulation 2006, Diamantina Shire Council resolved to declare a defined flood level for Bedourie. This defined flood level is referred to in the assessment benchmarks for certain development applications. If needing to apply the defined flood level, you should confirm details of the latest such declaration with Diamantina Shire Council.

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

Table 1 - Shortened forms

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