

City of Mount Isa Planning Scheme



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Part 1 About the planning scheme



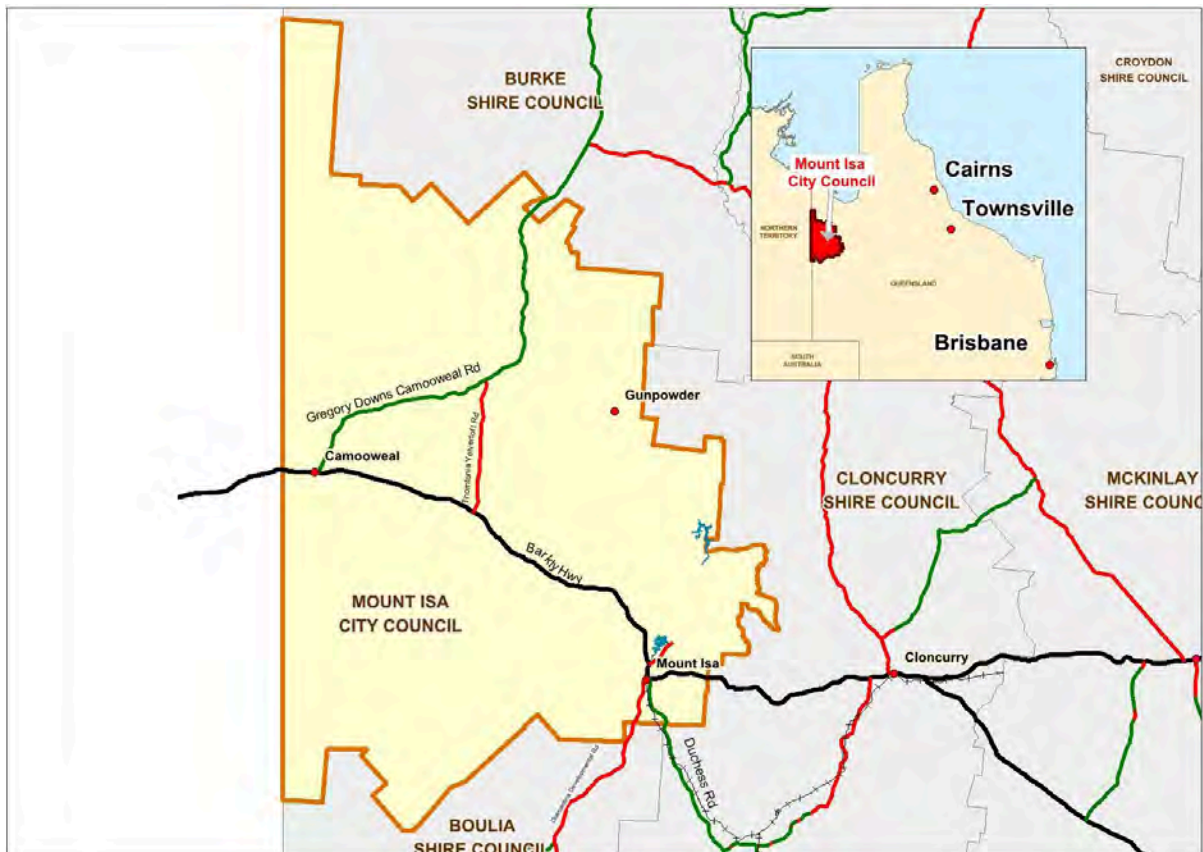
Part 1 About the planning scheme

1.1 Introduction

- (1) The Mount Isa Planning Scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) The planning scheme was made to be consistent with the Planning Act 2016 (the Act) under section 287(3) of the Act.
- (3) In seeking to achieve this purpose, the planning scheme sets out Mount Isa’s intention for the future development in the planning scheme area, over the next 20 years.
- (4) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with a 10-year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (6) The planning scheme applies to the planning scheme area of Mount Isa including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in **Map 1**.

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

Map 1 – Local Government planning scheme area and context



Editor’s note—State and Commonwealth legislation may state that the planning scheme does not apply to certain areas, e.g. defence land regulated under the *Commonwealth Defence Act 1903*

1.2 Planning scheme components

The planning scheme comprises the following components:

- (a) about the planning scheme;
- (b) state planning provisions;
- (c) the strategic plan;
- (d) the local government infrastructure plan;
- (e) tables of assessment;
- (f) the following zones:
 - (i) Community facilities zone;
 - (ii) Environment and conservation zone;
 - (iii) Local centre zone;
 - (iv) Low density residential zone;
 - (v) Low impact industry zone;
 - (vi) Medium density residential zone;
 - (vii) Medium impact industry zone;
 - (viii) Mixed use zone;
 - (ix) Open space zone;
 - (x) Principal centre zone;
 - (xi) Rural zone;
 - (xii) Rural residential zone;
 - (xiii) Special industry zone;
 - (xiv) Special purpose zone;
 - (xv) Sport and recreation zone; and
 - (xvi) Township zone.
- (g) the Mount Isa Airport local plan, including the following precincts:
 - (i) Airport operations precinct;
 - (ii) Commercial and low impact industry precinct;
 - (iii) Tourist and recreational precinct;
 - (iv) Aircraft manoeuvring precinct; and
 - (v) Western Airport Precinct.
- (h) the following overlays:
 - (i) Airport environs overlay;
 - (ii) Biodiversity overlay;
 - (iii) Bushfire hazard overlay;
 - (iv) Extractive resources overlay;
 - (v) Flood hazard overlay;
 - (vi) Heritage overlay;
 - (vii) Lake Moondara environs overlay;
 - (viii) Major infrastructure overlay;
 - (ix) Scenic amenity overlay; and
 - (x) Wetlands and waterway corridors overlay.
- (i) the following development codes:
 - (i) Advertising devices code;
 - (ii) Centre and entertainment activities code;
 - (iii) Community and recreation activities code;
 - (iv) Engineering works and services code;
 - (v) Excavation and filling code;
 - (vi) Water quality code;
 - (vii) Home based business code;
 - (viii) Industry and infrastructure activities code;
 - (ix) Landscaping code;
 - (x) Parking access and loading code;
 - (xi) Reconfiguring a lot code;
 - (xii) Relocatable home park and tourist park code
 - (xiii) Residential activities code; and
 - (xiv) Rural activities code.
- (j) the following schedules and appendices;

- (i) Engineering works & services planning scheme policy;
 - (ii) Local heritage place planning scheme policy; and
 - (iii) Preferred plants planning scheme policy.
- (k) the following appendices
- (i) Index and glossary of abbreviations and acronyms; and
 - (ii) Table of amendments.

1.3 Interpretation

1.3.1 Definitions

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

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

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

Standard drawings contained in codes or schedules are part of the planning scheme.

- (1) Maps provide information to support the outcomes and are part of the planning scheme.
- (2) Notes are identified by the title 'note' and are part of the planning scheme.
- (3) 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.

Footnote—This is an example of a footnote

1.3.3 Punctuation

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

1.3.4 Zones for roads, waterways and reclaimed land

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

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 a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

(b) assessable development

- i. code assessment
- ii. impact assessment

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

(c) prohibited development.

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

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

- 5.5 Categories of development and assessment – Material change of use
- 5.6 Categories of development and assessment – Reconfiguration of a lot
- 5.7 Categories of development and assessment – Building work
- 5.8 Categories of development and assessment – Operational works
- 5.9 Categories of development and assessment – Local plans
- 5.10 Categories of development and assessment – Overlays

Editor's note—Section 43 of the Planning 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 6-7 and 10 of the Regulation prevail over all other components to the extent of the inconsistency.
- (c) overlays prevail over all other components (other than the matters mentioned in (a) and (b) to the extent of the inconsistency.
- (d) Local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency.
- (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency.

1.6 Building work regulated under the planning scheme

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

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

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

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

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

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

- (4) The building assessment provisions are contained in the following parts of this planning scheme:
 - (a) Low density residential zone: assessment of a Class 10A building.
 - (b) Medium density residential zone: assessment of a Class 10A building.

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

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

Part 2 State planning provisions



Part 2 State planning provisions

2.1 State planning policy

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

State interests in the state planning policy appropriately integrated

All

State interests in state planning policy not integrated

Nil

State interests in state planning policy not relevant to Mount Isa City Council

- Coastal environment
- Strategic ports

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

2.2 Regional plan

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

2.3 Regulated requirements

The regulated requirements prescribed in the Planning Regulation 2017 dated 1 July 2019 are appropriately reflected in full in the planning scheme.

Editor's note—Section 16(3) of the Act states that the contents prescribed by the Regulation apply instead of a local planning instrument, to the extent of any inconsistency.

Part 3 Strategic framework



Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs within the Planning Scheme area for the life of the Planning Scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent;
 - (b) The following five themes that collectively represent the policy intent of the scheme:
 - (i) Settlement Patterns and Sustainable Growth;
 - (ii) Natural Environment and Scenic Amenity;
 - (iii) Natural Resources;
 - (iv) Providing Infrastructure and Services; and
 - (v) A Sustainable Local Economy.
 - (c) the strategic outcome(s) sought for development in the Planning Scheme area for each theme.
 - (d) the element(s) that refine and further describe the strategic outcome(s).
 - (e) the specific outcomes sought for each or a number of elements; and
 - (f) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework is read in its entirety as the policy direction for the Planning Scheme.

3.2 Strategic intent

The Mount Isa local government area is approximately 43,310 km² in size, making it geographically the second largest city in Australia. The local government area includes the primary urban centre of Mount Isa and the township of Camooweal (200km North West of Mount Isa).

Mount Isa has a resident population of approximately 23,000, of which approximately 20 per cent are indigenous people. The City supports development of both regional and state significance and functions as the administrative, commercial and industrial centre of North West Queensland. The North West Regional Plan identifies Mount Isa as the major regional activity centre of the region.

Mount Isa also sits at the heart of the North West Minerals Province - a world class mining and mineral's processing precinct centred on the City. The City serves as the hub for the exploration, extraction and processing of the region's extensive mineral resources activity that has been the primary driver of growth and development within the City throughout most of its history.

The long-term sustainability of the City will continue to be heavily reliant on future mining and resource related development but is looking to diversify over time to other industries and businesses. The City's ability to sustain additional mining and resource related development, ancillary *industry activities* and supporting community services and facilities will depend on the management and timely provision of essential infrastructure, and the availability and affordability of residential land and housing.

To realise a sustainable future, the long-term community vision for Mount Isa is:

- (a) To establish safe and healthy communities with a strong sense of identity which supports the people and group who work, live, play and visit here.
- (b) To develop a prosperous and diverse local economy which supports existing industry and encourages new and innovative business and practices.
- (c) To establish innovative and efficient infrastructure networks that services the local communities and industries.
- (d) To recognise, protect, manage and promote our unique natural environment to ensure the economic, environmental, social and cultural values are developed for long term sustainability.
- (e) To practice inclusive and ethical governance through proactive engagement with all sectors of the community, council and all levels of government.

3.3 Settlement Pattern and Sustainable Growth

3.3.1 Strategic outcomes

- (1) Mount Isa will remain the principal urban centre.
- (2) The existing urban settlement of Camooweal will be retained.
- (3) Future development in Mount Isa will contribute to a high quality development pattern which retains and enhances the quality of life of the City's diverse and dynamic population.
- (4) Mount Isa's settlement pattern provides adequate land to accommodate projected moderate population growth.
- (5) Development achieves a high standard of urban design and liveability.
- (6) The attraction and retention of workers that live in Mount Isa is a priority.
- (7) Sufficient opportunity for the development of permanent and temporary accommodation for *non-resident workers* be provided and located such that adverse impacts on existing or *adjoining land uses*, including rural activities, and *sensitive land uses*.
- (8) Mount Isa provides safe and comfortable environments to live in, work and visit.
- (9) Residential areas in Mount Isa:
 - are primarily low density environments with a focus on retaining and enhancing individual neighbourhood character, amenity and safety; and
 - support a variety of residential choices through a range and mix of *dwelling* type, size and location.
- (10) Mount Isa's urban form maximises opportunities for walking and cycling to access community facilities and services, commercial areas and places of employment.
- (11) Industrial areas are located appropriately with respect to managing off-site impacts of *industry activities* and reducing reverse amenity.
- (12) Industry best practice water saving methods and technologies and the incorporation of water sensitive urban design principles for new development in urban areas will support water conservation.
- (13) Mount Isa's cultural heritage is preserved and valued.

3.3.2 Element 1 – Growth Management

Specific Outcomes	Land Use Strategies
<p>SO 1 Future development will focus on the existing urban area of Mount Isa where the amount of unconstrained and serviced land available for development in the Mount Isa City’s urban zones is adequate to meet expected population and employment growth and demand.</p>	<p>LS 1.1 The Regional activity centres network, as detailed in the North West Regional Plan, is reinforced by the recognition of Mount Isa as the only major regional activity centre in the North West and remains the principal focus of future population growth and development within the City.</p> <p>LS 1.2 The remaining stages of the Healy Heights subdivision and the land known as the ‘Gliderport’ are acknowledged as the principal areas of future urban residential development in Mount Isa (within the life of the Planning Scheme).</p> <p>LS 1.3 The Gliderport development may include some local commercial uses.</p> <p>LS 1.4 The Medium density residential zone accommodates higher density residential development.</p> <p>LS 1.5 Significant development within Camooweal is not anticipated and will be managed within the provisions of the Township zone.</p> <p>LS 1.6 Growth occurs predominantly within the Local Government Infrastructure Area as outlined in Schedule 3.</p>
<p>SO 2 Development for the purposes of accommodating <i>non-resident workers</i> shall be located such that adverse impacts on existing or <i>adjoining land uses</i>, including <i>rural activities</i>, residential areas and existing infrastructure can be avoided or mitigated.</p>	<p>LS 2.1 The Rural zone is the preferred location for temporary and small scaled <i>non-resident workforce accommodation</i> facilities. However, such uses will be preferred in close proximity to the urban area of Mount Isa.</p> <p>LS 2.2 Sufficient zoned land for housing is provided in appropriate locations to support the projected non-resident workforce population associated with approved large-scale mining, agriculture, industry or infrastructure projects.</p>
<p>SO 3 The present extent of rural residential development will remain.</p>	<p>LS 3.1 The Rural residential zone will accommodate expected demand for rural residential development.</p>

3.3.3 Element 2 – Sustainable Urban Activity

Specific Outcomes	Land Use Strategies
<p>SO 1 Development is located, designed and managed to:</p> <ul style="list-style-type: none"> (a) consolidate areas of existing urban development; and (b) maintain and where possible enhance amenity and <i>streetscape</i> quality; and (c) enhance landscape character; and (d) be compatible with other development; and (e) support a safe, accessible and connected urban transport network. 	<p>LS 1.1 Development is at a scale, form and density that is consistent with the purpose and overall outcomes of each zone.</p>
<p>SO 2 Development will:</p> <ul style="list-style-type: none"> (a) optimise access to services and facilities for residents and non-residents; and (b) support <i>centre activities</i> and community connectivity. 	<p>LS 2.1 <i>Centre activities</i> are focused principally in the Mount Isa Central Business District (CBD).</p> <p>LS 2.2 The urban area of Mount Isa includes a number of local centres to provide <i>centre activities</i> and services that are smaller in scale and typically service local or neighbourhood catchments.</p>
<p>SO 3 The urban form maximises opportunities for walking and cycling.</p>	<p>LS 3.1 New roads are designed to allow for pedestrian and cycle movement.</p>
<p>SO 4 Development will ensure Mount Isa’s residential neighbourhoods:</p> <ul style="list-style-type: none"> (a) reflect a character of openness at street level; and (b) are characterised by typically low-rise structures and appropriate <i>landscaping</i>; and (c) provide a high level of amenity. 	<p>LS 4.1 Development within the Low density residential zone will be predominantly <i>dwelling houses</i>.</p> <p>LS 4.2 <i>Multiple dwellings</i> within the Medium density residential zone are generally up to 8.5m in height and are set back from the street.</p> <p>LS 4.3 Development will be landscaped utilising species appropriate to Mount Isa’s climate to achieve an attractive <i>streetscape</i>.</p> <p>LS 4.4 Fencing within residential areas are designed and constructed to present an attractive <i>road frontage</i> and allow for casual surveillance of the street.</p> <p>LS 4.5 Development of more intense forms of urban activity, including smaller lots will be carefully designed in terms of building size, scale and location so as to be complementary to the existing urban fabric of the surrounding neighbourhood.</p> <p>LS 4.6 Development in residential areas will provide for a limited variety of <i>non-residential activities</i> (for example, <i>home based businesses</i>) where such uses are compatible with the existing form and function of the area and consistent with existing character and the expectations of residents of the area.</p>

Specific Outcomes	Land Use Strategies
<p>SO 5 Development will maintain and provide diversity in housing forms and promote equity in access to housing</p>	<p>LS 5.1 The Medium density residential zone will allow for:</p> <ul style="list-style-type: none"> • dwellings in a range of sizes at different densities to maximise choice and affordability across the community; • adaptable accommodation to suit the needs of residents throughout their lifetime without the need for major adaptation or specialised design; and • a dwelling mix that allows residents to remain living in their preferred community as they age. <p>LS 5.2 <i>Residential activities</i> (other than <i>dwelling houses</i>) are encouraged within the Local and Principal Centre Zones to provide housing close to services.</p> <p>This is subject to ensuring compatibility with <i>centre activities</i>, in particular with respect to retaining or providing <i>centre activities</i> at street level.</p>
<p>SO 6 <i>Residential development</i> maximises opportunities for the efficient use of infrastructure and access to a range of services and <i>community facilities</i>.</p>	<p>LS 6.1 The Medium density residential zone, which allows for higher density development, is located predominantly within the inner areas of Mount Isa closer to services offered by the main commercial centre of Mount Isa in the Principal centre zone.</p> <p>LS 6.2 The lower density residential areas characterised by the Low density residential zone are located predominantly towards the periphery of the urban area.</p> <p>LS 6.3 Development for <i>residential activities</i> is supported in areas where full urban <i>trunk infrastructure</i> services can be provided consistent with the intent of Part 4: Local Government Infrastructure Plan (LGIP).</p>

3.3.4 Element 3 – Amenity and Safety

Specific Outcomes	Land Use Strategies
<p>SO 1 Development will maintain and enhance the amenity of the local area by avoiding or minimising adverse impacts arising from:</p> <ul style="list-style-type: none"> (a) noise; and (b) hours of operation; and (c) odour or other air emissions; and (d) anti-social behaviour; and (e) traffic generation; and (f) lighting and signage. 	<p>LS 1.1 Amenity will be managed through the various provisions within the zone and use codes.</p>
<p>SO 2 Residential development in Mount Isa is located and designed to avoid land subject to contamination, including lead contamination.</p>	<p>LS 2.1 Development of new residential areas such as Healy Heights and ‘Gliderport’ are located south east of the main emission stacks, and generally up wind.</p>
<p>SO 3 Development shall ensure that:</p> <ul style="list-style-type: none"> (a) <i>Industry activity</i> is located away from land uses that are sensitive to, or at risk from, the adverse impacts of industry; and (b) <i>sensitive land uses</i> are separated from uses or areas zoned for activities that have the capacity to generate nuisance noise and emissions to the air, including odour. 	<p>LS 3.1 The Low impact industry zone provides for <i>low impact industries</i> that have no impact on <i>sensitive land uses</i> that may be located in close proximity.</p> <p>LS 3.2 The Low impact industry zone acts as a buffer between residential zones and the Medium Impact Industry Zone.</p> <p>LS 3.3 The Medium impact industry zone is separated from <i>sensitive land uses</i> and residential areas by the Low impact industry zone. This zone is located primarily to the north of the city near the airport and the sewerage treatment plant and at the southern end of the urban area.</p> <p>LS 3.4 The Special industry zone (which caters for the highest impact industries) encompasses the power stations and is located to the south of Mount Isa at least two kilometres from any existing or future (‘Gliderport’) residential areas.</p>
<p>SO 4 The safety and amenity of Mount Isa is achieved and improved with respect to the impacts of noise and air emissions.</p>	<p>LS 4.1 Development is managed in order to maintain or improve air quality and minimise the effects of adverse noise emissions on the cultural, economic, physical and social wellbeing of people and communities.</p>
<p>SO 5 Mount Isa’s people and properties are not exposed to unacceptable risk as a result of landslides, flood hazard and bushfires.</p>	<p>LS 5.1 Areas at risk due to flooding or bushfire are mapped within overlays.</p> <p>LS 5.2 Development provides for safe and effective access for emergency services access and for evacuation.</p> <p>LS 5.3 Building design and location protects people and property from natural hazards.</p>

Specific Outcomes	Land Use Strategies
	<p>LS 5.4 Development does not increase natural hazard risk to other properties.</p> <p>LS 5.5 Development will not occur in high risk areas where the natural hazard risk is unacceptable.</p> <p>LS 5.6 In natural hazard areas where the risk is acceptable, development may occur but only when it mitigates the risk through appropriate <i>built form</i> or the incorporation of environmentally sensitive site management measures.</p> <p>LS 5.7 Development on sloping properties must consider and address landslide risk.</p> <p>LS 5.8 Development accords with land use provisions and assessment criteria intended to meet particular risks from natural hazards.</p> <p>LS 5.9 Development manages stormwater flows to protect the safety of landowners and others.</p>

3.3.5 Element 4 – Cultural Heritage

Specific Outcomes	Land Use Strategies
<p>SO 1 Places of cultural heritage significance are: (a) identified and acknowledged; and (b) protected from any adverse impacts from development.</p>	<p>LS 1.1 Places of cultural heritage (other than those of Aboriginal cultural heritage) are identified within Schedule 6.3 Local heritage place planning scheme policy and Heritage overlay.</p> <p>LS 1.2 Heritage places are retained and protected.</p> <p>LS 1.3 Development does not undermine heritage values and access.</p> <p>LS 1.4 Development on <i>adjoining properties</i> (as identified by Heritage Overlay Maps 1 to 4 (OM-H-01 to OM-H-04)) is compatible with the values of the heritage place.</p>

3.4 Natural Environment and Scenic Amenity

3.4.1 Strategic outcomes

Mount Isa’s unique semi-arid and mineralised natural environment and scenic amenity is protected and maintained, in particular:

- (1) The quality of the natural environment, its assets, ecological processes and biodiversity values are recognised and conserved.
- (2) The impacts of development on areas of ecological significance will be avoided or limited and best practice environmental management will be implemented.
- (3) Areas of high ecological significance, including habitats for plants and animals are identified and their biodiversity values are protected.
- (4) Mount Isa’s waterway and wetland ecosystems are suitably protected from development that may compromise the environmental values (biodiversity, ecological processes and water resources).
- (5) The City’s water and soil resources and their associated values are protected, including their ability to provide healthy ecosystems to support the livelihood and lifestyles of both residents and visitors.
- (6) New development is located, designed, operated or managed in such a manner that avoids or mitigates any potential adverse impacts on air, land or water.
- (7) Use of the City’s natural resources occurs using best practice and ecologically sustainable land management processes.
- (8) Areas of high scenic amenity are identified and protected from the potential adverse impacts of development.
- (9) The landscape, environmental and recreational values associated with Lake Moondarra are identified and protected.

3.4.2 Element 1 – Biodiversity

Specific Outcomes	Land Use Strategies
<p>SO 1 National parks are protected from inappropriate development or development which impacts on the ecological and scenic values of these areas.</p>	<p>LS 1.1 The national park areas of Mount Isa: Lawn Hill, Riversleigh, Camooweal Caves are included within the Environmental management and conservation zone.</p>
<p>SO 2 Areas of high ecological value, are identified and protected.</p>	<p>LS 2.1 Areas of high ecological and habitat significance are identified within the Biodiversity overlay as identified in the State Planning Policy (SPP) Interactive Mapping System</p> <p>Environment and Heritage: Biodiversity:</p> <ul style="list-style-type: none"> • MSES – Protected Areas (estate and nature refuge) • MSES – Wildlife Habitat • MSES - Regulated Vegetation (categories B, C & R) • MSES - Regulated Vegetation (essential habitat) <p>LS 2.2 Introduced plant and animal pests are controlled and managed in order to limit potential impacts on fragile local ecosystems and unique flora and fauna.</p> <p>LS 2.3 Development avoids areas of ecological significance as identified within the Biodiversity overlay as identified in the State Planning Policy (SPP) Interactive Mapping System</p>

Specific Outcomes	Land Use Strategies
	<p>Environment and Heritage: Biodiversity:</p> <ul style="list-style-type: none"> • MSES – Protected Areas (estate and nature refuge) • MSES – Wildlife Habitat • MSES - Regulated Vegetation (categories B, C & R) • MSES - Regulated Vegetation (essential habitat) <p>LS 2.4 Development is designed and located to minimise impact on ecological values and incorporate best practice environmental management measures and processes.</p> <p>LS 2.5 Biodiversity offsets may be utilised where appropriate.</p> <p>LS 2.6 Areas degraded by development are appropriately rehabilitated.</p> <p>LS 2.7 Clearing of native vegetation is minimised or where possible, avoided.</p>

3.4.3 Element 2 – Waterways and Wetlands

Specific Outcomes	Land Use Strategies
<p>SO 1 Waterway and riverine corridors and wetlands are maintained and protected as key parts of Mount Isa’s ecology (including wildlife corridors), scenic amenity, recreation and economy.</p>	<p>LS 1.1 Waterways and wetlands are identified within the Wetlands and waterway corridors overlay as identified in the State Planning Policy (SPP) Interactive Mapping System</p> <p>Environment and Heritage: Biodiversity:</p> <ul style="list-style-type: none"> • MSES – High ecological significance wetlands • MSES – High Ecological value waters (wetland) • MSES – High Ecological waters (watercourse) • MSES - Regulated Vegetation (intersecting a watercourse) <p>LS 1.2 New development shall incorporate stormwater drainage and effluent management measures designed to protect the water quality and ecological functions of watercourses and groundwater from adverse impacts and environmental harm arising from sedimentation or nutrient runoff, altered overland flows or ground water changes.</p> <p>LS 1.3 Earthworks or vegetation clearing within waterway corridors and wetlands is minimised or avoided where possible.</p> <p>LS 1.4 Development does not occur within waterway corridors or wetlands.</p> <p>LS 1.5 Development avoids changes to the hydrology of waterways and wetlands.</p>

3.4.4 Element 3 – Landscape and Scenic Amenity

Specific Outcomes	Land Use Strategies
<p>SO 1 The character and appeal of the landscape around Lake Moondarra and surrounding areas is retained.</p>	<p>LS 1.1 The scale and type of development within the Lake Moondarra area as outlined in Lake Moondarra Environs Overlay Map 1 (OM-LME-01), protects the scenic and environmental values of the area as well as assisting the preservation of water quality.</p> <p>These principles are articulated by the Lake Moondarra overlay code.</p>
<p>SO 2 Development protects the unique character and appeal of the landscape features of Mount Isa, including its ranges, valleys, waterways, floodplains, vegetation and rural farming areas, and the specific views of these from various locations.</p>	<p>LS 2.1 Vegetation on the hills around Mount Isa within the Scenic amenity overlay, as outlined in Scenic Amenity Overlay Maps 1 to 6 (OM-SA-01 to OM-SA-06), is retained.</p> <p>LS 2.2 Development on the hills within the Scenic amenity overlay, as outlined in Scenic Amenity Overlay Maps 1 to 6 (OM-SA-01 to OM-SA-06), protects the predominant natural character of these areas.</p> <p>LS 2.3 The primary waterway corridors (Leichhardt River and Breakaway Creek) in the urban areas of Mount Isa retains their native vegetation and natural stream form.</p>
<p>SO 3 The predominant open natural character of the rural areas and approaches to the urban areas are protected.</p>	<p>LS 3.1 Development (such as roadside <i>advertising devices</i>) in rural areas and at main approaches to Mount Isa and Camooweal are limited and controlled to reduce the impact on scenic amenity.</p>
<p>SO 4 Development shall ensure that the urban area of Mount Isa and Camooweal presents attractive <i>streetscapes</i> and vistas, in which <i>landscaping</i> and natural vegetation play a significant role.</p>	<p>LS 4.1 <i>Advertising devices</i>, where not advertising a lawful use on premises, are discouraged within the urban area of Mount Isa and Camooweal.</p> <p>LS 4.2 Development will be landscaped along the <i>road frontage</i> to achieve an attractive <i>streetscape</i>.</p> <p>LS 4.3 Fencing is designed and constructed to present an attractive <i>road frontage</i> and allow for casual surveillance of the street.</p>

3.5 Natural Resources

3.5.1 Strategic outcomes

- (1) Natural resources throughout Mount Isa are managed in a sustainable manner.
- (2) Extractive resources of State, regional and local significance are protected from development that could potentially prevent or severely impact possible future utilisation.
- (3) Key resource areas are identified and protected from fragmentation or activities likely to adversely impact current or future resource extraction.
- (4) The continued contribution of agriculture and other *rural activities* to the City's economy, as well as the sector's importance to the social and historic character of the City is recognised and protected.
- (5) Potential conflict between *rural activities* (and in particular, *intensive animal industries, animal keeping animal husbandry*, and the use of the stock route network) and non-*rural activities* is minimised by location, design and management of potentially conflicting uses.
- (6) The use and capacity of the stock route network within the City is maintained for the primary purpose of travelling stock on hoof.
- (7) The fragmentation of rural land holdings for uses other than *rural activities* is generally not supported.
- (8) Water resources and water resource areas, critical to the sustainability of all activities in the City, are protected and conserved.
- (9) The quality of water in drinking water supply catchments (in particular, the catchment areas of Lake Moondarra, Rifle Creek, Lake Julius, Camooweal Caves, Gregory River and Georgina River) is protected from inappropriate activities.

3.5.2 Element 1 – Extractive Resources

Specific Outcomes	Land Use Strategies
<p>SO 1 Key resource areas (KRAs) are identified and protected.</p>	<p>LS 1.1 KRAs and haulage routes are identified within the Extractive resources overlay as identified in Extractive Resources Overlay Map 1 (OM-ER-01).</p> <p>LS 1.2 Existing or planned <i>sensitive land uses</i> do not unreasonably constrain or adversely impact on the safe and optimal operation of existing and planned key resource areas and haulage corridors that are important to the efficient functioning of Mount Isa.</p>
<p>SO 2 <i>Extractive industries</i> do not adversely impact on public safety and amenity.</p>	<p>LS 2.1 <i>Extractive industry</i> is managed so as not to adversely impact on amenity and safety.</p> <p>LS 2.2 Development avoids emissions or discharges from contaminants located on any <i>site</i>; or where avoidance is not feasible, minimise impacts.</p>
<p>SO 3 The long term impacts of <i>extractive industries</i> are managed.</p>	<p>LS 3.1 Development shall insure that when the <i>extractive industry</i> operations cease the land is rehabilitated.</p>

3.5.3 Element 2 – Rural land

Specific Outcomes	Land Use Strategies
<p>SO 1 Development will ensure the ongoing protection and capacity of traditional <i>rural activities</i> on rural land.</p>	<p>LS 1.1 Development with the Rural zone preserves the viability of <i>rural activities</i>.</p> <p>LS 1.2 Development for non-<i>rural activities</i> is separated from and located, designed, constructed and managed to ensure existing <i>rural activities</i> are not compromised.</p>
<p>SO 2 The ecological values of rural areas are maintained and enhanced.</p>	<p>LS 2.1 Development shall incorporate, and where possible, promote best practice environmental management measures and processes.</p> <p>LS 2.2 <i>Rural activities</i> minimise impacts on waterways by avoiding earthworks and vegetation clearing within waterway corridors.</p> <p>LS 2.3 Vegetation clearing is minimised.</p>

3.5.4 Element 3 – Water Resources

Specific Outcomes	Land Use Strategies
<p>SO 1 Ensure the natural environment (and in particular, significant waterways, wetlands and water supply catchments) are suitably protected from development. In addition, biodiversity, ecological processes and quality of water resources are maintained.</p>	<p>LS 1.1 Land uses incompatible with the protection of potable water supply avoid the catchment of Lake Moondarra, Rifle Creek, Lake Julius, Camooweal Caves, Gregory River and Georgina River, unless demonstrating that potable water quality will not be impacted.</p> <p>LS 1.2 Hazardous and waste materials are not stored within areas at risk of flood inundation.</p> <p>LS 1.3 Activities resulting in the production of excess nutrient is avoided.</p>

3.6 Providing Infrastructure and Services

3.6.1 Strategic Outcomes

- (1) Sustainable, equitable, efficient and cost-effective *trunk infrastructure* is supplied in a coordinated and sequenced manner that meets community needs, enhances local amenity and is consistent with **Part 4: Local Government Infrastructure Plan** (LGIP).
- (2) *Trunk infrastructure*, including potable water supply, wastewater disposal and stormwater management are provided for and delivered prior to, or at the time development proceeds, in accordance with the scale and type of current and future development, location of growth, sequencing, timing and desired standards of service identified in the LGIP.
- (3) The current transport network continues to be supported, efficiently maintained and protected from the encroachment of *sensitive land uses*.
- (4) Mount Isa Airport is protected from encroachment by uses that could potentially impact on the operational airspace of the airfield, impact the safe operation of aircraft and restrict use and development of the airport for *air services*.
- (5) Development within Mount Isa Airport is compatible and complimentary to development and activities within Mount Isa.
- (6) Walking and cycling are recognised as viable transport options and any future additions to or modifications of the local road network will encourage safe and accessible links between key community destinations where appropriate.
- (7) The population of Mount Isa is serviced by energy infrastructure that meets the needs of the community and minimises adverse environmental impacts.
- (8) Water is sustainably managed on a total water cycle basis including in the planning, design and operation of the City’s water, wastewater and storm water infrastructure networks, and in order to maintain the wellbeing of the community and the environment.
- (9) Water sensitive urban design principles are applied where appropriate.
- (10) Community services and *community facilities* are provided consistent with the City’s role as the major regional activity centre in the North West.
- (11) The development and maintenance of *parks, recreation activities* and open space is supported and can accommodate a variety of different uses.
- (12) Regionally and State significant sports infrastructure is protected in order to maintain their contribution to the quality and diversity of local sporting infrastructure.

3.6.2 Element 1 – Urban infrastructure

Specific Outcomes	Land Use Strategies
<p>SO 1 Development within urban areas of the City is connected to the Council’s <i>trunk infrastructure</i> networks.</p>	<p>LS 1.1 Part 4, the Local government infrastructure plan (LGIP) outlines <i>trunk infrastructure</i> planning and requirements.</p>
<p>SO 2 Development supports the orderly, equitable, efficient use and safe operation of existing and planned future infrastructure integral to the existing and planned future land-use pattern. including:</p> <ol style="list-style-type: none"> (a) water supply; and (b) wastewater disposal; and (c) the transport network; and (d) stormwater; and (e) <i>parks</i>. 	<p>LS 2.1 Urban development will be limited to areas serviced by <i>trunk infrastructure</i>.</p> <p>LS 2.2 Urban development outside areas presently serviced by <i>trunk infrastructure</i> or beyond the capacity of the infrastructure networks may be possible subject to infrastructure agreements with Mount Isa City Council.</p> <p>LS 2.3 The LGIP (Part 4) outlines infrastructure provision based on expected demand for the life of the planning scheme.</p>

3.6.3 Element 2 – Transport network

Specific Outcomes	Land Use Strategies
<p>SO 1 Development supports the orderly, efficient use and safe operation of the transport network.</p>	<p>LS 1.1 Development that would prejudice the safety or efficiency of the City’s transport infrastructure is discouraged.</p> <p>LS 1.2 Development ensures that transport corridors (roads and railways) and air transport facilities are protected from incompatible development.</p> <p>LS 1.3 Development makes the best use of existing and future transport infrastructure.</p> <p>LS 1.4 New roads include provision for future walking or bicycle facilities.</p>

3.6.4 Element 3 – Water and wastewater Infrastructure

Specific Outcomes	Land Use Strategies
<p>SO 1 Development for new broad scale development incorporates effective stormwater infrastructure that:</p> <p>(a) maintains local water quality; and (b) effectively manages or mitigates adverse impacts of stormwater runoff to the receiving environment.</p>	<p>LS 1.1 Stormwater is managed in accordance with the Engineering works and services code and Water quality code.</p>
<p>SO 2 Development incorporates best practice integrated water management in the planning, design and operation of all water related components of the development, including but not limited to wastewater and stormwater collection, management and disposal, water supply and water use.</p>	<p>LS 2.1 Water supply and treatment complies with Australian Standards.</p>
<p>SO 3 Development incorporates water sensitive urban design where appropriate.</p>	<p>LS 3.1 Stormwater is managed in accordance with the Engineering works and services code and Water quality code.</p>

3.6.5 Element 4 – Energy infrastructure

Specific Outcomes	Land Use Strategies
<p>SO 1 New development, in particular ‘Gliderport’ provides land for energy infrastructure, including <i>substations</i>, and electricity lines required to service the area.</p>	<p>LS 1.1 Land and facilities are provided in accordance with the Engineering works and services code.</p>
<p>SO 2 Key infrastructure is protected from urban encroachment and other incompatible uses in order to ensure its continued operation.</p>	<p>LS 2.1 The power stations are located within the Special industry zone which is separated at least two kilometres from existing and expected future <i>sensitive land uses</i>.</p>

3.6.6 Element 5 – Community facilities

Specific Outcomes	Land Use Strategies
<p>SO 1 Development ensures that community infrastructure is planned, designed, constructed and operated to cater for the existing and future needs of the Mount Isa community.</p>	<p>LS 1.1 The primary sporting facilities of Mount Isa including but not limited to Buchanan Park, Sunset Stadium and Mount Isa Golf Club are included with the Sport and recreation zone which supports continued and expanded use of these facilities and protects them from incompatible development.</p> <p>LS 1.2 The development of stables for racehorses (where registered with Racing Queensland) within the nominated Racehorse Stables Precinct area of the Medium Density residential zone is supported subject to maintaining the residential character, safety and amenity.</p> <p>LS 1.3 Redevelopment of existing major <i>community activities</i>, including schools and <i>hospitals</i> on large land parcels, are supported and protected by use of the Community facilities zone.</p> <p>LS 1.3 The Open space zone provides for informal recreation associated with Mount Isa’s parklands.</p> <p>LS 1.5 Development provides land and facilities for public recreation as prescribed by the LGIP (Part 4).</p>

3.7 A Sustainable Local Economy

3.7.1 Strategic outcomes

- (1) Development related to resource sector activity reinforces the City's role as principal contributor to the economic prosperity of the region and is undertaken in an ecological and socially responsible manner.
- (2) The Principal centre zone (central business district (CBD)) remains the commercial, government and retail hub of the City and region, while supporting smaller scale *centre activities* in the Local centre zones.
- (3) *Showrooms* and bulk retail suppliers providing a range of services and goods to Mount Isa residents and visitors are located within the Mixed use zone and designed and sited to ensure appropriate access and mitigate impacts.
- (4) Low impact *home based businesses* are supported principally in residential areas for the provision of a mix of new, emerging and small scale business enterprises which support ongoing economic development in the City.
- (5) The attraction of new *Industry activities* is supported by the provision of adequate, easily serviced and appropriately zoned land consistent with the Local Government Infrastructure Plan.
- (6) Ongoing economic development in the City is supported by maintaining and strengthening the mix of existing industries and businesses, and by attracting and facilitating the establishment of new industry and business opportunities.
- (7) Conflict and adverse impacts between industry and *sensitive land uses* is avoided or mitigated.
- (8) Tourism is facilitated through the development of attractions, events and facilities targeting over-night stays and inter-state visitors and is promoted in a manner that encourages the efficient use of infrastructure and protects natural values and the character of the local area.
- (9) Uses which incorporate elements of innovation and diversification are supported where they will enhance employment and investment opportunities and contribute to the stability and robustness of the local economy.

3.7.2 Element 1 – Commercial Activities

Specific Outcomes	Land Use Strategies
<p>SO 1 Mount Isa is the principal urban centre, with a concentration of retail, business, community and social services and tourist accommodation within the CBD.</p>	<p>LS 1.1 The Principal centre zone, constitutes Mount Isa CBD, where the greatest range and intensity of <i>centre activities</i> and <i>entertainment activities</i>, cultural uses and <i>short-term accommodation</i> uses are encouraged and supported.</p> <p>LS 1.2 The preferred location for <i>short-term accommodation</i>, such as motels is close to the CBD.</p>
<p>SO 2 Local convenience services are located at Camooweal, as the City’s primary rural township, and within the smaller centres located throughout Mount Isa.</p>	<p>LS 2.1 The Township zone provides for local <i>centre and entertainment activities</i> to service Camooweal.</p> <p>LS 2.2 The Local centre zone provides for local scale <i>centre and entertainment activities</i>.</p>
<p>SO 3 Mount Isa’s CBD consists of a well-defined urban core comprising a mix of uses including retail, commercial, civic and entertainment related activities and:</p> <ul style="list-style-type: none"> (a) is defined by a frame of supporting land uses; and (b) is urban in character with buildings that integrate at street level; and (c) is a place to work, do business, live, and be entertained; and (d) offers a high level of public amenity; and (e) achieves a high quality built form with respect to: <ul style="list-style-type: none"> • <i>landscaping</i>; and • building design and quality of construction; and • <i>streetscape</i> design; and • building façade quality; and • parking areas. 	<p>LS 3.1 The CBD is included in the Principal centre zone and is framed by the Mixed use zone which acts as a buffer and transition to the primary residential areas.</p> <p>LS 3.2 Development provides activated <i>road frontages</i> which provide <i>centre and entertainment activities</i> at street level.</p> <p>LS 3.3 Building design and scale is compatible with the overall character and form of the CBD.</p> <p>LS 3.4 The CBD incorporates:</p> <ul style="list-style-type: none"> (a) <i>streetscape</i> plantings, including street trees to enhance natural shade provision; wider footpaths; and (b) way-finding signage to facilitate access to <i>centre activities</i>; and (c) shading (facilitated by awnings, or similar) and pedestrian linkages. <p>LS 3.5 Development applies Crime Prevention Through Environmental Design (CPTED) principles.</p> <p>LS 3.6 Development is compatible with the protection of the security camera network.</p> <p>LS 3.7 The full range of <i>centre and entertainment activities</i> are supported and encouraged within the Mount Isa CBD.</p>

Specific Outcomes	Land Use Strategies
	<p>LS 3.8 Building and public space design and construction contributes to continual improvement of <i>built form</i> within the CBD.</p> <p>LS 3.9 <i>Residential activities</i> are supported within the CBD subject to compatibility with <i>centre and entertainment activities</i>, in particular with respect to providing or retaining <i>centre and entertainment activities</i> at street level.</p> <p>LS 3.10 Multi <i>storey</i> residential development will be supported in principal.</p> <p>LS 3.11 Development is provided with sufficient parking.</p>
<p>SO 4 Unplanned or piecemeal expansion of commercial or retail areas beyond the CBD, unplanned ribbon development, or development that could threaten the ongoing economic stability of the CBD is not supported.</p>	<p>LS 4.1 <i>Centre and entertainment activities</i> outside the Principal centre zone and Local centre zone is discouraged, with the exception of <i>centre activities</i> that are compatible with <i>residential activities</i> within the Mixed use zone.</p>
<p>SO 5 Development encourages a growing, prosperous and sustainable local economy, supportive of existing and new <i>centre and entertainment activities</i>.</p>	<p>LS 5.1 The expansion of <i>centre and entertainment activities</i> is encouraged within the Principal centre zone and Local centre zone with small scale low impact development possible in the Mixed use zone.</p>
<p>SO 6 The urban form of Mount Isa includes smaller commercial areas to provide local services within close proximity to the majority of the population.</p>	<p>LS 6.1 The Local centre zone caters for local scale <i>centre activities</i> in a number of locations within the urban area of Mount Isa.</p>
<p>SO 7 Development for a <i>showroom</i> or bulk retail activity will not:</p> <ul style="list-style-type: none"> (a) adversely impact on the longer-term economic stability of the existing CBD of the City; or (b) contribute to unplanned ribbon development; and (c) shall only occur in locations that exhibit good visibility and access and where they do not contribute to additional ribbon development; and (d) will not impact the safety and amenity of <i>sensitive land uses</i>; and (e) will not impact on the capacity of the local road network. 	<p>LS 7.1 Development for <i>showroom</i> and bulk retail activity may be supported within the Mixed use zone on land fronting Marian Street and the Barkly Highway.</p>

3.7.3 Element 2 – Home Based Businesses

Specific Outcomes	Land Use Strategies
<p>SO 1 Development provides for a variety of local employment opportunities through small-scale <i>home based businesses</i> that are compatible with residential amenity.</p>	<p>LS 1.1 Development for <i>home based businesses</i> will be supported in residential areas subject to:</p> <ul style="list-style-type: none"> (a) acceptable off-site impacts; and (b) consistency with the existing residential character.

3.7.4 Element 3 – Industry

Specific Outcomes	Land Use Strategies
<p>SO 1 Development supports industries and businesses that:</p> <ul style="list-style-type: none"> (a) promote economic growth; and (b) minimise adverse effects on the natural environment and existing and future amenity of the surrounding area; and (c) make provision for appropriate separation distances and/or appropriate buffers to <i>sensitive land uses</i>; and (d) are protected from incompatible land uses; and (e) provides an attractive entry to the City. 	<p>LS 1.1 Sufficient and appropriately located industrial land is located within the following zones:</p> <ul style="list-style-type: none"> (a) the Low impact industry zone, which is located in close proximity or abutting residential areas and acts as a buffer between <i>sensitive land uses</i> and the Medium impact industry zone; and (b) the Medium impact industry zone, which is separated from <i>sensitive land uses</i> and residential areas by the Low impact industry zone; and (c) the Special Industry zone, which caters for the highest impact industries (power stations) and is located at one <i>site</i>, to the south of Mount Isa at least two kilometres from any existing or future (i.e. 'Gliderport') residential areas.

3.7.5 Element 4 – Tourism

Specific Outcomes	Land Use Strategies
<p>SO 1 Development promotes tourism that encourages the efficient use of infrastructure, and integrates with and protects the natural values and character of the local area.</p>	<p>LS 1.1 Development for tourism related uses will be assessed having regard to the impacts of the use on:</p> <ul style="list-style-type: none"> (a) existing and proposed character of the area; and (b) the natural environment; and (c) the scenic amenity of the area; and (d) existing and proposed <i>trunk infrastructure</i> services; (e) the road network; and (f) residential amenity (if proposed in proximity to any residential area).

3.7.6 Element 5 – Innovation and Diversification

Specific Outcomes	Land Use Strategies
<p>SO1 Development encourages a growing, prosperous and sustainable local economy, supportive of existing, new or innovative industry and business.</p>	<p>LS 1.1 Development for emerging or innovative activities is of a scale, form and intensity appropriate for the locality and is only supported at a greater scale, form or intensity where it can be demonstrated that there is both an overriding community need and an overriding economic need for development.</p>

Part 4 Local Government infrastructure plan (LGIP)



Part 4 Local Government Infrastructure Plan (LGIP)

4.1.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009*.
- (2) The purpose of the local government infrastructure plan is to:
 - o integrate infrastructure planning with the land use planning identified in the planning scheme
 - o provide transparency regarding a local government's intentions for the provision of *trunk infrastructure*
 - o enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning
 - o ensure that *trunk infrastructure* is planned and provided in an efficient and orderly manner.
 - o provide a basis for the imposition of conditions about infrastructure on development approvals.
- (3) The local government infrastructure plan:
 - (a) states in Section 4.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each *trunk infrastructure* network
 - (b) identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2031
 - (c) states in Section 4.4 (desired standards of service) for each *trunk infrastructure* network the desired standard of performance
 - (d) identifies in Section 4.5 (plans for *trunk infrastructure*) the existing and future *trunk infrastructure* for the following networks:
 - i. water supply;
 - ii. sewerage;
 - iii. stormwater;
 - iv. transport; and
 - v. public parks and land for community facilities
 - (e) provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material at the end of Section 4.

4.1.2 Planning assumptions

The planning assumptions state the assumptions about:

- (a) population and employment growth;
- (b) the type, scale, location and timing of development including the demand for each trunk infrastructure network;

The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority built infrastructure area.

The planning assumptions have been prepared for:

- (a) the base date 2016 and the following projection years to accord with future Australian Bureau of Statistics census years:
 - (i) mid 2021;
 - (ii) mid 2026;
 - (iii) mid 2031;
 - (iv) mid 2036.
- (b) the LGIP development types in Column 2 that include the uses in Column 3 of Table 4.2.1.a.
- (c) the projection areas identified in the map index SC3.1 in Schedule 3—Local government infrastructure plan mapping and tables.

Table 4.2.1.a - Relationship between LGIP development categories, LGIP development types and uses

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
Residential development	Single dwelling	Caretaker's accommodation Community residence Dwelling house
	Multiple dwelling	Dual occupancy Dwelling unit Multiple dwelling Non-resident workforce accommodation Rooming accommodation
Non-residential development	Other dwelling	Nature based tourism Outstation Retirement facility Relocatable home park. Rural workers' accommodation
	Retail	Adult store Brothel Agricultural supplies store Food and drink outlet Function facility Funeral parlour Garden centre Hardware and trade supplies Hotel Market Nightclub entertainment facility

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Outdoor sales Parking station Service station Shop Shopping centre Showroom Theatre Bar
	Commercial	Office Veterinary services
	Industrial	Car wash Service industry Low impact industry Medium impact industry High impact industry Special industry Research and technology industry Marine industry Extractive industry Bulk landscape supplies Transport depot Warehouse
	Community purposes	Air services Cemetery Child care centre Club Community care centre Community use Crematorium Detention facility Educational establishment Emergency services Health care services Hospital Indoor sport and recreation Major sport, recreation and entertainment Major electricity infrastructure Outdoor sport and recreation Park Place of worship Renewable energy facility Residential care facility Substation Telecommunications facility

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Tourist attraction Utility installation
	Other	Animal husbandry Animal keeping Aquaculture Cropping Environment facility Home based business Intensive animal industry Intensive horticulture Landing Motor sport facility Permanent plantation Port services Resort complex Roadside stall Rural industry Sales office Short term accommodation Tourist park Wholesale nursery Winery

Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

4.1.3 Population and employment growth

- (1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in Table 4.2.1.1.a - Population and employment assumptions summary

Table 4.2.1.1.a - Population and employment assumptions summary

Description	Assumptions					Ultimate development
	2016	2021	2026	2031	2036	
Population	20,989	21,780	22,606	23,401	24,175	36,478
Employment	10,350	10,776	11,221	11,649	12,066	18,695

- (2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
- (a) for population, Table SC3.2.1.a – Existing and projected population
 - (b) for employment, Table SC3.2.2.a – Existing and projected employees

4.1.4 Development

- (1) The developable area is identified on Local Government Infrastructure Plan Priority Infrastructure Area (PIA) Maps PIA-01 – PIA-04 in Schedule 3—Local government infrastructure plan mapping and tables.
- (2) The planned density for future development is stated in Table SC3.2.3.a - Planned density and demand generation rate for a trunk infrastructure network in Schedule 3—Local government infrastructure plan mapping and tables.
- (3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.2.2.1.a – Residential dwellings and non-residential floor space assumptions summary.

Table 4.2.2.1.a - Residential dwellings and non-residential floor space assumptions summary

Description	Assumptions					Ultimate development
	2016	2021	2026	2031	2036	
Residential dwellings	7,895	8,188	8,566	8,891	9,188	13,851
Non-residential floor space (m2 GFA)	355,130	369,781	385,091	399,815	414,158	642,140

- (4) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
 - (a) for residential development, Table SC3.2.4.a - Existing and projected residential dwellings
 - (b) for non-residential development, Table SC3.2.5.a - Existing and projected non-residential floor space

Priority infrastructure area

- (1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.
- (2) The priority infrastructure area is identified on Local Government Infrastructure Plan Priority Infrastructure Area (PIA) Maps PIA-01 to PIA-04

Desired standards of service

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

4.1.5 Water supply network

Table 4.4.1 - Water supply network desired standards of service

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

4.1.6 Sewerage network

Table 4.4.2 Sewerage network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> Local Government standards in Planning Scheme and Planning Scheme Policies - Engineering Works & Services Planning Scheme Policy and/or Netserv plan and Customer service standards; and Customer service obligations.
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy; <i>Queensland Water Quality Guidelines 2009—Environmental Protection</i>
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection policies.
Effluent re-use	Reuse effluent wherever possible.	<ul style="list-style-type: none"> Guidelines for Sewerage Systems: Reclaimed Water — November 2000 Queensland Water quality guidelines for recycled water schemes —November 2008.
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> Planning Guidelines for Water Supply and Sewerage—NRW; <i>Gravity Sewerage Code of Australia— Water Services Association of Australia— WSA 02—2014;</i> <i>Sewerage Pumping Station Code of Australia—Water Services Association of Australia—WSA 04-2005;</i> and Engineering Works & Services Planning Scheme Policy

4.1.7 Stormwater network

Table 4.4.3 Stormwater network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> • Queensland Urban Drainage Manual • Local Government; standards in Planning Scheme and Planning Scheme policies; - Engineering Works & Services Planning Scheme Policy • Transport and Main Roads - Road Drainage Design Manual
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> • Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy • Queensland Water Quality Guidelines 2009— Environmental Protection Agency (EPA) • National Water Quality Guidelines— National Water Quality Management Strategy (where local or regional guidelines do not exist).
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> • <i>Section 30 Environmental Protection (Water) Policy 2009</i>; • Local Government standards in Planning Scheme and Planning Scheme policies- Engineering Works & Services Planning Scheme Policy.
Infrastructure design / planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> • Queensland Urban Drainage Manual • Local Government standards in Planning Scheme and Planning Scheme Policies- Engineering Works & Services Planning Scheme Policy .and • Natural Channel Design Guidelines. National Water Quality Management Strategy • Transport and Main Roads - Road Drainage Design Manual

4.1.8 Transport network

Table 4.4.4 Transport network desired standards of service

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Road network design / planning standards	The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement. Design of the road system will comply with established codes and standards.	<ul style="list-style-type: none"> • Local Government road design and development manual/standards/codes in Planning Scheme and Transport, Parking, Access and Servicing Planning Scheme Policy;
Cycleway and pathway design / planning standards	Cycleways and pathways can provide a safe and convenient network that encourages walking and cycling as acceptable alternatives to private motor vehicles. Design of any new network will comply with established codes and standards.	<ul style="list-style-type: none"> • Local Government road design and development manual/standards/ codes in Planning Scheme and Transport, Parking, Access and Servicing Planning Scheme Policy;

4.1.9 Public parks and land for community facilities network

Council aims to provide a network of parkland that allows safe and convenient access for all residents of the Mount Isa Local Government area. Access is based on a reasonable catchment area considering the likely mode of transport used to access each type of facility using the definitions provided. In providing equity of opportunities, parkland provision will, as far as possible, reflect local needs and preferences. **Table 4.4.5** identifies such standards.

Table 4.4.5 Accessibility standards for public parks and community facilities

Infrastructure type	Accessibility standard (km)		
	Local	District	Citywide
Recreation park	<0.5km	>1km	<15km
Sport park	0	0	<15km
Land for community facilities	0	<1km	<15km

Council aims to provide a diverse range of parkland opportunities. By providing diverse settings within the parkland network, and a variety of activity spaces, Council will enable residents to realise a range of physical, social, cultural, mental benefits and experiences appropriate to the setting values present in the parkland. **Tables 4.4.6, 4.4.7, 4.4.8 and 4.4.9** provide the desired standards to ensure a range of suitable *park* and community land is available to meet these goals.

Table 4.4.6 Rate of land provision for public parks and community facilities

Infrastructure type	Rate of provision (Ha/1000 people)		
	Local	District	Citywide
Recreation park	0.8 Ha/1000	0.8 Ha/1000	0.4 Ha/1000
Sport park	0	0	2.5 Ha/1000
Land for community facilities	0	0.1 Ha/1000	0.2 Ha/1000

Table 4.4.7 Size of public parks and land for community facilities

Infrastructure type	Minimum size (Ha)		
	Local	District	Citywide
Recreation park	0.5ha	1ha	2-10ha
Sport park	0	0	Field Sport:3ha Court Sport: 1ha
Land for community facilities	0	0.6ha	1ha

Table 4.4.8 Maximum Desired Grade

Infrastructure type	Maximum gradient		
	Local	District	Citywide
Recreation park	1:10 for 20%	1:10 for 10%	1:10 for 10%
Sport park	0	0	1:10 for 5%
Land for community facilities	0	1:10 for 2%	1:10 for 0%

Table 4.4.9 Minimum Desired Flood Immunity for Parks

Infrastructure type	Minimum flood immunity (%)								
	Local			District			Citywide		
Flood immunity	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100
Recreation park	30%	70%	0%	50%	50%	0%	0%	90%	10%
Sport park	n/a			n/a			0%	50%	50%
Land for community facilities	n/a			0%	0%	100%	0%	0%	100%

Table 4.4.10 Desired Standards for the Level of Embellishments for Recreation Parks for each Hierarchical Level.

Embellishment type	Recreation Parks			Sports Parks
	Local	District	Citywide	
Internal roads			x	x
Off road Parking			x	x
Fencing/bollards	x	x	x	x
Lighting		x	x	x
Toilet		x	x	x
Paths (pedestrian/cycle)		x	x	x
Seating	x	x	x	x
Shade structures	x	x	x	x
Covered seatings and table	x	x	x	x
Tap/bubbler	x	x	x	x
BBQ		x	x	x
Bins	x	x	x	x
<i>Landscaping</i> (including earthworks, irrigation and revegetation)		x	x	x
Signage		x	x	x
Activity areas	x	x	x	x

4.1.10 Plans for trunk infrastructure

The plans for *trunk infrastructure* identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service up to 2036.

- (1) The existing and future trunk infrastructure networks are shown on the map index, SC3.1 in Schedule 3—Local government infrastructure plan mapping and tables.
- (2) The State infrastructure forming part of the transport trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier.

4.1.11 Schedule of works

- (1) Details of the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model which can be viewed here: <http://www.mountisa.qld.gov.au/lqip>
- (2) The future trunk infrastructure is identified in the following tables in Schedule 3—Local government infrastructure plan mapping and tables:
 - (a) for the water supply network, SC3.3.1.a
 - (b) for the sewerage network, SC3.3.2.a
 - (c) for the stormwater network, SC3.3.3.a
 - (d) for the transport network, SC3.3.4.a
 - (e) for the public parks and land for community facilities network, SC3.3.5.a

4.1.12 Editor's note – Extrinsic material

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

List of extrinsic material

Title of document		Date	Author
Planning elements			
1	Draft Mount Isa Region Planning Scheme Zoning Maps	February 2019	Mount Isa City Council
5	Parks and Community Land - Desired Standard of Service	13 Mar 2009	Ross Planning
15	Extrinsic Material to the Local Government Infrastructure Plan	April 2019	Integran
Water Supply and Sewerage			
7	Mount Isa Priority Infrastructure Report – Water Infrastructure Assessment	2009	AECOM
8	Mount Isa Priority Infrastructure Report – Wastewater Infrastructure Assessment	2009	AECOM
Stormwater			
10	Mount Isa Priority Infrastructure Report – Stormwater Infrastructure Assessment	22 Nov 2010	AECOM
Transport			
11	North Queensland Principal Cycle Network Plan	2016	Department of Transport and Main Roads
12	Road Reserve Policy	Nov 2017	Mount Isa City Council
13	Mount Isa Priority Infrastructure Report – Transport (Roads) Infrastructure Assessment	2009	AECOM
14	Road Planning and Design Fundamentals - Table 3.5 Traffic Generation rates Residential Dwellings	Dec 2005	Dept. Main Roads. (QLD)
Public Parks and Land for Community Facilities			
5	Parks and Community Land - Desired Standard of Service	13 Mar 2009	Ross Planning

Part 5 Tables of assessment



Part 5 Tables of assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

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

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

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

5.3 Categories of development and assessment

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

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

- (1) for a Material change of use, establish the use by reference to the use definitions in Schedule 1 - SC 1.1: Use definitions;
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
 - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2;
 - (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2.
- (3) determine if the development is accepted development under schedule 6 of the Regulation

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

- (4) determine if the development is assessable development under Schedule 10 of the regulation by reference to the tables in section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation.
- (5) if the development is not listed in the tables in section 5.4, Development prescribed under schedules 6 of the Regulation determine the initial category of assessment by reference to the tables in:
 - section 5.5 Categories of development and assessment—Material change of use
 - section 5.7 Categories of development and assessment—Reconfiguring a lot
 - section 5.8 Categories of development and assessment—Building work and
 - section 5.9 Categories of development and assessment—Operational work;
- (6) a precinct of a zone may change the categories of development or assessment and this will be shown in the “category of assessment” column of the tables in sections 5.5,5.6, 5.7, 5.8 and 5.9;
- (7) if a local plan applies refer to the table(s) in section 5.6 categories of assessment—Local plans, to determine if the local plan changes the categories of development or assessment for the zone;
- (8) if a precinct of a local plan changes the category of development or assessment this will be shown in the “categories of development and assessment” column of the table(s) in section 5.6;
- (9) if an overlay applies, refer to section 5.10 categories of development and assessment—Overlays, to determine if the overlay further changes the category of development or assessment.

5.3.2. Determining the category of development and categories of assessment

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

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

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

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

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment.
- (4) Code assessable development:
- (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(4)(c), should:
 - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(4)(c)
 - (ii) comply with all required acceptable outcomes identified in subsection 5.3.3(4)(a), other than those mentioned in sub-section 5.3.3(4)(c);
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
 - (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Editor's note—Section 27 of the Regulation 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.

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

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

Table 5.4.1— Development under schedule 6 of the Regulation: material change of use

Use	Categories of development and assessment	Assessment benchmarks
<i>community residence</i>	Accepted development subject to requirements	
	Editor's note – Refer to the material change of use tables for category of assessment for community residence that do not comply with the requirements for accepted development	Editor's note – requirements for community residence development that may not be made assessable under a planning scheme are set out in Schedule 6, part 2 item 6 of the Regulation.
<i>dual occupancy</i>	Accepted	
	If identified in Schedule 6, part 2(2) of the Regulation	Editor's note – the Queensland Development Code also applies to dual occupancies.
<i>dwelling house</i>	Accepted	
	If in a residential zone and identified in schedule 6, part 2(2) of the Regulation	Editor's note – the Queensland Development Code also applies to dwelling houses.

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

Zone	Category of assessment	Assessment benchmarks
Residential zone category or industry zone category (other than a rural residential zone)	Code assessment	
	Subdivision of one lot into two lots (and associated operational work) if code assessment is required under Schedule 10 (part 12) of the Regulation	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated Operational work code Editor's note – Assessment benchmarks for the reconfiguring a lot are set out in Schedule 12 of the Regulation.

Table 5.4.3—Regulated categories of development and categories of assessment: Operational work

Zone	Category of assessment	Assessment benchmarks
Residential zone category or industry zone category	Code assessment	
	Operational work associated with reconfiguring a lot requiring code assessment under Schedule 10, part 12 division 2 of the Regulation	9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated Operational work code Editor's note – Assessment benchmarks for the reconfiguring a lot and associated operational works are set out in Schedule 12 of the Regulation.

5.5 Categories of development and assessment—Material change of use

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

Table 5.5.1—Low density residential zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development	
<p>Accepted subject to requirements</p>	<ul style="list-style-type: none"> • <i>Caretaker’s accommodation</i> • <i>Multiple dwelling</i> • <i>Residential care facility</i> • <i>Retirement facility</i> • <i>Rooming accommodation</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Residential activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code 	
	<ul style="list-style-type: none"> • <i>Dual occupancy</i> <p>If located on a <i>site</i> with a minimum area of 700m².</p>		
	<ul style="list-style-type: none"> • <i>Dwelling house</i> <p>If no <i>secondary dwelling</i> is proposed.</p>		
	<ul style="list-style-type: none"> • <i>Dwelling unit</i> <p>If:</p> <p>(a) located on a <i>site</i> with a minimum area of 600m²; and (b) contained within the same building as the non-residential use</p>		
	<ul style="list-style-type: none"> • <i>Sales office</i> <p>If a display <i>dwelling</i> in a residential development.</p>		
	<ul style="list-style-type: none"> • <i>Child care centre</i> • <i>Community use</i> • <i>Emergency services</i> • <i>Funeral parlour</i> • <i>Indoor sport and recreation</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>		<ul style="list-style-type: none"> • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Park</i> 		

Table 5.5.1—Low density residential zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> • <i>Place of worship</i> <p>If expanding the <i>total use area</i> of an existing <i>Place of worship</i> by less than 50m² requiring:</p> <p>(a) no building work or <i>minor building work</i>; and</p> <p>(b) the extension does not require the addition of more than five car parks pursuant to the Parking, access and loading code.</p>	
	<ul style="list-style-type: none"> • <i>Health care services</i> • <i>Office</i> • <i>Service station</i> • <i>Short term accommodation</i> • <i>Veterinary services</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or</p> <p>(b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Centre and entertainment activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Shop</i> <p>If expanding the <i>total use area</i> of an existing <i>shop</i> by less than 50m² requiring:</p> <p>(a) no building work or <i>minor building work</i>; and</p> <p>(b) the use does not require a liquor licence.</p>	
	<ul style="list-style-type: none"> • <i>Low impact industry</i> • <i>Service industry</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or</p> <p>(b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Industry and infrastructure activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Utility installation</i> <p>If for the distribution of local utility services and not involving bulk storage, generation and/or treatment.</p>	
	<ul style="list-style-type: none"> • <i>Relocatable home park</i> • <i>Tourist park</i> 	<ul style="list-style-type: none"> • Relocatable home park and tourist park code • Parking, access and loading code

Table 5.5.1—Low density residential zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	If expanding the total use area of the existing use by less than 50m ² requiring: (a) no building work or <i>minor building work</i> ; and (b) the expansion is only to the office or amenity buildings.	<ul style="list-style-type: none"> • Landscaping code • Excavation and filling code • Engineering works and services code
Code assessment	<ul style="list-style-type: none"> • <i>Dual occupancy</i> If located on a <i>site</i> less than 700m ² .	<ul style="list-style-type: none"> • Low density residential zone code • Residential activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Dwelling unit</i> 	
	<ul style="list-style-type: none"> • <i>Home based business</i> If not involving an <i>Industry activity</i> .	<ul style="list-style-type: none"> • Low density residential zone code • Home based business code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting the description listed in the use column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme.

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

Table 5.5.2—Medium density residential zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
<p>Accepted subject to requirements</p>	<ul style="list-style-type: none"> • <i>Caretaker’s accommodation</i> • <i>Residential care facility</i> • <i>Retirement facility</i> • <i>Rooming accommodation</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Residential activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Dual occupancy</i> <p>If located on a <i>site</i> with a minimum area of 700m².</p>	
	<ul style="list-style-type: none"> • <i>Dwelling house</i> • <i>Dwelling unit</i> <p>If:</p> <p>(a) located on a <i>site</i> with a minimum area of 600m²; and (b) contained within the same building as the non-residential use</p>	
	<ul style="list-style-type: none"> • <i>Multiple dwelling</i> <p>If expanding the <i>total use area</i> of an existing <i>multiple dwelling</i> by less than 50m² requiring:</p> <p>(a) no building work or <i>minor building work</i>; and (b) the building height does not exceed 8.5m.</p>	
	<ul style="list-style-type: none"> • <i>Sales office</i> <p>If a display <i>dwelling</i> in a residential development.</p>	
	<ul style="list-style-type: none"> • <i>Child care centre</i> • <i>Community use</i> • <i>Emergency services</i> • <i>Funeral parlour</i> • <i>Indoor sport and recreation</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>	
	<ul style="list-style-type: none"> • <i>Park</i> 	

Table 5.5.2—Medium density residential zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> • <i>Place of worship</i> <p>If expanding the total use area of an existing <i>Place of worship</i> by less than 50m² requiring:</p> <p>(a) no building work or <i>minor building work</i>; and</p> <p>(b) the extension does not require the addition of more than five car parks pursuant to the Parking, access and loading code.</p>	
	<ul style="list-style-type: none"> • <i>Health care services</i> • <i>Office</i> • <i>Service station</i> • <i>Short term accommodation</i> • <i>Veterinary services</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or</p> <p>(b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Centre and entertainment activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Shop</i> <p>If expanding the <i>total use area</i> of an existing <i>shop</i> by less than 50m² requiring:</p> <p>(a) no building work or <i>minor building work</i>; and</p> <p>(b) the use does not require a liquor licence.</p>	
	<ul style="list-style-type: none"> • <i>Low impact industry</i> • <i>Service industry</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or</p> <p>(b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Industry and infrastructure activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Utility installation</i> <p>If for the distribution of local utility services and not involving bulk storage, generation and/or treatment.</p>	
	<ul style="list-style-type: none"> • <i>Relocatable home park</i> • <i>Tourist park</i> 	<ul style="list-style-type: none"> • Relocatable home park and tourist park code • Parking, access and loading code

Table 5.5.2—Medium density residential zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	<p>If expanding the total use area of the existing use by less than 50m² requiring:</p> <p>(a) no building work or minor building work; and</p> <p>(b) the expansion is only to the office or amenity buildings.</p>	<ul style="list-style-type: none"> • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Animal keeping if:</i> (a) within the Racehorse stables precinct; and (b) for the stabling of racehorses registered with Racing Queensland only; and (c) stable is located at the rear of the property; and (d) located on a <i>site</i> 1,000m² or greater. 	<ul style="list-style-type: none"> • Rural activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
Code assessment	<ul style="list-style-type: none"> • <i>Dual occupancy</i> <p>If located on a <i>site</i> less than 700m².</p>	<ul style="list-style-type: none"> • Medium density residential zone code • Residential activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
<ul style="list-style-type: none"> • <i>Dwelling unit</i> 		
<ul style="list-style-type: none"> • <i>Multiple dwelling</i> • <i>Retirement facility</i> • <i>Rooming accommodation</i> <p>If the <i>building height</i> does not exceed 8.5m.</p>		
	<ul style="list-style-type: none"> • <i>Home based business</i> <p>If not involving an <i>Industry activity</i>.</p>	<ul style="list-style-type: none"> • Medium density residential zone code • Home based business code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Animal keeping if:</i> (a) within the Racehorse stables precinct; and (b) for the stabling of racehorses registered with 	<ul style="list-style-type: none"> • Medium density residential zone code • Rural activities code • Parking, access and loading code • Landscaping code • Excavation and filling code

Table 5.5.2—Medium density residential zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	Racing Queensland only; and (c) stable is located at the rear of the property; and (d) located on a <i>site</i> greater than 800m ² and less than 1,000m ² .	<ul style="list-style-type: none"> • Water quality code (if applicable) • Engineering works and services code
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting the description listed in the use column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme.

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

Table 5.5.3 – Local centre zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
<p>Accepted subject to requirements</p>	<ul style="list-style-type: none"> • <i>Dual occupancy</i> • <i>Dwelling house</i> • <i>Multiple dwelling</i> • <i>Residential care facility</i> • <i>Retirement facility</i> • <i>Rooming accommodation</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work.</i></p>	<ul style="list-style-type: none"> • Residential activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Dwelling unit</i> 	
	<ul style="list-style-type: none"> • <i>Community care centre</i> • <i>Child care centre</i> • <i>Community residence</i> • <i>Emergency services</i> • <i>Funeral parlour</i> • <i>Indoor sport and recreation</i> • <i>Place of worship</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work.</i></p>	<ul style="list-style-type: none"> • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Community use</i> <p>If for a <i>site</i> with existing <i>centre and entertainment activities</i> and requiring:</p> <p>(a) no building work; or (b) <i>minor building work.</i></p>	
	<ul style="list-style-type: none"> • <i>Educational establishment</i> <p>If expanding an existing <i>educational establishment</i> requiring:</p> <p>(a) no building work; or (b) building work where the total use area is less than 100m².</p>	
<ul style="list-style-type: none"> • <i>Hospital</i> <p>If expanding the <i>total use area</i> of an existing <i>hospital</i> requiring:</p> <p>(a) no building work; or (b) building work where the <i>gross floor area</i> of the</p>		

Table 5.5.3 – Local centre zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	expansion is less than 100m ² .	
	<ul style="list-style-type: none"> • <i>Park</i> • <i>Adult store</i> • <i>Market</i> • <i>Office</i> • <i>Shop</i> • <i>Showroom</i> • <i>Theatre</i> <p>If for a <i>site</i> with existing <i>centre and entertainment activities</i> and requiring:</p> <p>(a) no building work; or (b) minor building work.</p>	<ul style="list-style-type: none"> • Centre and entertainment activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Agricultural supplies store</i> • <i>Bar</i> • <i>Bulk landscape supplies store</i> • <i>Car wash</i> • <i>Food and drink outlet</i> • <i>Garden centre</i> • <i>Hardware and trade supplies</i> • <i>Health care services</i> • <i>Hotel</i> • <i>Nightclub entertainment facility</i> • <i>Outdoor sales</i> • <i>Parking station</i> • <i>Service station</i> • <i>Short term accommodation</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>	
	<ul style="list-style-type: none"> • <i>Club</i> • <i>Function facility</i> <p>If a new use less than 100m², or expanding an existing use by less than 50m² where:</p> <p>(a) a <i>site</i> with existing <i>centre and entertainment activities</i>; and (b) requiring no building work or <i>minor building work</i>; and (c) the use does not require a liquor or gaming licence.</p> <ul style="list-style-type: none"> • <i>Sales office</i> 	

Table 5.5.3 – Local centre zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> • <i>Shop</i> • <i>Shopping centre</i> <p>If for a <i>site</i> with existing <i>centre and entertainment activities</i> and requiring:</p> <p>(a) no building work <i>or minor building work</i>; and</p> <p>(b) the use does not require a liquor licence.</p>	
	<ul style="list-style-type: none"> • <i>Veterinary services</i> <p>If</p> <p>(a) for a <i>site</i> with existing <i>centre and entertainment activities</i> requiring no building work; <i>or minor building work</i>; and</p> <p>(b) If treating small animals only.</p>	
	<ul style="list-style-type: none"> • <i>Low impact industry</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or</p> <p>(b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Industry and infrastructure activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Service industry</i> <p>If for a <i>site</i> with existing <i>centre and entertainment activities</i> and requiring:</p> <p>(a) no building work; or</p> <p>(b) <i>minor building work</i>.</p>	
	<ul style="list-style-type: none"> • <i>Utility installation</i> <p>If for the distribution of local utility services and not involving bulk storage, generation and/or treatment.</p>	
	<ul style="list-style-type: none"> • <i>Home based business</i> <p>If not involving an <i>Industry activity</i>.</p>	<ul style="list-style-type: none"> • Home based business code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code

Table 5.5.3 – Local centre zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Code assessment	<ul style="list-style-type: none"> • <i>Multiple dwelling</i> • <i>Residential care facility</i> • <i>Retirement facility</i> • <i>Rooming accommodation</i> 	<ul style="list-style-type: none"> • Local centre zone code • Residential activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Child care centre</i> • <i>Community residence</i> • <i>Community use</i> • <i>Emergency services</i> • <i>Funeral parlour</i> • <i>Indoor sport and recreation</i> • <i>Place of worship</i> • <i>Educational establishment</i> 	<ul style="list-style-type: none"> • Local centre zone code • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Adult store</i> • <i>Garden centre</i> • <i>Hardware and trade supplies</i> • <i>Health care services</i> • <i>Market</i> • <i>Office</i> • <i>Outdoor sales</i> • <i>Parking station</i> • <i>Service station</i> • <i>Short term accommodation</i> • <i>Showroom</i> • <i>Theatre</i> 	<ul style="list-style-type: none"> • Local centre zone code • Centre and entertainment activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Club</i> • <i>Food and drink outlet</i> • <i>Function facility</i> • <i>Shop</i> • <i>Shopping centre</i> <p>Where the use does not require a liquor or gaming licence.</p>	
	<ul style="list-style-type: none"> • <i>Veterinary services</i> <p>If treating small animals only.</p>	
	<ul style="list-style-type: none"> • <i>Service industry</i> 	<ul style="list-style-type: none"> • Local centre zone code • Industry and infrastructure activities code • Parking, access and loading code • Landscaping code • Excavation and filling code

Table 5.5.3 – Local centre zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> • Water quality code (if applicable) • Engineering works and services code
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting the description listed in the use column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme.

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

Table 5.5.4 – Principal centre zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
<p>Accepted subject to requirements</p>	<ul style="list-style-type: none"> • <i>Dual occupancy</i> • <i>Dwelling house</i> • <i>Dwelling unit</i> • <i>Multiple dwelling</i> • <i>Residential care facility</i> • <i>Retirement facility</i> • <i>Rooming accommodation</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Residential activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Community care centre</i> • <i>Child care centre</i> • <i>Community residence</i> • <i>Emergency services</i> • <i>Funeral parlour</i> • <i>Indoor sport and recreation</i> • <i>Place of worship</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Community use</i> <p>If for a <i>site</i> with existing <i>centre and entertainment activities</i> and requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>	
	<ul style="list-style-type: none"> • <i>Educational establishment</i> <p>If expanding an existing <i>educational establishment</i> requiring:</p> <p>(a) no building work; or (b) building work where the total use area is less than 100m².</p>	
	<ul style="list-style-type: none"> • <i>Hospital</i> <p>If expanding the <i>total use area</i> of an existing <i>hospital</i> requiring:</p> <p>(a) no building work; or (b) building work where the <i>gross floor area</i> of the</p>	

Table 5.5.4 – Principal centre zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	expansion is less than 100m ² .	
	<ul style="list-style-type: none"> • <i>Park</i> • <i>Adult store</i> • <i>Health care services</i> • <i>Market</i> • <i>Nightclub entertainment facility</i> • <i>Office</i> • <i>Shop</i> • <i>Shopping centre</i> • <i>Showroom</i> • <i>Theatre</i> <p>If for a <i>site</i> with existing <i>centre and entertainment activities</i> and requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Centre and entertainment activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Agricultural supplies store</i> • <i>Bulk landscape supplies store</i> • <i>Car wash</i> • <i>Food and drink outlet</i> • <i>Garden centre</i> • <i>Hardware and trade supplies</i> • <i>Outdoor sales</i> • <i>Parking station</i> • <i>Service station</i> • <i>Short term accommodation</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>	
	<ul style="list-style-type: none"> • <i>Bar</i> • <i>Club</i> • <i>Function facility</i> • <i>Hotel</i> • <i>Nightclub entertainment facility</i> <p>If a new use less than 100m², or expanding an existing use by less than 50m² where:</p> <p>(a) a <i>site</i> with existing <i>centre and entertainment activities</i>; and (b) requiring no building work or <i>minor building work</i>; and</p>	

Table 5.5.4 – Principal centre zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> • <i>Food and drink outlet</i> <p>If a new use less than 100m², or expanding an existing use by less than 50m² where:</p> <ul style="list-style-type: none"> (a) a <i>site</i> with existing <i>centre and entertainment activities</i>; and (b) requiring no building work or <i>minor building work</i>; and (c) does not require a liquor licence; and (d) does not include a drive-through 	
	<ul style="list-style-type: none"> • <i>Sales office</i> • <i>Veterinary services</i> <p>If</p> <ul style="list-style-type: none"> (a) for a site with existing <i>centre and entertainment activities</i> requiring no building work; or <i>minor building work</i>; and (b) If treating small animals only 	
	<ul style="list-style-type: none"> • <i>Low impact industry</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <ul style="list-style-type: none"> (a) no building work; or (b) <i>minor building work</i>. 	<ul style="list-style-type: none"> • Industry and infrastructure activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Service industry</i> <p>If for a <i>site</i> with existing <i>centre and entertainment activities</i> and requiring:</p> <ul style="list-style-type: none"> (a) no building work; or (b) <i>minor building work</i>. 	
	<ul style="list-style-type: none"> • <i>Utility installation</i> <p>If for the distribution of local utility services and not involving bulk storage, generation and/or treatment.</p>	
	<ul style="list-style-type: none"> • <i>Home based business</i> <p>If not involving an <i>Industry activity</i>.</p>	<ul style="list-style-type: none"> • Home based business code • Parking, access and loading code • Landscaping code • Excavation and filling code

Table 5.5.4 – Principal centre zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> • Engineering works and services code
<p>Code assessment</p>	<ul style="list-style-type: none"> • <i>Dwelling unit</i> • <i>Multiple dwelling</i> • <i>Residential care facility</i> • <i>Retirement facility</i> • <i>Rooming accommodation</i> 	<ul style="list-style-type: none"> • Principal centre zone code • Residential activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Child care centre</i> • <i>Community residence</i> • <i>Community use</i> • <i>Emergency services</i> • <i>Funeral parlour</i> • <i>Indoor sport and recreation</i> • <i>Place of worship</i> 	<ul style="list-style-type: none"> • Principal centre zone code • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Adult store</i> • <i>Bar</i> • <i>Car wash</i> • <i>Club</i> • <i>Food and drink outlet</i> • <i>Function facility</i> • <i>Health care services</i> • <i>Hotel</i> • <i>Market</i> • <i>Nightclub entertainment facility</i> • <i>Office</i> • <i>Parking station</i> • <i>Service station</i> • <i>Shop</i> • <i>Shopping centre</i> • <i>Short term accommodation</i> • <i>Showroom</i> • <i>Theatre</i> 	<ul style="list-style-type: none"> • Principal centre zone code • Centre and entertainment activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Veterinary services</i> <p>If treating small animals only.</p>	
<ul style="list-style-type: none"> • <i>Service industry</i> 	<ul style="list-style-type: none"> • Principal centre zone code • Industry and infrastructure activities code • Parking, access and loading code • Landscaping code • Excavation and filling code 	

Table 5.5.4 – Principal centre zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> • Water quality code (if applicable) • Engineering works and services code
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting the description listed in the use column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme.

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

Table 5.5.5 – Open space zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
<p>Accepted subject to requirements</p>	<ul style="list-style-type: none"> • <i>Community use</i> • <i>Outdoor sport and recreation</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Park</i> • <i>Club</i> <p>If expanding the <i>total use area</i> of an existing <i>club</i> by less than 50m² requiring:</p> <p>(a) no building work or <i>minor building work</i>; and (b) the use does not require a liquor or gaming licence.</p>	
	<ul style="list-style-type: none"> • <i>Market</i> <p>If:</p> <p>(a) on land owned or operated by Council; and (b) no new, or extensions to existing permanent buildings or structures are proposed.</p>	<ul style="list-style-type: none"> • Open space zone code • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
<p>Code assessment</p>	<ul style="list-style-type: none"> • <i>Outdoor sport and recreation</i> <p>If:</p> <p>(a) located on Council owned or controlled land or a not-for profit community organisation; and (b) the total <i>gross floor area</i> of any use does not exceed 100m²; and (c) not involving an activity that requires a liquor or gaming licence.</p>	<ul style="list-style-type: none"> • Open space zone code • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
<p>Impact assessment</p>	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting the description listed in the use column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme.

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

Table 5.5.6 – Sport and recreation zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
<p>Accepted subject to requirements</p>	<ul style="list-style-type: none"> • <i>Caretakers accommodation</i> <p>If expanding the <i>total use area</i> of an existing <i>caretaker's accommodation</i> by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Residential activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Child care centre</i> <p>If expanding the <i>total use area</i> of the existing <i>child care centre</i> by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Community use</i> • <i>Major sport, recreation and entertainment facility</i> • <i>Motor sport facility</i> • <i>Outdoor sport and recreation</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work or <i>minor building work</i>; and (b) the use does not require a liquor or gaming licence.</p>	
	<ul style="list-style-type: none"> • <i>Indoor sport and recreation</i> <p>If:</p> <p>(a) on land owned or operated by Council; and (b) no new, or extensions to existing permanent buildings or structures are proposed.</p>	
	<ul style="list-style-type: none"> • <i>Park</i> • <i>Club</i> • <i>Function facility</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work or <i>minor building work</i>; and (b) the use does not require a liquor or gaming licence.</p>	<ul style="list-style-type: none"> • Centre and entertainment activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code

Table 5.5.6 – Sport and recreation zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> • <i>Food and drink outlet</i> • <i>Shop</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <ul style="list-style-type: none"> (a) requiring no building work <i>minor building work</i>; and (b) located on Council owned or controlled land; and (c) conducted in association with, and subordinate to a <i>recreation activity</i> on the same <i>site</i>; and (d) the use does not require a liquor licence; and (e) the total <i>gross floor area</i> is less than 100m². 	
Code assessment	<ul style="list-style-type: none"> • <i>Market</i> <p>If:</p> <ul style="list-style-type: none"> (a) on land owned or operated by Council; and (b) no new, or extensions to existing permanent buildings or structures are proposed. 	
	<ul style="list-style-type: none"> • <i>Community use</i> <p>If:</p> <ul style="list-style-type: none"> (a) the use does not require a liquor or gaming licence; and (b) for a not-for-profit organisation on Council owned or controlled land. 	<ul style="list-style-type: none"> • Sport and recreation zone code • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Indoor sport and recreation</i> • <i>Outdoor sport and recreation</i> 	<ul style="list-style-type: none"> • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Club</i> <p>If:</p> <ul style="list-style-type: none"> (a) the use does not require a liquor or gaming licence; and (b) for a not-for-profit organisation on Council owned or controlled land. 	<ul style="list-style-type: none"> • Sport and recreation zone code • Centre and entertainment activities code • Landscaping code • Parking, access and loading code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Food and drink outlet</i> • <i>Shop</i> <p>If:</p>	<ul style="list-style-type: none"> • Water quality code (if applicable) • Excavation and filling code

Table 5.5.6 – Sport and recreation zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	(a) located on Council owned or controlled land; and (b) conducted in association with, and subordinate to a <i>recreation activity</i> on the same <i>site</i> ; and (c) the use does not require a liquor licence; and (d) the total <i>gross floor area</i> is less than 100m ² .	
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting the description listed in the use column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme.

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

Table 5.5.7 – Environmental management and conservation zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting the description listed in the use column. • Any other undefined use. 	The planning scheme.

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

Table 5.5.8 – Low impact industry zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
<p>Accepted subject to requirements</p>	<ul style="list-style-type: none"> • <i>Caretakers accommodation</i> 	<ul style="list-style-type: none"> • Residential activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Emergency services</i> • <i>Indoor sport and recreation</i> <p>If expanding the <i>total use area</i> of the existing use requiring:</p> <p>(a) no building work; or (b) building work where the increase in <i>gross floor area</i> is less than 100m².</p>	<ul style="list-style-type: none"> • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Park</i> <ul style="list-style-type: none"> • <i>Agricultural supplies store</i> • <i>Bulk landscape supplies store</i> • <i>Car wash</i> • <i>Hardware and trade supplies</i> • <i>Service station</i> • <i>Veterinary services</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) building work where the increase in <i>gross floor area</i> is less than 100m².</p>	<ul style="list-style-type: none"> • Centre and entertainment activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Food and drink outlet</i> • <i>Shop</i> <p>(a) the expansion requires no building work or <i>minor building work</i>; and (b) the <i>total use area</i> is less than 100m²; and (c) the use does not require a liquor licence; and (d) the expansion does not include a drive-through facility.</p>	
	<ul style="list-style-type: none"> • <i>Garden centre</i> <p>If expanding the <i>total use area</i> of an existing an existing <i>garden centre</i> where:</p>	

Table 5.5.8 – Low impact industry zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	(a) the expansion requires no building work or building work less than 100m ² ; and (b) the expansion does not include a <i>Food and drink outlet</i> .	
	<ul style="list-style-type: none"> • <i>Office</i> If expanding the <i>total use area</i> of an existing <i>office</i> by less than 50m ² requiring: (a) no building work; or (b) <i>minor building work</i> .	
	<ul style="list-style-type: none"> • <i>Outdoor sales</i> If expanding the <i>total use area</i> of an existing <i>outdoor sales use</i> by less than 100m ² requiring: (a) no building work; or (b) <i>minor building work</i> .	
	<ul style="list-style-type: none"> • <i>Low impact industry</i> • <i>Service industry</i> • <i>Warehouse</i> Where the GFA does not exceed 8000m ² .	<ul style="list-style-type: none"> • Industry and infrastructure activities code • Parking, access and loading code • Landscaping code • Engineering works and services code • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Research and technology industry</i> • <i>Transport depot</i> If expanding the <i>total use area</i> of the existing use requiring: (a) no building work; or (b) building work where the increase in <i>gross floor area</i> is less than 100m ² .	
	<ul style="list-style-type: none"> • <i>Utility installation</i> If for the distribution of local utility services and not involving bulk storage, generation and/or treatment.	
	<ul style="list-style-type: none"> • <i>Wholesale nursery</i> If expanding the <i>total use area</i> of an existing <i>wholesale nursery</i> requiring: (a) no building work; or	<ul style="list-style-type: none"> • Rural activities code • Parking, access and loading code • Landscaping code • Engineering works and services code • Excavation and filling code

Table 5.5.8 – Low impact industry zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	(b) building work where the increase in <i>gross floor area</i> is less than 100m ² .	
	<ul style="list-style-type: none"> • <i>Home based business</i> <p>If for a <i>low impact industry</i> or <i>service industry</i> use in an existing dwelling.</p>	<ul style="list-style-type: none"> • Home based business code • Parking, access and loading code • Landscaping code • Engineering works and services code • Excavation and filling code
Code assessment	<ul style="list-style-type: none"> • <i>Emergency services</i> • <i>Indoor sport and recreation</i> 	<ul style="list-style-type: none"> • Low impact industry zone code • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Agricultural supplies store</i> • <i>Bulk landscape supplies store</i> • <i>Car wash</i> • <i>Hardware and trade supplies</i> • <i>Veterinary services</i> 	<ul style="list-style-type: none"> • Low impact industry zone code • Centre and entertainment activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Garden centre</i> <p>If the <i>garden centre</i> does not include a <i>food and drink outlet</i>.</p>	
	<ul style="list-style-type: none"> • <i>Service station</i> <p>Where use fronts a State controlled road.</p>	
	<ul style="list-style-type: none"> • <i>Research and technology industry</i> • <i>Transport depot</i> 	<ul style="list-style-type: none"> • Low impact industry zone code • Industry and infrastructure activities code • Parking, access and loading code • Landscaping code • Engineering works and services code • Excavation and filling code • Water quality code (if applicable)
	<ul style="list-style-type: none"> • <i>Wholesale nursery</i> 	<ul style="list-style-type: none"> • Low impact industry zone code • Rural activities code • Parking, access and loading code • Landscaping code

Table 5.5.8 – Low impact industry zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting the description listed in the use column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme.

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

Table 5.5.9 – Medium impact industry zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted subject to requirements	<ul style="list-style-type: none"> <i>Caretakers accommodation</i> 	<ul style="list-style-type: none"> Residential activities code Landscaping code Parking, access and loading code Engineering works and services code Excavation and filling code
	<ul style="list-style-type: none"> <i>Crematorium</i> <p>If expanding the <i>total use area</i> of an existing <i>crematorium</i> requiring:</p> <p>(a) no building work; or (b) building work where the increase in <i>gross floor area</i> is less than 100m².</p>	<ul style="list-style-type: none"> Community and recreation activities code Parking, access and loading code Landscaping code Excavation and filling code Engineering works and services code
	<ul style="list-style-type: none"> <i>Park</i> <i>Outdoor sales</i> <p>If expanding the <i>total use area</i> of an existing <i>outdoor sales use</i> which requires:</p> <p>(a) no building work; or (b) building work where increase in gross floor area is less than 100m²; or (c) a new outdoor sales use for the sale of industrial or farm equipment.</p>	<ul style="list-style-type: none"> Centre and entertainment activities code Parking, access and loading code Landscaping code Excavation and filling code Engineering works and services code
	<ul style="list-style-type: none"> <i>Service Station</i> <p>If expanding the <i>total use area</i> of and existing <i>service Station</i> by less than 50m² requiring:</p> <p>(a) no building work; or (b) building work where the increase in <i>gross floor area</i> is less than 100m².</p>	
	<ul style="list-style-type: none"> <i>Low impact industry</i> <i>Research and technology industry</i> <i>Transport depot</i> <i>Warehouse</i> <p>If expanding the <i>total use area</i> of the existing use requiring:</p> <p>(a) no building work; or (b) building work where the increase in <i>gross floor area</i> is less than 100m².</p>	<ul style="list-style-type: none"> Industry and infrastructure activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code
	<ul style="list-style-type: none"> <i>Medium impact industry</i> 	

Table 5.5.9 – Medium impact industry zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	<p>Where GFA does not exceed 8000 m².</p> <ul style="list-style-type: none"> • <i>Utility installation</i> <p>If for the distribution of local utility services and not involving bulk storage, generation and/or treatment.</p>	
Code assessment	<ul style="list-style-type: none"> • <i>Crematorium</i> 	<ul style="list-style-type: none"> • Medium impact industry zone code • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Low impact industry</i> <p>Where for a motor vehicle repair shop.</p>	<ul style="list-style-type: none"> • Medium impact industry zone code • Industry and infrastructure activities code
	<ul style="list-style-type: none"> • <i>Research and technology industry</i> • <i>Substation</i> • <i>Transport depot</i> • <i>Utility installation</i> 	<ul style="list-style-type: none"> • Parking, access and loading code • Landscaping code • Engineering works and services code • Excavation and filling code • Water quality code (if applicable)
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting the description listed in the use column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme.

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

Table 5.5.10 – Special industry zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Code assessment	<ul style="list-style-type: none"> • <i>Major electricity infrastructure</i> • <i>Substation</i> • <i>Special industry</i> <p>If expanding the <i>total use area</i> of an existing <i>special industry</i> use by less than 100m².</p>	<ul style="list-style-type: none"> • Special industry zone code • Industry and infrastructure activities code • Parking, access and loading code • Landscaping code • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting the description listed in the use column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme.

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

Table 5.5.11 – Community facilities zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
<p>Accepted subject to requirements</p>	<ul style="list-style-type: none"> • <i>Caretakers accommodation</i> • <i>Dual occupancy</i> • <i>Dwelling house</i> • <i>Dwelling unit</i> <p>If</p> <p>(a) associated with, and subordinate to a <i>hospital use</i> or <i>education establishment use</i> on the same <i>site</i>; and</p> <p>(b) for use by students or staff only.</p>	<ul style="list-style-type: none"> • Residential activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Cemetery</i> • <i>Chile care centre</i> • <i>Community care centre</i> • <i>Community use</i> • <i>Crematorium</i> • <i>Emergency services</i> • <i>Funeral parlour</i> • <i>Place of worship</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or</p> <p>(b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Community residence</i> <p>If expanding the <i>total use area</i> of the existing use by less than 25m² requiring:</p> <p>(a) no building work; or</p> <p>(b) <i>minor building work</i>.</p>	
	<ul style="list-style-type: none"> • <i>Educational establishment</i> • <i>Hospital</i> <p>If expanding an existing <i>educational establishment</i> requiring:</p> <p>(a) no building work; or</p> <p>(b) building work where the increase in <i>gross floor area</i> is less than 100m².</p>	
	<ul style="list-style-type: none"> • <i>Indoor sport and recreation</i> • <i>Outdoor sport and recreation</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p>	

Table 5.5.11 – Community facilities zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	(a) no building work or <i>minor building work</i> ; and (b) not involving an activity that requires a liquor licence or gaming licence.	
	<ul style="list-style-type: none"> • <i>Park</i> • <i>Club</i> • <i>Health care services</i> • <i>Office</i> If expanding the <i>total use area</i> of the existing use by less than 50m ² requiring: (a) no building work; or (b) <i>minor building work</i> .	<ul style="list-style-type: none"> • Centre and entertainment activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Food and drink outlet</i> • <i>Shop</i> If: (a) located on government owned or controlled land; and (b) conducted in association with, and subordinate to a <i>community use, educational establishment or hospital</i> on the same <i>site</i> ; and (c) not involving an activity that requires a liquor licence; and (d) the total <i>gross floor area</i> of the <i>food and drink outlet</i> does not exceed 100m ² .	
	<ul style="list-style-type: none"> • <i>Market</i> If: (a) on land owned or operated by Council; and (b) expanding an existing building or structure by no more than 25m ² ; and (c) no new additional permanent buildings or structures are proposed.	
	<ul style="list-style-type: none"> • <i>Utility installation</i> If for the distribution of local utility services and not involving bulk storage, generation and/or treatment.	<ul style="list-style-type: none"> • Industry and infrastructure activities code • Parking, access and loading code • Landscaping code • Engineering works and services code • Excavation and filling code

Table 5.5.11 – Community facilities zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
<p>Code assessment</p>	<ul style="list-style-type: none"> • <i>Multiple dwelling</i> • <i>Rooming accommodation</i> <p>If (a) associated with, and subordinate to a <i>hospital</i> use or <i>education establishment</i> use on the same <i>site</i>; and (b) for use by students or staff only.</p>	<ul style="list-style-type: none"> • Community facilities zone code • Residential activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Child care centre</i> <p>If on the same <i>site</i> as a <i>community use</i>, an <i>educational establishment</i> or a <i>hospital</i>.</p>	<ul style="list-style-type: none"> • Community facilities zone code • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Educational establishment</i> 	
	<ul style="list-style-type: none"> • <i>Funeral parlour</i> <p>If associated with, and subordinate to a <i>hospital</i>, <i>crematorium</i> or <i>cemetery</i> on the same <i>site</i>.</p>	
	<ul style="list-style-type: none"> • <i>Indoor sport and recreation</i> <p>If: (a) expanding an existing <i>indoor sport and recreation</i> use or a new <i>indoor sport and recreation</i> use associated with, and ancillary to a <i>community use</i>, <i>hospital</i> or <i>educational establishment</i> use on the same <i>site</i>; and (b) not involving an activity that requires a liquor licence.</p>	
	<ul style="list-style-type: none"> • <i>Outdoor sport and recreation</i> <p>not involving an activity that requires a liquor or gaming licence.</p>	
	<ul style="list-style-type: none"> • <i>Club</i> <p>If for a not-for-profit organisation on Council owned or controlled land.</p>	<ul style="list-style-type: none"> • Community facilities zone code • Centre and entertainment activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Health care services</i> <p>If on government owned or controlled land.</p>	
<ul style="list-style-type: none"> • <i>Market</i> 		
<ul style="list-style-type: none"> • <i>Short term accommodation</i> 		

Table 5.5.11 – Community facilities zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	If (a) associated with, and subordinate to a <i>hospital use or education establishment use</i> on the same <i>site</i> ; and (b) for use by students or staff only.	
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting the description listed in the use column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme.

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

Table 5.5.12 – Mixed use zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
<p>Accepted subject to requirements</p>	<ul style="list-style-type: none"> • <i>Dual occupancy</i> • <i>Dwelling house</i> • <i>Dwelling unit</i> 	<ul style="list-style-type: none"> • Residential activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Multiple dwelling</i> • <i>Residential care facility</i> • <i>Retirement facility</i> • <i>Rooming accommodation</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work.</i></p>	
	<ul style="list-style-type: none"> • <i>Child care centre</i> • <i>Community care centre</i> • <i>Community residence</i> • <i>Emergency services</i> • <i>Place of worship</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work.</i></p>	<ul style="list-style-type: none"> • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Community use</i> <p>If for a <i>site</i> with existing <i>centre and entertainment activities</i> and requiring:</p> <p>(a) no building work; or (b) <i>minor building work.</i></p>	
	<ul style="list-style-type: none"> • <i>Educational establishment</i> • <i>Hospital</i> <p>If expanding the <i>total use area</i> of the existing use requiring:</p> <p>(a) no building work; or (b) building work where the <i>gross floor area</i> is less than 100m².</p>	
	<ul style="list-style-type: none"> • <i>Park</i> 	
<ul style="list-style-type: none"> • <i>Adult store</i> • <i>Agricultural supplies store</i> • <i>Bulk landscape supplies store</i> • <i>Car wash</i> • <i>Funeral parlour</i> • <i>Garden centre</i> • <i>Hardware and trade supplies</i> • <i>Health care services</i> 	<ul style="list-style-type: none"> • Centre and entertainment activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code 	

Table 5.5.12 – Mixed use zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> • <i>Market</i> • <i>Parking station</i> • <i>Service station</i> • <i>Short term accommodation</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>	
	<ul style="list-style-type: none"> • <i>Club</i> <p>If expanding the <i>total use area</i> of an existing <i>club</i> by less than 50m² requiring:</p> <p>(a) no building work; or <i>minor building work</i>; and (b) the use does not require a liquor or gaming licence.</p>	
	<ul style="list-style-type: none"> • <i>Food and drink outlet</i> • <i>Shop</i> • <i>Shopping centre</i> <p>If for a <i>site</i> with existing <i>centre and entertainment activities</i> and requiring:</p> <p>(a) no building work or minor building work; (b) the use does not require a liquor licence.</p>	
	<ul style="list-style-type: none"> • <i>Function facility</i> <p>If expanding the <i>total use area</i> of an existing <i>function facility</i> by less than 50m² requiring:</p> <p>(a) no building work; or minor building work; and (b) the use does not require a liquor or gaming licence.</p>	
	<ul style="list-style-type: none"> • <i>Office</i> • <i>Outdoor sales</i> <p>If for a <i>site</i> with existing <i>centre and entertainment activities</i> and requiring:</p> <p>(a) no building work or; (b) <i>minor building work</i>.</p>	
	<ul style="list-style-type: none"> • <i>Sales office</i> 	

Table 5.5.12 – Mixed use zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> • <i>Veterinary services</i> <p>If for a <i>site</i> with existing <i>centre and entertainment activities</i> and requiring:</p> <p>(a) no building work or <i>minor building work</i>;</p> <p>(b) the use treats small animals only.</p>	
	<ul style="list-style-type: none"> • <i>Low impact industry</i> <p>If expanding the <i>total use area</i> of an existing <i>low impact industry</i> use by less than 50m² requiring:</p> <p>(a) no building work; or</p> <p>(b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Industry and infrastructure activities code • Parking, access and loading code • Landscaping code • Engineering works and services code • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Service industry</i> <p>If for a <i>site</i> with existing <i>centre and entertainment activities</i> and requiring:</p> <p>(a) no building work or;</p> <p>(b) <i>minor building work</i></p>	
	<ul style="list-style-type: none"> • <i>Utility installation</i> <p>If for the distribution of local utility services and not involving bulk storage, generation and/or treatment.</p>	
	<ul style="list-style-type: none"> • <i>Home based business</i> <p>If not involving an <i>Industry activity</i>.</p>	<ul style="list-style-type: none"> • Home based business code • Parking, access and loading code • Landscaping code • Engineering works and services code • Excavation and filling code
Code assessment	<ul style="list-style-type: none"> • <i>Multiple dwelling</i> • <i>Residential care facility</i> • <i>Retirement facility</i> • <i>Rooming accommodation</i> 	<ul style="list-style-type: none"> • Mixed use zone code • Residential activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Child care centre</i> • <i>Community residence</i> • <i>Community use</i> • <i>Educational establishment</i> • <i>Emergency services</i> 	<ul style="list-style-type: none"> • Mixed use zone code • Community and recreation activities code • Parking, access and loading code

Table 5.5.12 – Mixed use zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development	
		<ul style="list-style-type: none"> • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code 	
	<ul style="list-style-type: none"> • <i>Adult store</i> • <i>Funeral parlour</i> • <i>Garden centre</i> • <i>Hardware and trade supplies</i> • <i>Health care services</i> • <i>Office</i> • <i>Short term accommodation</i> 	<ul style="list-style-type: none"> • Mixed use zone code • Centre and entertainment activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code 	
	<ul style="list-style-type: none"> • <i>Car wash</i> • <i>Service station</i> <p>Where the proposed use fronts the Barkly Highway, Marian Street or Grace Street.</p>		
	<ul style="list-style-type: none"> • <i>Club</i> <p>Where use does not require a gaming licence.</p>		
	<ul style="list-style-type: none"> • <i>Food and drink outlet</i> • <i>Function facility</i> <p>Where use does not require a liquor or gaming licence.</p>		
	<ul style="list-style-type: none"> • <i>Shop</i> • <i>Shopping centre</i> <p>(a) the <i>total use area</i> is less than 100m² or the <i>site</i> has <i>road frontage</i> to Marian Street; and</p> <p>(b) the use does not require a liquor licence.</p>		
	<ul style="list-style-type: none"> • <i>Veterinary services</i> <p>If treating small animals only</p>		
	<ul style="list-style-type: none"> • <i>Service industry</i> 		<ul style="list-style-type: none"> • Mixed use zone code • Industry and infrastructure activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code

Table 5.5.12 – Mixed use zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting the description listed in the use column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme.

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

Table 5.5.13—Rural zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development	
Accepted	<ul style="list-style-type: none"> • <i>Animal husbandry</i> • <i>Animal keeping</i> 	n/a	
Accepted subject to requirements	<ul style="list-style-type: none"> • <i>Caretakers accommodation</i> • <i>Dual occupancy</i> • <i>Dwelling unit</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Residential activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Excavation and filling code 	
	<ul style="list-style-type: none"> • <i>Dwelling house</i> 		
	<ul style="list-style-type: none"> • <i>Non-resident workforce accommodation</i> <p>If:</p> <p>(a) for a temporary <i>non-resident workforce accommodation</i> use of less than six months duration; and (b) the total area being used for the <i>non-resident workforce accommodation</i> does not exceed 5000m².</p>		
	<ul style="list-style-type: none"> • <i>Environment facility</i> <p>If expanding the <i>total use area</i> of an existing <i>Environment facility</i> use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>		<ul style="list-style-type: none"> • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Park</i> 		
	<ul style="list-style-type: none"> • <i>Nature based tourism</i> • <i>Short term accommodation</i> • <i>Veterinary services</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>		<ul style="list-style-type: none"> • Centre and entertainment activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Extractive industry</i> • <i>Low impact industry</i> • <i>Medium impact industry</i> <p>If expanding the <i>total use area</i> of an existing <i>extractive industry</i> use by less than 50m² requiring:</p> <p>(a) no building work; or</p>		<ul style="list-style-type: none"> • Industry and infrastructure activities code • Parking, access and loading code • Landscaping code • Engineering works and services code • Excavation and filling code

Table 5.5.13—Rural zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	<p>(b) <i>minor building work.</i></p> <ul style="list-style-type: none"> • <i>Utility installation</i> <p>If for the distribution of local utility services and not involving bulk storage, generation and/or treatment.</p>	
	<ul style="list-style-type: none"> • <i>Aquaculture</i> • <i>Intensive animal industry</i> • <i>Intensive horticulture</i> • <i>Permanent plantation</i> • <i>Rural industry</i> • <i>Rural workers' accommodation</i> • <i>Wholesale nursery</i> • <i>Winery</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work.</i></p>	<ul style="list-style-type: none"> • Rural activities code • Parking, access and loading code • Landscaping code • Engineering works and services code • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Cropping</i> • <i>Roadside stall</i> <p>If goods displayed for sale are limited to those produced on site</p>	
	<ul style="list-style-type: none"> • <i>Home based business</i> <p>If not involving an <i>Industry activity.</i></p>	<ul style="list-style-type: none"> • Home based business code • Parking, access and loading code • Landscaping code • Engineering works and services code • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Relocatable home park</i> • <i>Tourist park</i> <p>If: expanding the total use area of the existing use by less than 50m² requiring:</p> <p>(a) no building work or <i>minor building work</i>; and (b) the expansion is only to the office or amenity buildings.</p>	<ul style="list-style-type: none"> • Relocatable home park and tourist park code • Parking, access and loading code • Landscaping code • Engineering works and services code • Excavation and filling code
Code assessment	<ul style="list-style-type: none"> • <i>Caretakers accommodation</i> 	<ul style="list-style-type: none"> • Rural zone code • Residential activities Code • Parking, access and loading code • Landscaping code • Excavation and filling code

Table 5.5.13—Rural zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> • Water quality code (if applicable) • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Veterinary services</i> 	<ul style="list-style-type: none"> • Rural zone code • Centre and entertainment activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Extractive industry</i> • <i>Landing</i> • <i>Substation</i> 	<ul style="list-style-type: none"> • Rural zone code • Industry and infrastructure activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Intensive animal industry</i> • <i>Intensive horticulture</i> • <i>Permanent plantation</i> • <i>Roadside stall</i> • <i>Rural industry</i> • <i>Wholesale nursery</i> 	<ul style="list-style-type: none"> • Rural zone code • Rural activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Winery</i> <p>If not open to the public.</p>	<ul style="list-style-type: none"> • Rural zone code • Rural activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Home based business</i> <p>If involving an <i>Industry activity</i>.</p>	<ul style="list-style-type: none"> • Rural zone code • Home based business code • Landscaping code • Parking, access and loading code • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Tourist park</i> 	<ul style="list-style-type: none"> • Rural zone code • Relocatable home park and tourist park code • Landscaping code • Parking, access and loading code

Table 5.5.13—Rural zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting the description listed in the use column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme.

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

Table 5.5.14—Rural residential zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Accepted	<ul style="list-style-type: none"> • <i>Animal husbandry</i> • <i>Animal keeping</i> 	n/a
Accepted subject to requirements	<ul style="list-style-type: none"> • <i>Caretakers accommodation</i> <p>If expanding the total use area of an existing <i>caretakers accommodation</i> by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Residential activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Dual occupancy</i> • <i>Dwelling unit</i> <p>If</p> <p>(a) expanding the total use area of the existing use by less than 50m² requiring no building work or <i>minor building work</i>; and (b) The total number of <i>dwellings on-site</i> does not exceed two.</p>	
	<ul style="list-style-type: none"> • <i>Dwelling house</i> • <i>Environment facility</i> <p>If expanding the <i>total use area</i> of an existing <i>environment facility</i> use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Park</i> 	
	<ul style="list-style-type: none"> • <i>Veterinary services</i> <p>If expanding the <i>total use area</i> of an existing <i>veterinary services</i> use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p>	<ul style="list-style-type: none"> • Centre and entertainment activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Utility installation</i> <p>If for the distribution of local utility services and not involving bulk storage, generation and/or treatment.</p>	<ul style="list-style-type: none"> • Industry and infrastructure activities code • Parking, access and loading code • Landscaping code • Engineering works and services code • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Cropping</i> <p>If not involving:</p> <p>(a) application of chemical pesticides, except by hand;</p>	<ul style="list-style-type: none"> • Rural activities code • Parking, access and loading code • Landscaping code

Table 5.5.14—Rural residential zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	<p>or (b) the use of agricultural pumps, motors or machinery between the hours of 6pm and 7am; or (c) the use of scare guns or hail cannon devices or other devices that may cause nuisance to neighbours.</p> <ul style="list-style-type: none"> • <i>Permanent plantation</i> <p>If expanding the <i>total use area</i> of an existing <i>permanent plantation</i> by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p> <ul style="list-style-type: none"> • <i>Roadside stall</i> <p>If goods displayed are limited to those produced on site.</p> <ul style="list-style-type: none"> • <i>Home based business</i> <p>If not involving an <i>Industry activity</i>.</p>	<ul style="list-style-type: none"> • Engineering works and services code • Excavation and filling code <ul style="list-style-type: none"> • Home based business code • Parking, access and loading code • Landscaping code • Engineering works and services code • Excavation and filling code
Code assessment	<ul style="list-style-type: none"> • <i>Caretakers accommodation</i> • <i>Dual occupancy</i> • <i>Dwelling unit</i> <p>If the total number of <i>dwelling units on-site</i> does not exceed two.</p> <ul style="list-style-type: none"> • Cropping <p>If subordinate to the use of the <i>site for residential activities</i>.</p> <ul style="list-style-type: none"> • Roadside stall 	<ul style="list-style-type: none"> • Rural residential zone code • Residential activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code <ul style="list-style-type: none"> • Rural residential zone code • Rural activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code

Table 5.5.14—Rural residential zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting the description listed in the use column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme.

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

Table 5.5.15 – Special purpose zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
<p>Accepted subject to requirements</p>	<ul style="list-style-type: none"> • <i>Caretakers accommodation</i> 	<ul style="list-style-type: none"> • Residential activities Code • Landscaping code • Parking, access and loading code • Engineering works and services code • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Park</i> 	<ul style="list-style-type: none"> • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Air services</i> <p>If expanding the <i>total use area</i> of an existing <i>air services</i> use requiring:</p> <p>(a) no building work; or (b) building work where the floor area is less than 100m².</p>	<ul style="list-style-type: none"> • Industry and infrastructure activities code • Parking, access and loading code • Landscaping code • Engineering works and services code • Excavation and filling code
	<ul style="list-style-type: none"> • <i>High impact industry</i> <p>If for the purpose of the Mount Isa City Council landfill facility.</p> <ul style="list-style-type: none"> • <i>Substation</i> • <i>Utility installation</i> 	
<p>Code assessment</p>	<ul style="list-style-type: none"> • <i>Air services</i> 	<ul style="list-style-type: none"> • Special purpose zone code • Industry and infrastructure activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code
<p>Impact assessment</p>	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting the description listed in the use column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme.

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

Table 5.5.16—Township zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
<p>Accepted subject to requirements</p>	<ul style="list-style-type: none"> • <i>Dual occupancy</i> <p>If located on a <i>site</i> with a minimum area of 700m².</p>	<ul style="list-style-type: none"> • Residential activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Dwelling house</i> • <i>Dwelling unit</i> <p>If:</p> <p>(a) located on a site with a minimum area of 600m²; and</p> <p>(b) contained within the same building as the non-residential use.</p>	
	<ul style="list-style-type: none"> • <i>Multiple dwelling</i> • <i>Residential care facility</i> • <i>Retirement facility</i> • <i>Rooming accommodation</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or</p> <p>(b) <i>minor building work</i>.</p>	
	<ul style="list-style-type: none"> • <i>Sales office</i> <p>If a display <i>dwelling</i> in a residential development</p>	
	<ul style="list-style-type: none"> • <i>Child care centre</i> • <i>Community care centre</i> • <i>Community residence</i> • <i>Community use</i> • <i>Emergency services</i> • <i>Indoor sport and recreation</i> • <i>Outdoor sport and recreation</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) <i>no building work; or</i></p> <p>(b) <i>minor building work</i>.</p>	
	<ul style="list-style-type: none"> • <i>Educational establishment</i> <p>If expanding an existing <i>educational establishment</i> requiring:</p> <p>(a) no building work; or</p> <p>(b) building work where the total use area is less than 100m².</p>	
	<ul style="list-style-type: none"> • <i>Park</i> 	

Table 5.5.16—Township zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> • <i>Place of worship</i> <p>If expanding the <i>total use area</i> of an existing <i>place of worship</i> by less than 50m² requiring:</p> <p>(a) no building work or <i>minor building work</i>; and</p> <p>(b) the extension does not require the addition of more than five car parks pursuant to the Parking, access and loading code.</p>	
	<ul style="list-style-type: none"> • <i>Agricultural supplies store</i> • <i>Bar</i> • <i>Bulk landscape supplies store</i> • <i>Funeral parlour</i> • <i>Garden centre</i> • <i>Hardware and trade supplies</i> • <i>Health care services</i> • <i>Hotel</i> • <i>Office</i> • <i>Outdoor sales</i> • <i>Service station</i> • <i>Short term accommodation</i> • <i>Theatre</i> • <i>Veterinary services</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or</p> <p>(b) minor building work.</p>	<ul style="list-style-type: none"> • Centre and entertainment activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Engineering works and services code
	<ul style="list-style-type: none"> • <i>Club</i> • <i>Function facility</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or minor building work; and</p> <p>(b) the use does not require a liquor or gaming licence.</p>	
	<ul style="list-style-type: none"> • <i>Shop</i> • <i>Food and drink outlet</i> <p>If for a <i>site</i> with existing <i>centre and entertainment activities</i> and requiring:</p> <p>(a) no building work or <i>minor building work</i>; and</p>	

Table 5.5.16—Township zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	<p>(b) the use does not require a liquor licence.</p> <ul style="list-style-type: none"> • <i>Low impact industry</i> • <i>Service industry</i> • <i>Warehouse</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work; or (b) <i>minor building work</i>.</p> <ul style="list-style-type: none"> • <i>Utility installation</i> <p>If for the distribution of local utility services and not involving bulk storage, generation and/or treatment.</p> <ul style="list-style-type: none"> • <i>Relocatable home park</i> • <i>Tourist park</i> <p>If expanding the <i>total use area</i> of the existing use by less than 50m² requiring:</p> <p>(a) no building work or <i>minor building work</i>; (b) the extension relates to office or amenities buildings only</p>	<ul style="list-style-type: none"> • Industry and infrastructure activities code • Parking, access and loading code • Landscaping code • Engineering works and services code • Excavation and filling code <ul style="list-style-type: none"> • Relocatable home park and tourist park code • Parking, access and loading code • Landscaping code • Engineering works and services code • Excavation and filling code
Code assessment	<ul style="list-style-type: none"> • <i>Dual occupancy</i> <p>If located on a <i>site</i> less than 700m²</p> <ul style="list-style-type: none"> • <i>Dwelling unit</i> • <i>Multiple dwelling</i> • <i>Residential care facility</i> • <i>Retirement facility</i> • <i>Rooming accommodation</i> <ul style="list-style-type: none"> • <i>Community residence</i> • <i>Community use</i> • <i>Educational establishment</i> • <i>Indoor sport and recreation</i> • <i>Outdoor sport and recreation</i> <ul style="list-style-type: none"> • <i>Agricultural supplies store</i> • <i>Bulk landscape supplies store</i> 	<ul style="list-style-type: none"> • Township zone code • Residential activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code <ul style="list-style-type: none"> • Township zone code • Community and recreation activities code • Parking, access and loading code • Landscaping code • Excavation and filling code • Water quality code (if applicable) • Engineering works and services code <ul style="list-style-type: none"> • Township zone code

Table 5.5.16—Township zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
	<ul style="list-style-type: none"> • <i>Garden centre</i> • <i>Hardware and trade supplies</i> • <i>Health care services</i> • <i>Office</i> • <i>Outdoor sales</i> • <i>Short term accommodation</i> • <i>Veterinary services</i> 	<ul style="list-style-type: none"> • Centre and entertainment activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Club</i> • <i>Food and drink outlet</i> • <i>Function facility</i> • <i>Shop</i> <p>Where the use does not require a liquor or gaming licence.</p>	
	<ul style="list-style-type: none"> • <i>Market</i> <p>If no new, or extensions to existing permanent buildings or structures are proposed.</p>	
	<ul style="list-style-type: none"> • <i>Low impact industry</i> • <i>Service industry</i> • <i>Utility station</i> 	<ul style="list-style-type: none"> • Township zone code • Industry and infrastructure activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Animal keeping</i> 	<ul style="list-style-type: none"> • Township zone code • Rural activities code • Landscaping code • Parking, access and loading code • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Home based business</i> <p>If not involving an <i>Industry activity</i>.</p>	<ul style="list-style-type: none"> • Township zone code • Home based business code • Landscaping code • Parking, access and loading code • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code
	<ul style="list-style-type: none"> • <i>Tourist park</i> 	<ul style="list-style-type: none"> • Township zone code • Relocatable home park and tourist park code

Table 5.5.16—Township zone

Categories of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> • Landscaping code • Parking, access and loading code • Engineering works and services code • Water quality code (if applicable) • Excavation and filling code
Impact assessment	<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in this table and not meeting the description listed in the use column. • Any other undefined use. 	<ul style="list-style-type: none"> • The planning scheme.

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

5.6 Categories of development and assessment—Reconfiguring a lot

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

Table 5.6.1 Categories of development and assessment—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
Low Density Residential	Code Assessment	
	Any lot created is equal to or greater than 700m ² .	Reconfiguring a lot code Low density residential zone code Engineering works and services code Water quality code (if applicable)
	Impact Assessment	
	Any lot created is less than 700m ² .	The planning scheme
Medium Density Residential	Code Assessment	
	If: (a) any corner lot created is equal to or greater than 500m ² ; or (b) any other lot created is equal to or greater than 600m ² .	Reconfiguring a lot code Medium density residential zone code Engineering works and services code Water quality code (if applicable)
	Impact Assessment	
	If: (a) any corner lot created is less than 500m ² ; or (b) any other lot created is less than 600m ² .	The planning scheme
Principal Centre	Code Assessment	
	Any lot created is equal to or greater than 800m ² .	Reconfiguring a lot code Principal centre zone code Engineering works and services code Water quality code (if applicable)
	Impact Assessment	
	Any lot created is less than 800m ² .	The planning scheme
Local Centre	Code Assessment	
	Any lot created is equal to or greater than 800m ² .	Reconfiguring a lot code Local centre zone code Engineering works and services code Water quality code (if applicable)
	Impact Assessment	
	Any lot created is less than 800m ² .	The planning scheme
Low Impact Industry	Code Assessment	
	Any lot created is equal to or greater than 1,000m ² .	Reconfiguring a lot code Low impact industry zone code Engineering works and services code Water quality code (if applicable)
	Impact Assessment	
	Any lot created is less than 1,000m ² .	The planning scheme
Medium Impact Industry	Code Assessment	
	Any lot created is equal to or greater than 4,000m ² .	Reconfiguring a lot code Medium impact industry zone code Engineering works and services code Water quality code (if applicable)
	Impact Assessment	

Table 5.6.1 Categories of development and assessment—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
	Any lot created is less than 4,000m ² .	The planning scheme
Special Industry	Code Assessment	
	Any lot created is equal to or greater than 1 hectare.	Reconfiguring a lot code Special industry zone code Engineering works and services code Water quality code (if applicable)
	Impact Assessment	
	Any lot created is less than 1 hectare.	The planning scheme
Environmental Management and Conservation Zone	Impact Assessment	
		Reconfiguring a lot code Environmental Management and Conservation zone code Engineering works and services code Water quality code (if applicable)
Open Space	Code Assessment	
		Reconfiguring a lot Code Open space zone code Engineering works and services code Water quality code (if applicable)
Sport and Recreation	Code Assessment	
		Reconfiguring a lot code Sport and recreation zone code Engineering works and services code Water quality code (if applicable)
Rural	Code Assessment	
	Any lot created is equal to or greater than 1,000 hectares.	Reconfiguring a lot code Rural zone code Engineering works and services code Water quality code (if applicable)
	Impact Assessment	
	Any lot created is less than 1,000 hectares.	The planning scheme
Rural Residential	Code Assessment	
	Any lot created is equal to or greater than 1 hectare.	Reconfiguring a lot code Rural residential zone code Engineering works and services code Water quality code (if applicable)
	Impact Assessment	
	Any lot created is less than 1 hectare.	The planning scheme
Community Facilities	Code Assessment	
		Reconfiguring a lot code Community facilities zone code Engineering works and services code Water quality code (if applicable)
Mixed Use	Code Assessment	
	Any lot created is equal to or greater than 800m ² .	Reconfiguring a lot Code Mixed Use Zone Code Engineering works and services code Water quality code (if applicable)
	Impact Assessment	
	Any lot created is less than 800m ² .	The planning scheme
Special Purpose	Code Assessment	
		Reconfiguring a lot Code Special purpose zone code Engineering works and services code Water quality code (if applicable)

Table 5.6.1 Categories of development and assessment—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
Township	Code Assessment	
	Any lot created is equal to or greater than 700m ² .	Reconfiguring a lot code Township zone code Engineering works and services code Water quality code (if applicable)
	Impact Assessment	
	Any lot created is less than 700m ² .	The planning scheme
Code Assessment		
<ul style="list-style-type: none"> • Any other Reconfiguring a lot not listed in this table • Any other Reconfiguring a lot listed in this table and not meeting description listed in the “Categories of development and assessment” column. 		

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

5.7 Categories of development and assessment — Building work

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

Table 5.7.1 Categories of development and assessment—Building work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
Low density residential	Accepted subject to requirements	
	Construction of a Class 10a building (as defined by the Building Code of Australia).	Residential activities code (PO 22 and PO 23)
Medium density residential	Accepted subject to requirements	
	Construction of a Class 10a building (as defined by the Building Code of Australia).	Residential activities code (PO 22 and PO 23)
Township	Accepted subject to requirements	
	Construction of a Class 10a building (as defined by the Building Code of Australia).	Residential activities code (PO 22 and PO 23)
Accepted development		
Any other building work:		
(a) not listed in this table; or		
(b) listed in this table not meeting description listed in the “Categories of development and assessment” column.		
Except where located within the Major infrastructure overlay, Heritage overlay and Lake Moondarra environs overlay (Refer 5.10 Categories of development and assessment – Overlays)		

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

5.8 Categories of development and assessment —Operational work

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

Table 5.8.1 Categories of development and assessment —Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
All zones	Accepted development	
	Operational work involving filling and/or excavation where: (a) not within: (i) the Flood Hazard Overlay; or (ii) the Heritage Overlay; and (b) not: (i) changing the level of land by more than 1m; or (ii) involving cumulative excavation or filling exceeding 50m ³ .	
	Operational work involving clearing vegetation, including vegetation to which the <i>Vegetation Management Act</i> applies where: (a) not within the Wetlands and waterway corridors Overlay; and (b) not within the Heritage overlay; and (c) not within the Biodiversity overlay.	
	Operational works for carparking and vehicle circulation where the area of the car park and associated vehicle circulation area is less than 200m ² .	
	Operational work involving road works on an existing Local Government road if not associated with the Reconfiguring a lot or Material change of use.	

Table 5.8.1 Categories of development and assessment —Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
	Placing an <i>advertising device</i> on a premises where: <ul style="list-style-type: none"> (a) the area of advertising device does not exceed: <ul style="list-style-type: none"> (i) 0.3 m² for an <i>advertising device</i> on a site if ancillary to and associated with a lawful use of a <i>home based business</i>; or (ii) 1.5m² otherwise; and (b) the advertising device is not illuminated; and (c) there are no other <i>advertising devices</i> on the site. 	
All zones	Accepted subject to requirements	
	Undertaking roadworks for a driveway crossover on a Local Government road.	Engineering works and services code
All zones	Code Assessment	
	Operational work involving excavation and/or filling where within the Flood hazard overlay .	Excavation and filling code Flood hazard overlay code
	Operational work involving excavation and/or filling where: <ul style="list-style-type: none"> (a) Within Bulk Water Corridor (25 metre buffer) as depicted in the Major infrastructure overlay. (b) Within 25 metres of a high-pressure gas pipeline as depicted in the Major infrastructure overlay. 	Excavation and filling code
	Operational work involving excavation and/or filling where: <ul style="list-style-type: none"> (a) changing the level of the land by more than 1m; or (b) involving cumulative excavation or filling greater than 50m³. 	Excavation and filling code
	Placing an <i>advertising device</i> on a <i>site</i> .	Advertising devices code
	Operational work involving roadworks on a Local Government road (except a driveway crossover) if associated with a Reconfiguring a lot or Material change of use.	Engineering works and services code
	All other Operational work associated with Reconfiguring a lot or a Material change of use if the <i>Sustainable Planning Regulation 2009 Schedule 18, Table 2</i> does not apply.	Engineering works and services code Water quality code (if applicable)
	Operational works for <i>urban purposes</i> involving waste water discharge.	Engineering works and services code Water quality code (if applicable)

Table 5.8.1 Categories of development and assessment —Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
Impact Assessment		
<ul style="list-style-type: none"> • Any other Operational work not listed in this table. • Any other Operational work listed in this table and not meeting the description listed in the “Categories of development and assessment” column. 		

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

5.9 Categories of development and assessment—Local plans

The following table identifies the categories of development and assessment in the Mount Isa Airport Local Plan.

Refer: Mount Isa Airport Local Plan Maps 1 and 2 (LP-01 to LP-02)

Table 5.9.1 Mount Isa Airport local plan: Material change of use

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
If in the Mount Isa Airport local plan area		
<i>Air Services</i>	Accepted subject to requirements	
		Mount Isa Airport local plan code Industry and infrastructure activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code
If in the Airport operations precinct		
<i>Bar</i>	Code assessment	
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Water quality code (if applicable) Excavation and filling code
<i>Car wash</i>	Accepted subject to requirements	
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code
<i>Club</i>	Code assessment	
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Water quality code (if applicable) Excavation and filling code
<i>Educational establishment</i>	Code assessment	
	Where related to the aviation industry	Mount Isa Airport local plan code Community and recreation activities code Parking, access and loading code Landscaping code Engineering works and services code Water quality code (if applicable) Excavation and filling code
<i>Emergency services</i>	Accepted subject to requirements	

Table 5.9.1 Mount Isa Airport local plan: Material change of use

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
		Mount Isa Airport local plan code Community and recreation activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code

Table 5.9.1 Mount Isa Airport local plan: Material change of use

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
Food and drink outlet	Accepted subject to requirements	
	(a) Where part of an airport passenger terminal building; or (b) Where not part of the airport passenger terminal building and the total <i>gross floor area</i> of the use does not exceed 100m ² ; or (c) When no building works are required other than <i>minor building works</i> .	Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code
	Code assessment	
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Water quality code (if applicable) Excavation and filling code
Office	Code assessment	
	(a) Where part of an airport passenger terminal building; and (b) When no building works are required other than <i>minor building works</i> ; and (c) Where ancillary to Aviation activities.	Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Water quality code (if applicable) Excavation and filling code
	Accepted subject to requirements	
Parking station	Accepted subject to requirements	
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code

Table 5.9.1 Mount Isa Airport local plan: Material change of use

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
<i>Shop</i>	Accepted subject to requirements	
	(a) Where part of an airport passenger terminal building; or (b) Where not part of the airport passenger terminal building and the total <i>gross floor area</i> of the use does not exceed 100m ² ; or (c) When no building works are required other than <i>minor building works</i> .	Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code
	Code assessment	
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Water quality code (if applicable) Excavation and filling code
<i>Short-term accommodation</i>	Code assessment	
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Water quality code (if applicable) Excavation and filling code
If in the Commercial and low impact industry precinct		
<i>Bulk landscape supplies</i>	Code assessment	
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Water quality code (if applicable) Excavation and filling code
<i>Car wash</i>	Accepted subject to requirements	
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code
<i>Caretakers accommodation</i>	Accepted subject to requirements	
	Where total number of <i>Caretakers accommodation</i> in the Commercial and low impact industry precinct does not exceed one	Mount Isa Airport local plan code Residential activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code
	Code assessment	

Table 5.9.1 Mount Isa Airport local plan: Material change of use

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
<i>Educational establishment</i>	Where related to the aviation industry	Mount Isa Airport local plan code Community and recreation activities code Parking, access and loading code Landscaping code Engineering works and services code

Table 5.9.1 Mount Isa Airport local plan: Material change of use

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
<i>Emergency services</i>	Accepted subject to requirements	
		Mount Isa Airport local plan code Community and recreation activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code
<i>Food and drink outlet</i>	Accepted subject to requirements	
	If the total <i>gross floor area</i> of the use does not exceed 100m ²	Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code
	Code assessment	
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Water quality code (if applicable) Excavation and filling code
<i>Garden centre</i>	Code assessment	
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code
<i>Hardware and trade supplies</i>	Code assessment	
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code
<i>Low impact industry</i>	Accepted subject to requirements	
		Mount Isa Airport local plan code Industry and infrastructure activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code
<i>Office</i>	Accepted subject to requirements	
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code
<i>Outdoor sales</i>	Code assessment	

Table 5.9.1 Mount Isa Airport local plan: Material change of use

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code
<i>Parking station</i>	Accepted subject to requirements	
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code
<i>Service station</i>	Code assessment	
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code Water quality code (if applicable)
<i>Shop</i>	Accepted subject to requirements	
	(a) If no building work other than <i>minor building work</i> is required; and (b) The total <i>gross floor area</i> of the use does not exceed 100m ² .	Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code
	Code assessment	
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Water quality code (if applicable) Excavation and filling code
<i>Short-term accommodation</i>	Code assessment	
		Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Water quality code (if applicable) Excavation and filling code
<i>Transport depot</i>	Code assessment	
		Mount Isa Airport local plan code Industry and infrastructure activities code Parking, access and loading code Landscaping code Engineering works and services code
<i>Utility installation</i>	Accepted subject to requirements	

Table 5.9.1 Mount Isa Airport local plan: Material change of use

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
		Mount Isa Airport local plan code Industry and infrastructure activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code
<i>Warehouse</i>	Accepted subject to requirements	Mount Isa Airport local plan code Industry and infrastructure activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code

Table 5.9.1 Mount Isa Airport local plan: Material change of use

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
If in the Tourism and recreation precinct		
<i>Club</i>	Code assessment	
	(a) If no building work other than <i>minor building work</i> is required; and (b) The total <i>gross floor area</i> of the use does not exceed 100m ² .	Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Water quality code (if applicable) Excavation and filling code
<i>Indoor sport recreation and entertainment</i>	Accepted subject to requirements	
	(a) If expanding an <i>Indoor sport recreation and entertainment</i> use requiring no building work other than <i>minor building work</i> ; and (b) The total <i>gross floor area</i> of the use does not exceed 100m ² .	Mount Isa Airport local plan code Community and recreation activities code Parking, access and loading code Landscaping code Engineering works and services code Excavation and filling code
	Code assessment	
	Mount Isa Airport local plan code Community and recreation activities code Parking, access and loading code Landscaping code Engineering works and services code Water quality code (if applicable) Excavation and filling code	
<i>Outdoor sport and recreation</i>	Code assessment	
		Mount Isa Airport local plan code Community and recreation activities code Parking, access and loading code Landscaping code Engineering works and services code Water quality code (if applicable) Excavation and filling code
<i>Tourist park</i>	Code assessment	
	Mount Isa Airport local plan code Centre and entertainment activities code Parking, access and loading code Landscaping code Engineering works and services code Water quality code (if applicable) Excavation and filling code	
If in the Western airport precinct		
<i>Animal husbandry</i>	Code assessment	
		Mount Isa Airport local plan code Rural activities code Parking, access and loading code Landscaping code Engineering works and services code Water quality code (if applicable) Excavation and filling code
	Code assessment	

Table 5.9.1 Mount Isa Airport local plan: Material change of use

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
<i>Renewable energy facility</i>		Mount Isa Airport local plan code Industry and infrastructure activities code Parking, access and loading code Landscaping code Engineering works and services code Water quality code (if applicable) Excavation and filling code

Table 5.9.1 Mount Isa Airport local plan: Material change of use

Zone	Categories of development and assessment	Assessment benchmarks for assessable development
Impact assessment		
<ul style="list-style-type: none"> • Any other use not listed in this table. • Any use listed in the table and not meeting description listed in the “Categories of development and assessment” column. • Any other undefined use. 		The planning scheme

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

Table 5.9.2 Mount Isa Airport local plan: Reconfiguring a lot

Use	Categories of development and assessment	Assessment benchmarks for assessable development
All precincts	Code assessment	
		Mount Isa Airport local plan code Reconfiguring a lot code Engineering works and services code Water quality code (if applicable)

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

5.10 Categories of development and assessment—Overlays

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

Table 5.10.1—Assessment criteria for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development
<p>Airport environs overlay, refer: State Planning Policy (SPP) Interactive Mapping System</p> <p>Infrastructure: Strategic Airports and Aviation Facilities:</p> <p>(a) ANEF Contours (ANEF 20-40) (b) Obstacle limitation surface contours (c) Obstacle limitation surface area (d) Airport public safety area (e) Light restriction zone (Zones A-D) (f) Lighting area buffer 6km (g) Wildlife hazard buffer zone (3,8 & 13 km) (h) Aviation facility</p>		
<p>Material change of use involving:</p> <p>(a) <i>residential activities (except rooming accommodation); or</i> (b) <i>educational establishment; or</i> (c) <i>child care centre; or</i> (d) <i>health care services; or</i> (e) <i>hospital; or</i> (f) <i>community use; or</i> (g) <i>place of worship</i></p> <p>if within the 20 ANEF noise contour or greater as depicted in the Airport environs overlay.</p>	<p>Code assessment</p>	<p>Airport environs overlay code</p>
<p>Material change of use involving:</p> <p>(a) <i>rooming accommodation; or</i> (b) <i>short-term accommodation; or</i> (c) <i>hotel; or</i> (d) <i>office</i></p> <p>If within the 25 ANEF noise contour or greater as depicted in the Airport environs overlay.</p>	<p>Code assessment</p>	<p>Airport environs overlay code</p>
<p>Material change of use involving:</p> <p>(a) <i>cropping (turf farm or fruit tree farm); or</i> (b) <i>intensive animal industry (piggery or poultry farm); or</i> (c) <i>aquaculture (fish processing/packing plant); or</i> (d) <i>animal husbandry (cattle /dairy farm); or</i> (e) <i>an environment facility (if involving a wetland); or</i> (f) <i>major sport, recreation and entertainment facility); or</i></p>	<p>Code assessment</p>	<p>Airport environs overlay code</p>

Table 5.10.1—Assessment criteria for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development
<p>(g) <i>outdoor sport and recreation</i>; or (h) <i>park</i>; or (i) <i>low-impact industry</i> (food processing plant); or (j) <i>medium-impact industry</i> (food processing plant); or (k) <i>high-impact industry</i> (food processing plant); or (l) <i>utility instillation</i> (food/organic waste facility or putrescible waste facility (e.g. landfill transfer station))</p> <p>within a 13km radius of the airport runway as depicted in the Wildlife hazard buffer zone as depicted in the Airport environs overlay</p>		
<p>Material change of use and Operational works (other than for the purposes of <i>air services</i> if within a Light restriction zone as depicted in the Airport environs overlay).</p>	<p>No change where within the Mount Isa Airport Local Plan area.</p>	<p>Airport environs overlay code</p>
	<p>Code assessment where not within the Mount Isa Airport Local Plan area.</p>	<p>Airport environs overlay code</p>
<p>Material change of use and Operational works (other than for the purposes of <i>air services</i> if within an Airport Public Safety Area as depicted in the Airport environs overlay).</p>	<p>No change where within the Mount Isa Airport Local Plan area.</p>	<p>Airport environs overlay code</p>
	<p>Code assessment where not within the Mount Isa Airport Local Plan area.</p>	<p>Airport environs overlay code</p>
<p>Material change of use, Building work and Operational works (other than for the purposes of <i>air services</i> if within an Aviation Facility Area as depicted in the Airport environs overlay).</p>	<p>No change where within the Mount Isa Airport Local Plan area.</p>	<p>Airport environs overlay code</p>
	<p>Code assessment where not within the Mount Isa Airport Local Plan area.</p>	<p>Airport environs overlay code</p>
<p>Material change of use and Building work that encroach into the Obstacle Limitation Surface as depicted in the Airport environs overlay).</p>	<p>No change where within the Mount Isa Airport Local Plan area.</p>	<p>Airport environs overlay code</p>
	<p>Code assessment where not within the Mount Isa Airport Local Plan area.</p>	<p>Airport environs overlay code</p>
<p>Material change use of involving emissions that encroach into the Obstacle Limitation Surface as depicted in the Airport environs overlay).</p>	<p>No change where within the Mount Isa Airport Local Plan area.</p>	<p>Airport environs overlay code</p>
	<p>Code assessment where not within the Mount Isa Airport Local Plan area.</p>	<p>Airport environs overlay code</p>

Table 5.10.1—Assessment criteria for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development
Biodiversity overlay, refer: State Planning Policy (SPP) Interactive Mapping System		
Environment and Heritage: Biodiversity: <ul style="list-style-type: none"> • MSES – Protected Areas (estate and nature refuge) • MSES – Wildlife Habitat • MSES - Regulated Vegetation (categories B, C and R) • MSES - Regulated Vegetation (essential habitat) 		
Material change of use involving building work	Code assessment	Biodiversity overlay code
Reconfiguration of a Lot	No change	Biodiversity overlay code
Operational work for filling or excavation	Code assessment	Biodiversity overlay code
Operational work for vegetation clearing	Code assessment	Biodiversity overlay code
Bushfire hazard overlay, refer: State Planning Policy (SPP) Interactive Mapping System		
Safety and Resilience to Hazards: Natural Hazards Risk and Resilience: <ul style="list-style-type: none"> • Very high potential bushfire intensity • High potential bushfire intensity • Medium potential bushfire intensity • Potential impact buffer 		
Material change of use involving building work	Code assessment	Bushfire hazard overlay code
Reconfiguration of a Lot	Code assessment	Bushfire hazard overlay code
Extractive resources overlay, refer: Extractive Resources Overlay Map 1 (OM-ER-01)		
Material change of use involving building work	Code assessment	Extractive resources overlay code
Reconfiguration of a Lot	No change	Extractive resources overlay code
Operational work for filling or excavation	No change	Extractive resources overlay code
Flood hazard overlay, refer:		
<ol style="list-style-type: none"> 1. Flood Hazard Overlay Maps 1 to 7 (OM-FH-01 to OM-FH-07); and 2. State Planning Policy (SPP) Interactive Mapping System 		
Safety and Resilience to Hazards: Natural Hazards Risk and Resilience: <ul style="list-style-type: none"> • Flood hazard area - Level 1 – Queensland floodplain assessment overlay 		
Material change of use involving building work	Code assessment	Flood hazard overlay code
Reconfiguration of a lot	No change	Flood hazard overlay code
Operational works	Code assessment	Flood hazard overlay code
Heritage overlay, refer: Heritage Overlay Maps 1 to 4 (OM-H-01 to OM-H-04)		
Reconfiguring a lot	No change	Heritage overlay code
Building work if: <ol style="list-style-type: none"> (a) On a Local Heritage Place or Area as depicted in the Heritage overlay; and (b) Not associated with a material change of use 	Code assessment if the building work does not involve the demolition, relocation or removal, either in whole or in part of a Local Heritage Place.	Heritage overlay code

Table 5.10.1—Assessment criteria for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development
	Impact assessment if the building work involves the demolition, relocation or removal, either in whole or in part of a Local Heritage Place.	Heritage overlay code
Building work if (a) Within the Heritage Buffer as depicted in the Heritage overlay; and (b) Not associated with a material change of use.	Code assessment	Heritage overlay code
Material change of use if: (a) Within a Local Heritage Place or Area as depicted in the Heritage overlay ; or (b) Within the Heritage Buffer as depicted in the Heritage overlay .	Code assessment if the change of use will not result in building work involving demolition, relocation or removal, either in whole or in part, of a Local Heritage Place.	Heritage overlay code
	Impact assessment if the change of use will result in building work involving demolition, relocation or removal, either in whole or in part of a Local Heritage Place.	Heritage overlay code
Operational work if: (a) on a Local Heritage Place or Area as depicted in the Heritage overlay ; and (b) involving excavating or filling exceeding 10m ³ ; or (c) Clearing vegetation that is considered significant to the Place (as per the reasons for heritage significance on the Mount Isa Local Heritage Register Place Card).	Code assessment	Heritage overlay code
Operational work involving placing an <i>advertising device</i> on premises if: (a) on a Local Heritage Place or Area as depicted in the Heritage overlay ; or (b) within the Heritage Buffer as depicted in the Heritage overlay .	Code assessment	Heritage overlay code
Lake Moondarra environs overlay, refer: Lake Moondarra Environs Overlay Map 1 (OM-LME-01)		
Material change of use involving building work	Code assessment	Lake Moondarra environs overlay code
Reconfiguration of a Lot	No change	Lake Moondarra environs overlay code

Table 5.10.1—Assessment criteria for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development
Operational work for filling or excavation	Code assessment	Lake Moondarra environs overlay code
Building work other than <i>minor building work</i>	Code assessment	Lake Moondarra environs overlay code

Table 5.10.1—Assessment criteria for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development
<p>Major Infrastructure overlay, refer:</p> <p>1. State Planning Policy (SPP) Interactive Mapping System</p> <p>(a) Infrastructure: Energy and Water Supply:</p> <ul style="list-style-type: none"> • Major electricity infrastructure (Ergon) • Electricity Substation (Ergon) <p>(b) Infrastructure: Transport Infrastructure:</p> <ul style="list-style-type: none"> • State controlled road • Future state controlled road • Railway corridor <p>(c) Economic Growth: Agriculture:</p> <ul style="list-style-type: none"> • Stock route network <p>(d) Information Purposes: Transport Infrastructure:</p> <ul style="list-style-type: none"> • Transport noise corridor – State controlled road (mandatory) • Transport noise corridor – State controlled road (voluntary) • Transport noise corridor – railway • <p>2. Major Infrastructure Overlay– Bulk Water Maps 1 to 3 (OM-BW-01 to OM-BW-03)</p> <p>3. High-pressure gas pipelines within Mount Isa as identified via: DNRM’s: MinesOnlineMaps at: https://www.business.qld.gov.au/industries/mining-energy-water/resources/minerals-coal/online-services/minesonlinemaps</p>		
<ul style="list-style-type: none"> • Material change of use; • Reconfiguration of a lot; • Operational works; and • Building work. <p>where:</p> <p>(a) Within 20 metres from Major electricity infrastructure as depicted in the Major infrastructure overlay; or</p> <p>(b) Adjoining or within Stock routes as depicted in the Major infrastructure overlay; or</p> <p>(c) Within 25 metres of a State transport infrastructure as depicted in the Major infrastructure overlay.</p> <p>(d) Within Transport noise corridors as depicted in the Major infrastructure overlay.</p> <p>(e) Within Bulk Water Corridor (25 metre buffer) as depicted in the Major infrastructure overlay.</p> <p>(f) Within 25 metres of a high-pressure gas pipeline as depicted in the Major infrastructure overlay.</p>	<p>No change</p>	<p>Major infrastructure overlay code</p>

Table 5.10.1—Assessment criteria for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development
Scenic amenity overlay, refer: Scenic Amenity Overlay Maps 1 to 6 (OM-SA-01 to OM-SA-06)		
Material change of use	Material change of use	Material change of use
Reconfiguration of a Lot	Reconfiguration of a Lot	Reconfiguration of a Lot
Operational work for filling or excavation	Operational work for filling or excavation	Operational work for filling or excavation
Wetlands and waterway corridors overlay, refer: State Planning Policy (SPP) Interactive Mapping System <ul style="list-style-type: none"> • MSES – High Ecological Significance wetlands • MSES – High Ecological value waters (wetland) • MSES – High Ecological waters (watercourse) • MSES - Regulated Vegetation (intersecting a watercourse) 		
Material change of use involving building work if: (a) Within 25 metres from a wetland or waterway as depicted in Wetlands and Waterway Corridors Overlay ; or (b) Within 10 metres from the boundary of a property where this boundary is within 10 metres from wetland or waterway as depicted in Wetlands and Waterway Corridors Overlay .	Code assessment	Wetlands and waterway corridors overlay code
Reconfiguration of a Lot if: (a) Within 25 metres from a wetland or waterway as depicted in Wetlands and Waterway Corridors Overlay .	No change	Wetlands and waterway corridors overlay code

Table 5.10.1—Assessment criteria for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development
Operational work for <ul style="list-style-type: none"> • filling or excavation; or • vegetation clearing if: <p>(a) Within 25 metres from a wetland or waterway as depicted in Wetlands and Waterway Corridors Overlay.</p>	Code assessment	Wetlands and waterway corridors overlay code

Note—Some overlays may only be included for information purposes. This should not change the level of assessment or assessment criteria in the planning scheme.

Part 6 Zones



Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) 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

The following are the zone codes for the planning scheme:

6.2. Residential zone codes

- 6.2.1 Low density residential zone code
- 6.2.2 Medium density residential zone code

6.3 Centre zones category

- 6.3.1 Local centre zone code
- 6.3.2 Principal centre zone code

6.4 Recreation zones category

- 6.4.1 Open space zone code
- 6.4.2 Sport and recreation zone code

6.5 Environmental zones category

- 6.5.1 Environmental management and conservation zone

6.6 Industrial zones category

- 6.6.1 Low impact industry zone code
- 6.6.2 Medium impact industry zone code
- 6.6.3 Special industry zone code

6.7 Other zones category

- 6.7.1 Community facilities zone code
- 6.7.2 Mixed use zone code
- 6.7.3 Rural zone code
- 6.7.4 Rural residential zone code
- 6.7.5 Special purpose zone code
- 6.7.6 Township zone code

6.2 Residential zone codes

6.2.1 Low density residential zone code

6.2.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Low density residential zone.

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

6.2.1.2 Purpose

The purpose of the Low density residential zone is to provide for—

- (a) residential uses; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

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

- (1) Development provides for and supports a range of housing types, predominantly detached *dwelling houses*, on a range of lot sizes that are generally larger than those in the Medium density residential zone.
- (2) Development provides for an efficient land use pattern and is well connected to other parts of the Mount Isa local government area.
- (3) Development is characterised by an open attractive *streetscape*, generous building *setbacks* and front gardens.
- (4) Development reflects and enhances the existing low density scale and character of the area.
- (5) New residential development is designed to not to be affected by nearby existing uses that are potentially incompatible with residential development.
- (6) *Home based businesses* may operate within, this zone but must be limited to small-scale activities that have negligible impacts on surrounding land uses.
- (7) Development for small-scale non-*residential activities* is facilitated, but only where such uses:
 - (a) support the day to day needs of the immediate and surrounding residential community; and
 - (b) are compatible with local residential amenity; and
 - (c) do not undermine the viability of existing commercial uses.
- (8) Development maintains a high level of residential amenity and does not result in or create adverse impacts from, noise, dust, odour, lighting and other local impacts.
- (9) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (10) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (11) Development is supported by appropriate open space and recreational areas to support the needs of the local community.
- (12) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (13) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (14) Development is provided with appropriate infrastructure and services.

6.2.2 Medium density residential zone code

6.2.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Medium density residential zone.

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

6.2.2.2 Purpose

The purpose of the Medium density residential zone is to provide for—

- (a) medium density multiple dwellings; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

The Racehorse stables precinct allows for the stabling of racehorses (where registered with Racing Queensland) at the rear of properties close to Buchanan Park to support the local racing industry.

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

- (1) Development provides for and supports a range of residential choices including dwelling houses, dual occupancies, and multiple dwellings.
- (2) Development provides for an efficient land use pattern and is well connected to other parts of the Mount Isa local government area.
- (3) Development is characterised by smaller lot sizes and larger variety of housing types such as multiple dwellings than the Low density residential zone, with a high level of amenity with a streetscape and setbacks consistent with medium density *residential activities*.
- (4) Development reflects and enhances the existing medium density scale and character of the area.
- (5) The development of stables for registered racehorses in the Racehorse stables precinct is facilitated where they are:
 - (a) directly supporting racing activities at Buchanan Park; and
 - (b) compatible with local residential amenity, safety and character.
- (6) New residential development is designed to minimise or mitigate any adverse impacts from nearby existing uses that are potentially incompatible with residential development.
- (7) Home based businesses may operate within, this zone but must be limited to small-scale activities that have negligible impacts on surrounding land uses.
- (8) Development for small-scale non-*residential activities* is facilitated, but only where such uses:
 - (a) support the day to day needs of the immediate and surrounding residential community; and
 - (b) are compatible with local residential amenity; and
 - (c) do not undermine the viability of the CBD.
- (9) Development maintains a high level of residential amenity and does not result in adverse impacts from, noise, dust, odour, lighting and other local impacts.
- (10) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (11) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (12) Development is supported by appropriate open space, recreational areas to support the needs of the local community.
- (13) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (14) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (15) Development is provided with appropriate infrastructure and services.

6.3 Centre zones category

6.3.1 Local centre zone code

6.3.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Local centre zone.

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

6.3.1.2 Purpose

The purpose of the Local centre zone is to provide for—

- (a) a limited variety of commercial, community and retail activities to service local residents; and
- (b) other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping or residential uses.

It includes local shopping, local employment nodes, *centre activities*, cafes and dining, entertainment, and community services. *Residential activities* are supported where they can integrate and enhance the fabric of the local centre.

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

- (1) Development does not undermine the viability, role or function of the Central Business District of Mount Isa.
- (2) Development is limited to defined compact commercial areas distributed around the urban areas of Mount Isa.
- (3) A range of retail, and small scale commercial and community uses are provided which meet the local convenience needs of the immediate surrounding population.
- (4) *Residential activities* are provided where they can integrate with and enhance the fabric of the local centre, but they are not the predominant use and should not compromise the ability for non-residential uses to be concentrated in the centre or limit activities at street level.
- (5) The ground level of development is occupied by *centre or community activities* to facilitate an active road frontage.
- (6) Parking, loading and other servicing aspects of development do not dominate the road frontage.
- (7) Development provides a high level of amenity and is reflective of the surrounding character of the area
- (8) Development is designed and presented to a high standard and includes attractive facades and roof lines, an appropriate level of detailing, high quality materials and sun and weather protection for pedestrians.
- (9) The effects of development including noise, odour, traffic, waste, air pollution, vibration, overlook and lighting do not have a negative impact the amenity of the surrounding area.
- (10) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (11) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, vegetation, bushfire and flooding.
- (12) Development is supported by appropriate open space, recreational areas to support the needs of the local community.
- (13) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (14) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (15) Development is provided with appropriate infrastructure and services.

6.3.2 Principal centre zone code

6.3.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Principal centre zone.

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

6.3.2.2 Purpose

The purpose of the Principal centre zone is to provide a for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to—

- (a) form the core of an urban area; and
- (b) service the local government area

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

- (1) Development reinforces the CBD as the primary commercial area of Mount Isa with a mix of retail, commercial, administrative, community and compatible cultural, entertainment and tourism activities in Mount Isa.
- (2) *Residential activities* are supported where a high level of residential amenity can be achieved without compromising the primary function of the CBD as a commercial activity centre.
- (3) The ground floor of development is occupied by *centre, entertainment or community activities* to facilitate an active road frontage.
- (4) The existing character of the CBD is enhanced and contributes to an attractive and vibrant public realm by facilitating high quality architectural and urban design outcomes.
- (5) Development is sustainable and provides a high level of amenity.
- (6) A balance is achieved between traffic movement, car parking and a pedestrian-orientated environment that is well connected, comfortable and safe.
- (7) Development achieves a wide range of compatible activities that provide diverse employment opportunities and enhance the vitality of the street and public open spaces during the day and night.
- (8) Development has an appropriate scale, height and setbacks that reflect the existing or preferred built form character of the CBD. The preferred maximum height of buildings in the CBD is 15 metres, however buildings that are greater than 15 metres in height are considered on a site by site basis, where appropriately located and designed.
- (9) Development is designed and presented to a high standard and includes attractive facades and roof lines, an appropriate level of detailing, high quality materials and sun and weather protection for pedestrians.
- (10) The effects of development including noise, odour, traffic, waste, air pollution, vibration, overlook and lighting do not have a negative impact the amenity of the surrounding area.
- (11) Parking, loading and other servicing aspects of development do not dominate the road frontage.
- (12) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (13) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, vegetation, bushfire and flooding.
- (14) Development is supported by appropriate open space, recreational areas to support the needs of the local community.
- (15) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (16) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (17) Development is provided with appropriate infrastructure and services.

6.4 Recreation zones category

6.4.1 Open space zone code

6.4.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Open space zone.

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

6.4.1.2 Purpose

The purpose of the Open space zone is to provide for—

- (a) local, district and regional parks for the use of residents and visitors; and
- (b) facilities and infrastructure that support, and are required by, users of the parks.

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

- (1) A range accessible open spaces, including local, district and regional scale parks and linkages are available to the general public for a variety of outdoor activities.
- (2) Open space contributes to a safe, efficient and legible park network.
- (3) Where possible, open space integrates with existing open space, sport and recreation uses and community facilities.
- (4) Open space areas are planned and designed to enhance community liveability, scenic amenity and provide a retreat and visual relief from built up areas.
- (5) Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary and appropriate.
- (6) The development and use of open space areas does not affect the amenity of adjacent areas, particularly residential areas.
- (7) Open spaces are designed so that they are cost-effective to maintain;
- (8) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (9) Where open space areas include natural habitats such as vegetation, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on areas of ecological significance are avoided.
- (10) Development is supported by appropriately designed transport infrastructure that facilitates efficient transport use, safe cycling and walking.
- (11) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, vegetation, bushfire and flooding.
- (12) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (13) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (14) Development is provided with appropriate infrastructure and services.

6.4.2 Sport and recreation zone code

6.4.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Sport and recreation zone.

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

6.4.2.2 Purpose

The purpose of the Sport and recreation zone is to provide for—

- (a) a variety of cultural, educational, recreation and sporting uses and activities that require built infrastructure, including, for example, clubhouses, gymnasiums, swimming pools or tennis courts; and
- (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).

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

- (1) Opportunities are provided for active sport and recreational pursuit such as playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools, indoor facilities and outdoor courts.
- (2) Sport and recreation land uses integrate with existing open space land uses where possible.
- (3) Sporting clubs that use playing fields have the opportunity to establish club facilities, where appropriate.
- (4) Buildings and structures, such as clubhouses, kiosks, shelters, stands, amenity facilities, picnic tables and playgrounds are facilitated, where necessary and appropriate.
- (5) Development complements the existing built form, character and scale of the surrounding local area.
- (6) Development contributes to a high standard of amenity and the effects of development including noise, odour, traffic and lighting do not have a negative impact on the amenity of the surrounding area.
- (7) Sport and recreation facilities are located and designed to be cost-effective to maintain.
- (8) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (9) Development is supported by appropriately designed transport infrastructure that facilitates efficient transport use, safe cycling and walking.
- (10) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, vegetation, bushfire and flooding.
- (11) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (12) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (13) Development is provided with appropriate infrastructure and services.

6.5 Environmental zones category

6.5.1 Environmental management and conservation zone

6.5.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Environmental management and conservation zone.

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

6.5.1.2 Purpose

The purpose of the Environmental management and conservation zone is to provide for the protection and maintenance of areas that support 1 or more of the following—

- (a) Biological diversity;
- (b) Ecological integrity;
- (c) Naturally occurring landforms; and
- (d) Coastal processes.

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

- (1) Areas identified as having significant values for biological diversity, water catchment, ecological functioning, and historical, cultural, scientific values are protected.
- (2) Low intensity development, based on appreciation of the significant values of the area, may be facilitated where it is consistent with the management intent or plan for the area.
- (3) Uses are limited to those which directly complement the features and values of the area and do not detrimentally affect the environmental values of the area such as low impact ecotourism and outdoor sport and recreation.
- (4) Adverse impacts are avoided or minimised through the location, design and management of development and activities.
- (5) Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (6) Activities undertaken by recognised traditional owners in accordance with traditional owner custom and practice may be facilitated where appropriate.
- (7) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (8) Rural activities are avoided.
- (9) Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bush land are protected and appropriate buffers are established.

6.6 Industrial zones category

6.6.1 Low impact industry zone code

6.6.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Low impact industry zone.

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

6.6.1.2 Purpose

The purpose of the Low impact industry zone is to provide for—

- (a) service industry and low impact industry; and
- (b) other uses and activities that—
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

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

- (1) Where possible, the Low impact industry zone will provide a buffer between higher impact industry zones, and sensitive land uses and zones that permit sensitive land uses.
- (2) A range of low impact industry and service industry uses that satisfy the purpose of the Zone are facilitated.
- (3) Small-scale *non-industry activities* that support low impact industry or service industry uses or that are more suitable to an industrial area than other parts of the City are supported where appropriate.
- (4) On-site *non-industry activities* that support the primary low impact industry or service industry use on the site, such as office and sales areas:
 - (a) are of a scale that is ancillary to the primary use on the *site*; and
 - (b) do not compromise the ongoing operation and viability of surrounding uses in the Zone; and
 - (c) do not compromise the integrity of the Zone.
- (5) The viability of existing and future low impact industry and service industry uses is protected from the intrusion of incompatible uses, including, but not limited to, sensitive land uses, medium impact industry uses and special industry uses.
- (6) The scale, character and built form of development contributes to a high standard of amenity on-site and off-site.
- (7) Development is located, designed, operated and managed to:
 - (a) maintain or enhance the safety of people and integrity of infrastructure; and
 - (b) not result in environmental harm; and
 - (c) avoid adverse impacts on the surrounding area, including, but not limited to, adverse impacts caused by traffic generation, or emissions of noise, odour, lighting, dust or smoke; and
 - (d) avoid adverse impacts on nearby non-industrial zoned land; and
 - (e) provide safe vehicle, cyclist and pedestrian access to, and egress from, the *site*; and
 - (f) avoid adverse on-site and off-site impacts on natural features and processes, including, but not limited to, creeks, gullies, waterways, wetlands and vegetation; and
 - (g) avoid, or where avoidance is not practicable, minimise, any risk of air pollution or contamination of land or water.
- (8) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, bushfire and flooding.
- (9) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.

- (10) Development maximises the use of existing transport infrastructure and has access to an appropriate level of transport infrastructure, including, but not limited to, railways, airports and highways.
- (11) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (12) Development is to be functional, and attractively designed and presented.
- (13) Development is supported by appropriately designed transport infrastructure that facilitates efficient transport use, safe cycling and walking.
- (14) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (15) Development is provided with appropriate infrastructure and services.

6.6.2 Medium impact industry zone code

6.6.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Medium impact industry zone.

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

6.6.2.2 Purpose

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

- (a) Medium impact industry; and
- (b) other uses and activities that—
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

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

- (1) A range of medium impact industry uses that satisfy the purpose of the zone are facilitated.
- (2) Where possible, the Medium impact industry zone will provide a buffer between the Special industry zone and the Low impact industry zone. The potential impacts of development in this Zone are to be mitigated through appropriate design, environmental protection measures and landscaping.
- (3) Small-scale non-*Industry activities* that support medium impact industry uses or that are more suitable to an industrial area than other parts of the City are supported where appropriate.
- (4) On-site non-*industry activities* that support the primary medium impact industry use on the site, such as office and sales areas:
 - (a) are of a scale that is ancillary to the primary use on the *site*; and
 - (b) do not compromise the ongoing operation and viability of surrounding uses in the Zone; and
 - (c) do not compromise the integrity of the zone.
- (5) The viability of existing and future medium impact industry uses is protected from the intrusion of incompatible uses, including, but not limited to, *residential activities*, low impact industry uses and special industry uses.
- (6) The scale, character and built form of development contributes to a high standard of amenity on-site and off-site.
- (7) Development is located, designed, operated and managed to:
 - (a) maintain or enhance the safety of people and integrity of infrastructure; and
 - (b) not result in environmental harm; and
 - (c) avoid adverse impacts on the surrounding area, including, but not limited to, adverse impacts caused by traffic generation, or emissions of noise, odour, lighting, dust or smoke; and
 - (d) avoid adverse impacts on nearby non-industrial zoned land; and
 - (e) provide safe vehicle, cyclist and pedestrian access to, and egress from, the site; and
 - (f) avoid adverse on-site and off-site impacts on natural features and processes, including, but not limited to, creeks, gullies, waterways, wetlands and vegetation; and
 - (g) avoid, or where avoidance is not practicable, minimise, any risk of air pollution or contamination of land or water.
- (8) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, bushfire and flooding.
- (9) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (10) Development maximises the use of existing transport infrastructure and has access to an appropriate level of transport infrastructure, including, but not limited to, railways, airports and highways.

- (11) Development is to be functional, and attractively designed and presented.
- (12) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (13) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (14) Development is provided with appropriate infrastructure and services.

6.6.3 Special industry zone code

6.6.3.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Special industry zone.

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

6.6.3.2 Purpose

The purpose of the Special industry zone is to provide for—

- (a) Special industry; and
- (b) other uses and activities that—
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

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

- (1) Special industry uses that satisfy the purpose of the zone are facilitated.
- (2) The viability of both existing and future special industry uses is protected from the intrusion of incompatible uses into the zone including but not limited to low impact industry, medium impact industry and service industry uses.
- (3) Uses and works for industrial purposes are located, designed, operated and managed to maintain safety to people, avoid adverse effects on the natural environment and minimise impacts both on and off-site.
- (4) *Non-industry activities* that support the primary special industry use on the site, such as office areas:
 - (a) are of a scale that is ancillary to the primary use on the site; and
 - (b) do not compromise the ongoing operation and viability of surrounding uses in the zone; and
 - (c) do not compromise the integrity of the zone.
- (5) The scale, character and built form of development contributes to a high standard of amenity on-site and off-site.
- (6) Development is located, designed, operated and managed to:
 - (a) maintain or enhance the safety of people and integrity of infrastructure; and
 - (b) not result in environmental harm; and
 - (c) avoid adverse impacts on the surrounding area, including, but not limited to, adverse impacts caused by traffic generation, or emissions of noise, odour, lighting, dust or smoke; and
 - (d) avoid adverse impacts on nearby non-industrial zoned land; and
 - (e) provide safe vehicle, cyclist and pedestrian access to, and egress from, the site; and
 - (f) avoid adverse on-site and off-site impacts on natural features and processes, including, but not limited to, creeks, gullies, waterways, wetlands and vegetation; and
 - (g) avoid, or where avoidance is not practicable, minimise, any risk of air pollution or contamination of land or water.
- (7) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, bushfire and flooding.
- (8) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (9) Development maximises the use of existing transport infrastructure and has access to an appropriate level of transport infrastructure, including, but not limited to, railways, airports and highways.
- (10) Development is to be functional, and attractively designed and presented.
- (11) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (12) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (13) Development is provided with appropriate infrastructure and services.

6.7 Other zones category

6.7.1 Community facilities zone code

6.7.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Community facilities zone.

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

6.7.1.2 Purpose

The purpose of the Community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example—

- (a) identify land that is intended for an urban purpose in the future; and
- (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
- (c) provide for the timely conversion of non-urban land to land for urban purposes.

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

- (1) The City is well served with community buildings, facilities, spaces and activities that meet the diverse range of community needs.
- (2) Community facilities are located in areas with a high level of public accessibility.
- (3) The viability of the Community facilities zone is protected by excluding development that may prejudice the ongoing operation or expansion of existing uses or the development of appropriate new facilities.
- (4) Development is well integrated with surrounding land use and is generally consistent in scale, height, setbacks and bulk with that of surrounding development.
- (5) On-site activities that support *community activities*, such as office and retail components are at a scale that is ancillary to the *community activity* and do not compromise the ongoing operation and viability of the *community activity* or the integrity of the Community Facilities Zone.
- (6) Development is designed and presented to a high standard and includes attractive facades and roof lines, an appropriate level of detailing, high quality materials and sun and weather protection for pedestrians.
- (7) The effects of development including noise, odour, traffic, waste, air pollution, vibration, overlook and lighting do not have a negative impact the amenity of the surrounding area.
- (8) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (9) Development is supported by appropriately designed transport infrastructure that facilitates efficient transport use, safe cycling and walking.
- (10) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, vegetation, bushfire and flooding.
- (11) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (12) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (13) Development is provided with appropriate infrastructure and services.

6.7.2 Mixed use zone code

6.7.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Mixed use zone.

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

6.7.2.2 Purpose

The purpose of the Mixed use zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.

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

- (1) A mix of uses and activities including retail, commercial, light industry and residential uses are provided.
- (2) The scale, character and built form of development contributes to a high standard of amenity.
- (3) Large scale retail uses as showroom and bulk retail activity may be considered where properties front Marion Street and the Barkly Highway, and all vehicle access is from these roads only.
- (4) New *non-residential activities* or significant expansion of existing *non-residential activities* do not impact on the amenity of surrounding sensitive land uses.
- (5) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (6) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including, but not limited to, natural topography, vegetation, bushfire and flooding.
- (7) Development is supported by appropriate open space, recreational areas to support the needs of the local community.
- (8) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (9) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (10) Development is provided with appropriate infrastructure and services.

6.7.3 Rural zone code

6.7.3.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Rural zone.

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

6.7.3.2 Purpose

The purpose of the Rural zone is to—

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

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

- (1) Development provides for a range of *rural activities*.
- (2) Development conserves areas of primary production.
- (3) Development reflects and enhances the rural character of the area.
- (4) Development within the zone preserves the environment by enhancing and responding to the environmental and topographical features of the land whilst integrating an appropriate scale of rural activities and amongst these features.
- (5) *Residential activities* are supported where they are associated with and ancillary to rural activities.
- (6) The viability of both existing and future rural activities is protected from the establishment of incompatible uses.
- (7) Activities that may require isolation from urban areas as a consequence of their impacts, such as noise or odour, may be appropriate where land use conflicts are minimised.
- (8) Low impact activities such as small-scale eco-tourism and outdoor sport and recreation are supported within the zone where the impacts of such uses can be minimised.
- (9) Home based businesses may operate within the Rural zone, where they have negligible impacts on surrounding land uses.
- (10) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (11) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (12) Development maintains and enhances rural amenity and does not result in adverse impacts on adjacent properties from, noise, dust, odour, lighting and other locally specific impacts.
- (13) Visual impacts of clearing, building design and construction, materials, access ways and other aspects of development and land use are consistent with the Zone purpose.
- (14) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (15) Development is provided with appropriate infrastructure and services.
- (16) Development of Non-resident work force accommodation is temporary, maintains small footprint and is located close to Mount Isa.

6.7.4 Rural residential zone code

6.7.4.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Rural residential zone.

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

6.7.4.2 Purpose

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

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

- (1) Development provides for and supports single detached dwellings on large lots, with limited provision of infrastructure and services.
- (2) Development reflects and enhances the rural and rural residential character of the area.
- (3) Development within the zone preserves the environment by enhancing and responding to the environmental and topographical features of the land whilst integrating an appropriate scale of *residential activities* amongst these features.
- (4) Development avoids areas of ecological significance.
- (5) Low impact activities such as small-scale eco-tourism and outdoor sport and recreation are supported within the Zone where the impacts of such uses can be minimised.
- (6) Home based businesses may operate within the Rural residential zone, but are limited to small-scale activities that have negligible impacts on surrounding land uses.
- (7) Development maintains and enhances rural residential amenity and does not result in adverse impacts from, noise, dust, odour, lighting and other locally specific impacts.
- (8) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (9) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (10) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (11) Development is provided with appropriate infrastructure and services.

6.7.5 Special purpose zone code

6.7.5.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Special purpose zone.

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

6.7.5.2 Purpose

The purpose of the Special purpose zone code is to—

- (a) provide for public uses that are owned or operated by government, semi-government, statutory authority, government owned corporation, local government or private organisations in the course of a public utility undertaking relating to defence establishments, airports, rail lines, rail stations, intermodal stations, the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services, in particular:

- (1) Mount Isa Airport; and
- (2) Camooweal Airstrip; and
- (3) Mount Isa Defence Training Depot and Mount Isa Rifle Range; and
- (4) Mount Isa sewerage treatment plant; and
- (5) Mount Isa waste disposal facility; and
- (6) Substations, overland flow parcels, pump stations; and
- (7) Railway facilities; and
- (8) The sewerage ponds, power station, waste disposal facility and Council's sanitation depot at Camooweal.

- (b) ensure that incompatible uses do not encroach on the public facilities and infrastructure.

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

- (1) Development provides for special uses and works that are owned or operated by federal, state or local government. These may include defence establishments, airports, and the provision of water supply, sewerage, electricity gas, telecommunications, waste disposal, drainage or other like services.
- (2) The viability of the Special Purposes Zone is protected by excluding development that may prejudice the ongoing operation or expansion of existing uses or the development of appropriate new services.
- (3) The location of the development is appropriate to the nature of the special purpose use and is generally consistent in scale, height and bulk with that of surrounding development.
- (4) Development is sited, designed and operated to minimise adverse impacts on surrounding land.
- (5) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (6) Development provides a safe and pleasant environment for employees and visitors to the site.
- (7) Natural features such as creeks, gullies, waterways, wetlands and native vegetation are protected from the impacts of development.
- (8) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (9) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (10) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (11) Development is provided with appropriate infrastructure and services.

6.7.6 Township zone code

6.7.6.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Township zone.

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

6.7.6.2 Purpose

The purpose of the Township zone is to provide for—

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

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

- (1) A range of low density *residential activities* and low intensity *centre, community and recreation activities* together with low impact industry uses are provided for.
- (2) *Non-residential activities* do no impact on the amenity of sensitive land uses.
- (3) Uses which support the needs of travellers and tourists in the North West such as short-term accommodation are supported.
- (4) Development reflects and enhances the existing low density scale and character of Camooweal.
- (5) Development protects and enhances the unique local and historic character of Camooweal in a predominantly rural area.
- (6) Development services the needs of both local residents, residents of the surrounding rural area and visitors.
- (7) Home based businesses may operate within, this zone but must be limited to small-scale activities that have negligible impacts on surrounding land uses.
- (8) Development maintains a high level of residential amenity and does not result in adverse impacts from, noise, dust, odour, lighting and other local impacts.
- (9) Development incorporates and facilitates sustainable practices including maximising energy efficiency and water conservation appropriate to Mount Isa's semi-arid environment.
- (10) Development is appropriately designed and located to be responsive to the environmental constraints of the land, including but not limited to natural topography, bushfire and flooding.
- (11) Development is supported by appropriate open space, recreational areas to support the needs of the local community.
- (12) Development is supported by appropriately designed transport infrastructure that facilitates efficient and safe transport use, safe cycling and walking.
- (13) Natural features such as creeks, gullies, waterways, wetlands and vegetation are protected from the impacts of development.
- (14) Development is provided with appropriate infrastructure and services.

Part 7 Local Plans



Part 7 Local plans

7.1 Preliminary

- (1) Local plans address matters at the local or district level and may provide more detailed planning for the zones.
- (2) Local plans are mapped and included in Schedule 2.
- (3) A precinct may be identified for part of a local plan.
- (4) The categories of development and assessment for development in a local plan are in Part 5.
- (5) Assessment benchmarks for local plans are contained in a local plan code.
- (6) Each local plan code identifies the following:
 - (a) the application of the local plan code
 - (b) the purpose of the local plan code
 - (c) the overall outcomes that achieve the purpose of the local plan code;
 - (d) the purpose and overall outcomes for each precinct
 - (e) the performance outcomes that achieve the overall outcomes of the local plan code
 - (f) the acceptable outcomes that achieve the performance outcomes of the local plan code
 - (g) the performance and acceptable outcomes of a precinct that achieve the overall outcomes of the precinct.
- (7) The following are the local plan codes for the planning scheme:
 - (a) Mount Isa airport local plan code

7.2 Local plan codes

7.2.1 Mount Isa airport local plan code

7.2.1.1 Application

This code applies to assessing material change of use, reconfiguring a lot, and building work development in the Mount Isa Airport local plan.

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

7.2.1.2 Purpose

The purpose of the Mount Isa Airport local plan code is to guide future development of the Mount Isa Airport local plan area.

The overall outcomes for the code are as follows:

- (1) Development is compatible with the long-term safe and viable operation of Mount Isa Airport and other surrounding land uses;
- (2) A mix of *centre activities*, *low impact industry* uses and *service industry* uses are facilitated that:
 - (a) have a nexus with airport activities and capitalise on proximity to the Airport;
 - (b) do not detract from the primacy of the Principal centre zone; and
 - (c) are appropriately located and designed.
- (3) Development facilitates an efficient land use pattern;
- (4) Development is located in the appropriate precinct;
- (5) Development provides an attractive and high quality public realm and built form that is generally consistent in scale, height and bulk with that of surrounding development;
- (6) The design, layout and operation of development does not negatively impact upon the current or future operation of the Barkly Highway;
- (7) Development is supported by an appropriately designed internal road network and car parking, loading and passenger drop off areas that provide safe and efficient vehicle, pedestrian and cyclist movement;
- (8) The operational efficiency of the entry road to the Airport is not compromised by development in the local plan area;
- (9) Development will protect the existing landscaping along the internal entry road to create an entry and gateway statement to the Airport; and
- (10) The effects of development including noise, odour, traffic and lighting do not have a negative impact the amenity of the surrounding area.

7.2.1.3 Precincts

The local plan area is divided into five precincts as outlined in **Mount Isa Airport Local Plan Maps 1 and 2 (LP-01 to LP-02)** in recognition of the different functional areas of the airport locality

These precincts are:

- Airport operations precinct;
- Commercial and *low impact industry* precinct;
- Tourist and recreational precinct;
- Aircraft manoeuvring precinct; and
- Western Airport Precinct.

Note—Lot 2 on RP724915 is excluded from the Local Plan and it is to be preserved as a future railway corridor.

7.2.1.3.1 Airport operations precinct

The **Airport operations precinct** overall outcomes are:

- (1) Development directly supports and complements Mount Isa Airport operations and other aviation activities;
- (2) The Precinct is attractively designed and presented to reflect its role as the main access gateway between the Airport and the City of Mount Isa.

7.2.1.3.2 Commercial and low impact industry precinct

The **Commercial and low impact industry precinct** overall outcomes are:

- (1) *Centre activities* are facilitated that do not detract from the primacy of the Principal centre zone and where the activity primarily services the needs of Airport users, businesses and employees of the area, for example small scale shops and food and drink outlets;
- (2) low impact industry and service industry uses are facilitated that are compatible and have synergies with aviation related activity, such as transport and logistics related uses, freight terminal buildings and depots and associated storage, warehouse and operational facilities;
- (3) Development occurs in an efficient and orderly manner, takes into account future land uses and is appropriately serviced;
- (4) The Precinct is attractively designed and presented to reflect its role as the main access gateway between the Airport and the City of Mount Isa;
- (5) The risks associated with the storage of dangerous goods are minimised and there are negligible impacts from off-site emissions; and
- (6) *industry activities* are predominantly carried out indoors.

7.2.1.3.3 Tourist and recreational precinct

The **Tourist and recreational precinct** overall outcomes are:

- (1) Tourist and recreational land uses are facilitated that do not conflict with Airport operations;
- (2) The environmental values of Spear Creek are protected; and
- (3) The existing recreation infrastructure and facilities are retained and reused, where practicable and safe.

7.2.1.3.4 Airport manoeuvring precinct

The **Airport manoeuvring precinct** overall outcomes are:

- (1) Development directly relates to Airport operations and aviation activities, such as aviation facilities or changes to the runway; and
- (2) The safety and security of Airport and aviation operations are protected.

7.2.1.3.5 Western airport precinct

The **Western airport precinct** overall outcomes are:

- (1) Continued use of the land for rural purposes is supported where the safety and security of Airport and aviation operations is not compromised and where the activities are compatible with other nearby land uses; and
- (2) Renewable energy facilities are incorporated and encouraged where they do not conflict with Airport operations.

7.2.1.4 Assessment benchmarks

Note—Where any provision contradicts or varies from any provision elsewhere in the planning scheme, the provision within the Mount Isa Airport local plan prevails.

Table 7.2.1.1 – Mount Isa Airport local plan code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable outcomes
General – Applies to the whole of the Local Plan Area	
Built form, character, design and scale	
<p>PO 1 Buildings and other structures are designed and located to:</p> <ul style="list-style-type: none"> (a) enhance visual amenity; and (b) be of a height, size, bulk and form consistent with the existing or preferred character of the Local Plan area; and (c) avoid adverse impacts on nearby premises; and (d) achieve articulation (for example, through the use of one or more of the following: variation in texture, colour, finishes); and (e) provide a dedicated pedestrian entry that is protected from the sun and rain. 	<p>AO 1.1 <i>Building height</i>, including all structures (except <i>air services</i> development i.e control towers or aircraft maintenance facilities) is not greater than 12 metres, measured from <i>ground level</i>.</p> <p>AO 1.2 Where the length of any wall of a building exceeds 20 metres where it can be viewed from a public area, the wall is articulated at a minimum of 10 metre intervals, and/or features variation in materials or colours.</p> <p>AO 1.3 Pedestrian entries incorporate sun and rain shelter; such as overhangs or awnings that protrude at least 0.9 metres from the external building face when measured perpendicular to the external building face.</p> <p>AO 1.4 Buildings and other structures are <i>setback</i> at least:</p> <ul style="list-style-type: none"> (a) 10 metres from any lot boundary that is on a <i>road frontage</i> to the Barkly Highway; (b) 6 metres from any lot boundary that has road frontage to the internal entry road to the Airport; (c) 4 metres from any lot boundary that is on a <i>road frontage</i>, other than a <i>road frontage</i> to the Barkly Highway and internal entry road to the Airport; (d) 2 metres from any secondary road frontage; and (e) 1.5 metres to any side or rear boundary, unless built to boundary with another built to boundary wall on the adjoining property.

Table 7.2.1.1 – Mount Isa Airport local plan code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable outcomes
Landscaping	
<p>PO 2 <i>Landscaping:</i></p> <p>(a) provides an attractive <i>streetscape</i> and enhances the amenity of the Local Plan; and</p> <p>(b) reduces the visual and environmental impact of hard surface areas; and</p> <p>(c) achieves maximum on-site rainwater infiltration and minimises additional burden on drainage infrastructure.</p>	<p>AO 2.1 A densely planted landscape strip is provided fronting Barkly Highway, the internal entry road to the Airport and other publicly accessible internal roads that:</p> <p>(a) is within the boundary of each development <i>site</i>; and</p> <p>(b) is at least 2 metres in depth; and</p> <p>(c) extends along the entire length of any public <i>road frontage</i>, except for the areas required for vehicle and pedestrian access.</p> <p>AO 2.2 A minimum of 10 per cent of the area of the development site incorporates landscaping, excluding the Airport manoeuvring precinct.</p>
Fences and gates	
<p>PO 3 Fences:</p> <p>(a) contribute positively to the character of the <i>streetscape</i>; and</p> <p>(b) are constructed of attractive, high quality materials that are similar to, enhance or compliment fences on <i>adjoining properties</i>;</p> <p>(c) enhance the amenity of the <i>site</i>; and support casual surveillance of the adjoining street(s).</p>	<p>AO 3.1 A fence that is constructed forward of any <i>front building line</i> that faces a <i>road frontage</i> (including <i>front building lines</i> that face both <i>road frontages</i> on a corner lot):</p> <p>(a) has a height, measured from <i>ground level</i>, that is not greater than 2.0 metres; and</p> <p>(b) is constructed of brick, masonry, metal or timber (or a combination of these materials); and</p> <p>(c) is at least 50 per cent transparent; and</p> <p>(d) is located behind any landscaping strip required by this Planning Scheme, and within the lot (rather than between the landscaping strip and the road); and</p> <p>(e) Where a solid fence is proposed, incorporates detailing or indentations where the fence is greater than 10 metres in length in any direction.</p> <p>AO 3.1 Except where fences are required for airport security, the height of side or rear boundary fences must not be greater than 1.8 metres, measured from <i>ground level</i>.</p> <p>AO 3.3 Fences on a corner <i>site</i> and, within a truncation made by three equal chords of a 6 metre radius curve at the corner of the two <i>road frontages</i>, are not greater than 1 metre in height, measured from <i>ground level</i>.</p>
<p>PO 4 Gates do not open beyond the lot boundary.</p>	<p>AO 4.1</p>

Table 7.2.1.1 – Mount Isa Airport local plan code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable outcomes
	Gates located on a property boundary do not open outward onto the street or an <i>adjoining property</i> .

Table 7.2.1.2 – Mount Isa Airport local plan code:

Assessment benchmarks for assessable development only

Performance Outcomes	Acceptable outcomes
General – Applies to the whole of the Local Plan Area	
Amenity and safety	
<p>PO 1 Development does not adversely impact on the existing or future amenity of adjoining and nearby properties, including, but not limited to the impacts of any of the following:</p> <ul style="list-style-type: none"> (a) air pollution; or (b) noise; or (c) vibration; or (d) odour; or (e) heat; or (f) radioactivity; or (g) electromagnetic radiation; or (h) dust; or (i) other emissions. 	No acceptable outcome is prescribed.
Built form, character, design and scale	
<p>PO 2 Buildings are designed to a high aesthetic standard, and complement and enhance the character of the area and nearby buildings, having regard to:</p> <ul style="list-style-type: none"> (a) <i>built form</i>, bulk and scale; and (b) colours; and (c) articulation; and (d) roof design; and (e) high quality, attractive, durable and low-maintenance materials. 	No acceptable outcome is prescribed.
<p>PO 3 Buildings, structure and use areas are designed to ensure efficient use of buildings and land and a well-integrated development.</p>	No acceptable outcome is prescribed.
<p>PO 4 Development scale, design and location does not interfere with the operational efficiency of the entry road to the airport.</p>	No acceptable outcome is prescribed.
Location and site suitability	

**Table 7.2.1.2 – Mount Isa Airport local plan code:
Assessment benchmarks for assessable development only**

Performance Outcomes	Acceptable outcomes
<p>PO 5 The development is established on land that is suitable for the intended use, having regard to:</p> <p>(a) nearby and <i>adjoining land uses</i>; and (b) the nature, scale and intensity of the use and the <i>site</i> characteristics, including area, dimensions and topography required to accommodate a well-designed and integrated development; and (c) the access, infrastructure and service needs of the use.</p>	No acceptable outcome is prescribed.
<p>PO 6 The development is established on land that is suitable for the intended use, having regard to:</p> <p>(a) nearby and <i>adjoining land uses</i>; and (b) the nature, scale and intensity of the use and the <i>site</i> characteristics, including area, dimensions and topography required to accommodate a well-designed and integrated development; and (c) the access, infrastructure and service needs of the use.</p>	No acceptable outcome is prescribed.
Where in the Airport Operations Precinct	
Land uses	
<p>PO 7 Development directly supports and complements Mount Isa Airport operations and other ancillary aviation activities.</p>	<p>AO 7.1 No acceptable outcome is prescribed.</p>
Where in the commercial and low impact industry precinct	
Land uses	
<p>PO 8 <i>Centre activities</i> are facilitated that do not detract from the primacy of the Principal Centre Zone, take advantage of proximity to the Airport and primarily service the needs of Airport users, businesses and employees in the immediate vicinity of the airport.</p>	<p>AO 8.1 No acceptable outcome is prescribed.</p>
<p>PO 9 <i>Low impact industry and service industry uses</i> are facilitated that are compatible and have synergies with aviation related activity.</p>	<p>AO 9.1 No acceptable outcome is prescribed.</p>
Built form, character, design and scale	

**Table 7.2.1.2 – Mount Isa Airport local plan code:
Assessment benchmarks for assessable development only**

Performance Outcomes	Acceptable outcomes
<p>PO 10 Buildings and other structures are designed and located to:</p> <ul style="list-style-type: none"> (a) enhance visual amenity; and (b) be of a size, bulk and form consistent with the existing or preferred character of the Local Plan area; and (c) avoid adverse impacts on nearby premises; and (d) facilitate on-site stormwater management; and (e) provide for and maintain a sense of open space. 	<p>AO 10.1 <i>Site cover</i> does not exceed 75 per cent per allotment (or parcel of land) excluding <i>Air services</i> uses.</p> <p>AO 10.2 A minimum <i>site</i> area, lot or parcel size for new developments is 1,000m²</p> <p>AO 10.3 A minimum <i>road frontage</i> of 20 metres is provided for each <i>site</i> area, lot or parcel.</p>

**Table 7.2.1.2 – Mount Isa Airport local plan code:
Assessment benchmarks for assessable development only**

Performance Outcomes	Acceptable outcomes
Staging and future development	
<p>PO 11 Development occurs in an orderly manner, with supporting plans provided to ensure:</p> <p>(a) the future development and capacity of the entire Local Plan area is taken into consideration; and</p> <p>(b) the operation needs of the Airport are not compromised, including the potential impacts of increased traffic; and</p> <p>(c) development of an efficient and optimal <i>site</i> layout that provides future design flexibility; and</p> <p>(d) the timely, efficient and effective provision of infrastructure, including a possible new connection to the Barkly Highway.</p>	<p>AO 11.1 The first development in the precinct is supported by the following plans at a minimum, including any necessary supporting studies, that demonstrate how the precinct will be developed in future:</p> <p>(a) a reconfiguration of a lot (if applicable) and road layout plan; and</p> <p>(b) a servicing plan for water, wastewater, stormwater and other necessary infrastructure; and</p> <p>(c) a staging plan.</p>
Where in the Tourist and Recreational Precinct	
Waterway protection	
<p>PO 12 The environmental values of Spear Creek are protected</p>	<p>AO 12.1 Development including earthworks and vegetation clearing is set back at least 10 metres from Spear Creek</p>
Where in the Airport Manoeuvring Precinct	
Land uses	
<p>PO 13 Development is directly related to Mount Isa Airport operations and other aviation activities.</p>	<p>AO 13.1 No acceptable outcome is prescribed.</p>
Where in the Western Airport Precinct	
Land uses	
<p>PO 14 Limited small scale <i>rural activities</i> or a <i>Renewable energy facility</i> are supported where the safety and security of Airport and aviation operations is not compromised (i.e. by birds or bats, lighting etc.) and where the activities are compatible with other nearby land uses.</p>	<p>AO 14.1 No acceptable outcome is prescribed.</p>
Built form, character, design and scale	
<p>PO 15 Buildings and other structures are designed and located to:</p> <p>(a) enhance visual amenity; and</p> <p>(b) be of a size, bulk and form consistent with the existing or preferred character of the Local Plan area; and</p> <p>(c) avoid adverse impacts on nearby premises; and</p> <p>(d) facilitate on-site stormwater management; and</p> <p>(e) provide for and maintain a sense of open space.</p>	<p>AO 15.1 <i>Site cover</i> does not exceed 30 per cent per allotment (or parcel of land) excluding <i>Air services</i> uses.</p>

Part 8 Overlays



Part 8 Overlays

8.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:
 - (a) there is a particular sensitivity to the effects of development
 - (b) there is a constraint on land use or development outcomes
 - (c) there is the presence of valuable resources
 - (d) there are particular opportunities for development
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the level of assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or both of the following:
 - (a) a map for an overlay
 - (b) a code for an overlay
 - (c) a zone code
 - (d) a local plan code
 - (e) a development code
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the Planning Scheme with codes are:
 - (a) Airport environs overlay;
 - (b) Biodiversity overlay;
 - (c) Bushfire hazard overlay;
 - (d) Extractive resources overlay;
 - (e) Flood hazard overlay;
 - (f) Heritage overlay;
 - (g) Lake Moondara environs overlay;
 - (h) Major infrastructure overlay;
 - (i) Scenic amenity overlay; and
 - (j) Wetlands and waterway corridors overlay.
- (8) The overlays for the Planning Scheme without codes are:
 - (a) Principal bicycle network overlay.

8.2 Overlay codes

8.2.1 Airport environs overlay code

8.2.1.1 Application

This code applies to assessing material change of use, building work and operational works in the Airport environs overlay.

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

Land in the Airport environs overlay is identified in [State Planning Policy \(SPP\) Interactive Mapping System - Infrastructure: Strategic Airports and Aviation Facilities](#):

which include the following sub-categories:

- (1) ANEF Contours (ANEF 20-40)
- (2) Obstacle limitation surface contours
- (3) Obstacle limitation surface area
- (4) Airport public safety area
- (5) Light restriction zone (Zones A-D)
- (6) Lighting area buffer 6km
- (7) Wildlife hazard buffer zone (3,8 & 13 km)
- (8) Aviation facility

8.2.1.2 Purpose

The purpose of the Airport environs overlay code is to:

- (1) Ensure development and associated activities do not adversely affect the existing or future safety, efficiency or operational integrity of Mount Isa Airport.
- (2) Provide for the most appropriate and compatible development of land surrounding Mount Isa Airport (the Airport) in order to ensure an acceptable level of amenity is achieved and the health and wellbeing of occupants are protected.

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

- (1) Development does not encroach within the Obstacle limitation surface (OLS).
- (2) Development for a sensitive land use within the vicinity of the Mount Isa Airport is appropriately located to prevent exposure to very high levels of aircraft noise and designed to adequately attenuate expected aircraft noise.
- (3) Development ensures that pilot vision is not put at risk from light sources, reflection of sunlight or other potential impacts.
- (4) Potential hazards to the safety and functioning of Airport operations resulting from emissions from smoke, dust or any other airborne particulate or the creation of air turbulence are minimised.
- (5) Development does not increase the number of people or the storage and handling of dangerous goods or combustible liquids within public safety areas.
- (6) Development minimises the potential hazard to the safety of Airport operations resulting from wildlife interference generated by development.

8.2.1.3 Assessment benchmarks

Table 8.2.1.1 – Airport environs overlay code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

Performance Outcomes	Acceptable Outcomes
<p>Development in Operational airspace, as identified in:</p> <p>State Planning Policy (SPP) Interactive Mapping System – Infrastructure: Strategic Airports and Aviation Facilities::</p> <ul style="list-style-type: none"> • Obstacle limitation surface contours • Obstacle limitation surface area 	
<p>PO 1 Development does not create a permanent or temporary physical or transient obstruction in a strategic airport’s operational airspace.</p>	<p>AO 1.1 Buildings and structures do not encroach into the airport’s operational airspace</p> <p>AO 1.2 Cranes or other equipment used during construction do not encroach into the airport’s operational airspace.</p> <p>AO 1.3 <i>Landscaping</i> does not include vegetation that at maturity will encroach into the airport’s operational airspace.</p> <p>AO 1.4 Transient activities associated with development such as parachuting, hot air ballooning and hang-gliding will not occur within the airport’s operational airspace.</p>
<p>Note— A development proposal involving a building, structure, crane or other construction equipment which encroaches into the operational airspace of a Leased Federal or other strategic airport must be referred to the airport manager for assessment, who will on refer the proposal to the Australian Government if required. Encroachments into a Height Restriction Zone for a defence or joint-user airfield must be referred to the Department of Defence (DoD) for assessment. Refer to the SPP guidelines for more information regarding the Australian Government’s role and assessment processes for intrusions into operational airspace of strategic airports.</p>	
<p>Development in Operational airspace, as identified in:</p> <p>State Planning Policy (SPP) Interactive Mapping System – Infrastructure: Strategic Airports and Aviation Facilities:</p> <ul style="list-style-type: none"> • Light restriction zone (Zones A-D) • Lighting area buffer 6km 	
<p>PO 2 Development does not include or create external lighting or reflective surfaces that could distract or confuse pilots.</p>	<p>AO 2.1 Development within the lighting buffer zone for the strategic airport does not include any of the following types of outdoor lighting:</p> <ul style="list-style-type: none"> • straight parallel lines of lighting 500 m to 1000 m long; or • flare plumes; or • upward shining lights; or • flashing lights; or • laser lights; or • sodium lights; or • reflective surfaces. <p>AO 2.2</p>

Table 8.2.1.1 – Airport environs overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
	Development within the lighting buffer zone for the strategic airport does not emit light that will exceed the maximum light intensity specified for the area.
<p>Note—A development proposal within 6 km of a strategic airport involving installation of external lighting that is likely to affect aircraft operations must be referred to the airport manager for assessment who will refer the proposal to the Australian Government if required. Both the Civil Aviation Safety Authority (CASA) (under the Civil Aviation Act 1988 and Regulation 94 of the Civil Aviation Regulations 1988) and the DoD have legislative powers to cause lighting which may cause distraction, confusion or glare to pilots flying aircraft to be turned off or modified.</p> <p>Lighting design matters should be addressed during pre-lodgement stage of the development assessment process to avoid CASA or DoD directives to modify lighting after it has been installed. CASA can provide advice about the design and installation of lighting within 6 km of a strategic airport on the request of local government or an applicant.</p>	
<p>Development resulting in emissions into Operational airspace, as identified in:</p> <p>State Planning Policy (SPP) Interactive Mapping System – Infrastructure: Strategic Airports and Aviation Facilities:</p> <ul style="list-style-type: none"> • Obstacle limitation surface contours • Obstacle limitation surface area 	
<p>PO 3 Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in a strategic airport’s operational airspace.</p>	<p>AO 3.1 Development does not emit smoke, dust, ash or steam into the airport’s operational airspace.</p> <p>AO 3.2 Development does not emit a gaseous plume into the airport’s operational airspace at a velocity exceeding 4.3 m per second, or</p> <p>AO 3.3 Development emitting smoke, dust, ash, steam or a gaseous plume exceeding 4.3 m per second is designed and constructed to mitigate adverse impacts of emissions upon operational airspace.</p>
<p>Note—A development proposal involving emission of airborne particulates that may impair visibility in operational airspace must be referred to the airport manager who will on refer the proposal to CASA for assessment. Proposals with the potential to affect visibility in a Height Restriction Zone for a defence or joint-user airfield must be referred to DoD for assessment.</p> <p>Practice notes 1 and 2 of the SPP guideline: Strategic airports and aviation facilities provide more information regarding the Australian Government’s role and assessment processes for intrusions into operational airspace of strategic airports. It is recommended proponents seek CASA or DoD advice during pre-lodgement stage of the development assessment process.</p>	

Table 8.2.1.1 – Airport environs overlay code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

Performance Outcomes	Acceptable Outcomes
<p>Land uses associated with increases in wildlife strikes and hazards, as identified in:</p> <p>State Planning Policy (SPP) Interactive Mapping System – Infrastructure: Strategic Airports and Aviation Facilities:</p> <ul style="list-style-type: none"> • Lighting area buffer 6km • Wildlife hazard buffer zone (3,8 & 13 km) 	
<p>PO 4 Development does not cause wildlife to create a safety hazard within a strategic airport’s operational airspace.</p>	<p>AO 4.1 Development located within 3 km of a strategic airport’s runway does not include uses identified in <u>column 1</u> of: Table 8.2.1.2 Land uses associated with increases in wildlife strikes and hazards.</p> <p>AO 4.2 Development located within 3 km of a strategic airport’s runway involving a use listed in <u>column 2</u> of: Table 8.2.1.2 Land uses associated with increases in wildlife strikes and hazards, includes measures to reduce the potential to attract birds and bats.</p> <p>AO 4.3 Development located between 3 km and 8 km of a strategic airport’s runway involving a use listed in <u>column 1</u> or <u>column 2</u> of: Table 8.2.1.2 Land uses associated with increases in wildlife strikes and hazards, includes measures to reduce the potential to attract birds and bats.</p> <p>AO 4.4 Development located between 8 km and 13 km of a strategic airport’s runway involving a use listed in <u>column 1</u> or <u>column 2</u> of Table 8.2.1.2: Land uses associated with increases in wildlife strikes and hazards, does not increase the potential to attract birds and bats.</p>
<p>Note—A development proposal in the vicinity of a strategic airport that may increase risk of wildlife strike should be referred to the airport manager for assessment. A development proposal in the vicinity of a defence or joint-user airfield that may increase risk of wildlife strike should be referred to DoD for assessment.</p>	
<p>Where local government seek to approve land uses which may increase the risk of wildlife strike near existing airports, steps should be taken to mitigate risk in consultation with the airport manager and qualified bird and wildlife management experts.</p>	

Table 8.2.1.1 – Airport environs overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
<p>Development close to Aviation facilities, as identified in:</p> <p>State Planning Policy (SPP) Interactive Mapping System – Infrastructure: Strategic Airports and Aviation Facilities:</p> <ul style="list-style-type: none"> • Aviation facility 	
<p>PO 5 Development does not interfere with the function of aviation facilities.</p>	<p>AO5.1 Development located within the building restricted area for an aviation facility does not create:</p> <ul style="list-style-type: none"> • permanent or temporary physical obstructions in the line of sight between antennas; or • an electrical or electromagnetic field that will interfere with signals transmitted by the facility; or • reflective surfaces that could deflect or interfere with signals transmitted by the facility, or <p>AO5.2 Development located within the building restricted area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility.</p>
<p>Note—A development proposal on land located within a building restricted area should be referred to Airservices Australia or DoD for assessment. Airservices Australia or DoD will provide local government and proponents with authoritative advice about the impact of a proposed development on the function of an aviation facility, requirements for risk assessment processes, and mitigation methods. It is recommended that advice be sought during pre-lodgement stage of development assessment processes to avoid objections from Airservices Australia or DoD.</p>	
<p>Development close to Aviation facilities, as identified in:</p> <p>State Planning Policy (SPP) Interactive Mapping System – Infrastructure: Strategic Airports and Aviation Facilities:</p> <ul style="list-style-type: none"> • Airport public safety area 	
<p>PO 6 Development does not increase the risk to public safety.</p>	<p>AO6.1 Development within a strategic airport’s public safety area does not involve:</p> <ul style="list-style-type: none"> • a significant increase in the number of people living, working or congregating in the area; or • the manufacture, use or storage of flammable, explosive, hazardous or noxious materials.

Table 8.2.1.1 – Airport environs overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
Development within the 20-40 ANEF contour, as identified in:	
State Planning Policy (SPP) Interactive Mapping System – Infrastructure: Strategic Airports and Aviation Facilities:	
<ul style="list-style-type: none"> • ANEF Contours (ANEF 20-40) 	
PO 7 Development involving a <i>sensitive land use</i> is appropriately located and designed to prevent adverse impacts from aircraft noise.	AO 7.1 Development within the 20–40 ANEF contour is consistent with Table 8.2.1.3: Compatible and incompatible land uses within ANEF contours. AO7.2 Development within the 20–40 ANEF contour is designed and constructed to attenuate aircraft noise by achieving the indoor design sound levels specified in Table 8.2.1.4: Desirable indoor design sound levels for sensitive land uses.
Note—Where the acceptable outcomes cannot be met, a Noise Assessment Report prepared by an appropriately qualified acoustic consultant may be prepared to demonstrate compliance with this performance outcome.	

Table 8.2.1.2: Land uses associated with increases in wildlife strikes and hazards

Column 1: High risk	Column 2: Moderate risk
Rural activities <ul style="list-style-type: none"> • <i>cropping</i> (turf farm) • <i>cropping</i> (fruit tree farm) • <i>intensive animal industry</i> (piggery) • <i>aquaculture</i> (fish processing/packing plant) Conservation <ul style="list-style-type: none"> • conservation estate (e.g. wetland) Recreation activities <ul style="list-style-type: none"> • <i>major sport, recreation and entertainment facility</i> (showground) Commercial and Industrial <ul style="list-style-type: none"> • <i>low-impact industry</i> (food processing plant) • <i>medium-impact industry</i> (food processing plant) • <i>high-impact industry</i> (food processing plant) Utility installation <ul style="list-style-type: none"> • Food/organic waste facility • Putrescible waste facility (e.g. landfill transfer station) 	Rural activities <ul style="list-style-type: none"> • <i>animal husbandry</i> (cattle /dairy farm) • <i>intensive animal industry</i> (poultry farm) Conservation <ul style="list-style-type: none"> • <i>Conservation (all other)</i> Recreation activities <ul style="list-style-type: none"> • <i>major sport, recreation and entertainment facility (all other)</i> • <i>outdoor sport and recreation</i> • <i>park</i> Utilities <ul style="list-style-type: none"> • Non-putrescible waste facility (e.g. landfill, transfer station) • sewage/wastewater treatment facility

Table 8.2.1.3: Compatible and incompatible land uses within ANEF contours

Sensitive land uses	Compatibility of use within ANEF contour of site		
	Compatible	Compatible subject to	Incompatible
• Residential activities (except Rooming accommodation)	Less than 20 ANEF	20–25 ANEF	25–40 ANEF
• Short-term accommodation	Less than 25 ANEF	25–30 ANEF	30–40 ANEF
• Hotel			
• Rooming accommodation			
• Educational establishment	Less than 20 ANEF	20–25 ANEF	25–40 ANEF
• Child care centre			
• Hospital	Less than 20 ANEF	20–25 ANEF	25–40 ANEF
• Health care service			
• Community use	Less than 20 ANEF	20–30 ANEF	30–40 ANEF
• Places of worship			
• Office	Less than 25 ANEF	25–35 ANEF	35–40 ANEF

Source: Adapted from Australian Standard 2021 (as adopted 12 February 2015).

Note—

- a. Table D only considers aircraft noise impacts on indoor spaces specifically.
- b. Australian Standard 2021 should be referred to by those seeking information / background on the basis of **Table 8.2.1.3**.
- c. Australian Noise Exposure Forecast (ANEF).

Table 8.2.1.4 Desirable indoor design sound levels for sensitive land uses

Land Use	Location within Development	Indoor design sound level dB(A)	
• residential activities	Sleeping areas	50	
	• residential care facilities	Other habitable	55
• short-term accommodation	Sleeping activities	55	
			• hotels
			• Rooming accommodation
• educational establishments	Libraries, classroom, Study area, Sleeping areas	50	
	• child care centres	Teaching area, assembly areas	55
• hospitals	Wards, theatres, treatment and consulting rooms	50	
			Laboratories
• health care services			
• community activities		50	
• places of worship			
• offices	Private offices, conference rooms	55	
	Open offices	65	

Source: derived from Australian Standard 2021-2000 (as adopted 7 July 2000).

Note—Australian Standard 2021, as adopted 12 February 2015, should be referred to for advice and information about the indoor design sound levels in Table 8.2.1.4.

8.2.2 Biodiversity overlay code

8.2.2.1 Application

This code applies to assessing a material change of use, reconfiguring a lot and operational work in the Biodiversity overlay.

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

Land in the Biodiversity overlay as identified in the [State Planning Policy \(SPP\) Interactive Mapping System](#) – **Environment and Heritage: Biodiversity**, which includes the following sub-categories:

- (1) MSES – Protected Areas (estate and nature refuge)
- (2) MSES – Wildlife Habitat
- (3) MSES - Regulated Vegetation (categories B, C and R)
- (4) MSES - Regulated Vegetation (essential habitat)

8.2.2.2 Purpose

The purpose of the Biodiversity overlay code is to avoid or minimise the impacts of development on Matters of State Environmental Significance (MSES):

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

- (1) impacts on the biodiversity values of ecosystems, areas of ecological significance, ecological processes and biodiversity corridors are avoided;
- (2) where impacts cannot be avoided, the design and location of development minimises impacts on biodiversity values;
- (3) any impacts on biodiversity values are offset consistent with the Queensland Government Environmental Offsets Policy;
- (4) habitat areas are connected by viable biodiversity corridors; and
- (5) degraded ecosystems, habitats and corridors are restored.

8.2.2.3 Assessment benchmarks

Table 8.2.2.1 – Biodiversity overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
Areas of ecological significance	
<p>PO 1 Development that may result in impacts on Matters of State Environmental Significance (MSES) is avoided or where disturbance cannot be avoided the loss or decrease of values is minimised.</p>	<p>AO 1.1 Development ensures that the <i>development footprint</i> including roads, services, fire management buffers, stormwater management or waste water infrastructure and any associated filling or excavation, is located wholly outside areas identified within the Biodiversity overlay.</p> <p>AO 1.2 The <i>development footprint</i>, design and layout are informed by an ecological assessment prepared by a professional ecologist that:</p> <ul style="list-style-type: none"> (a) identifies and evaluates biodiversity values and ecological features and processes; and (b) identifies the likely impacts of the development to biodiversity; and (c) outlines how any potential impacts on biodiversity will be avoided or mitigated.
<p>PO 2 The <i>development footprint</i>, design and layout conserves ecological features in a spatial configuration that:</p> <ul style="list-style-type: none"> (a) conserves areas within the overlay that connect habitat; and (b) maximises the size of and consolidates areas to be conserved for biodiversity purposes on-site and in combination with <i>adjoining sites</i>; and (c) maximises connectivity between areas to be conserved for biodiversity purposes on <i>site</i> and with <i>adjoining sites</i>; and (d) minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; and (e) minimises fragmentation; and (f) excludes any filling and excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration or revegetation works. 	<p>No acceptable outcome is prescribed.</p>

Table 8.2.2.1 – Biodiversity overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
<p>PO 3 Development within EAs) will not have a widespread or irreversible impact on hydrologic, geomorphic or riparian processes, wildlife corridors and water quality.</p>	<p>AO 3.1 Development within MSES - Designated Precinct (SEAs) and likely to have widespread and irreversible impacts is set back 300m from watercourses, lakes, wetlands or springs AND related riparian vegetation.</p> <p>Note—Further definition of the Environmental attributes of the Gulf Rivers SEA is contained in the RPI Regulation 2014.</p>
Biodiversity Offsets	
<p>PO 4 A biodiversity offset is provided to compensate for the loss of biodiversity values within the Biodiversity overlay if development intrusion into the overlay is unavoidable.</p>	<p>AO 4.1 Biodiversity offsets designed to counterbalance development impacts on areas of ecological significance are delivered consistent with the Queensland Government Environmental Offsets Policy.</p>
Landscaping	
<p>PO 4 <i>Landscaping</i> complements biodiversity values through incorporating the following elements into the <i>landscaping</i> design:</p> <ul style="list-style-type: none"> (a) native plants of local origin; or (b) known food and habitat trees and shrubs; or (c) replication of adjacent healthy remnant habitats, including understorey vegetation; and (d) no invasive biosecurity matter to displace native flora and fauna species or degrade fauna habitat. 	<p>No acceptable outcome is prescribed.</p>

8.2.3 Bushfire hazard overlay code

8.2.3.1 Application

This code applies to assessing a material change of use and reconfiguring a lot in the Bushfire hazard overlay.

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

Land in the Bushfire hazard overlay as identified in the [State Planning Policy \(SPP\) Interactive Mapping System – Safety and Resilience to Hazards: Natural Hazards Risk and Resilience](#), which include the following sub-categories:

- (1) Very High Potential Bushfire Hazard
- (2) High Potential Bushfire Hazard
- (3) Medium Potential Bushfire Hazard
- (4) Potential Impact buffer

8.2.3.2 Purpose

The purpose of the Bushfire hazard overlay code is to ensure that risk to life, property, and the environment as a result of bushfire is mitigated to an acceptable or tolerable level. The purpose of the code will be achieved through the following overall outcomes:

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

- (1) Development is designed and located to minimise the exposure and vulnerability of people and property at risk from bushfires.
- (2) Development does not increase the severity or extent of bushfire prone areas or the risk to people or property on the site or to other properties.
- (3) Development does not establish or intensify vulnerable uses and essential service uses within the bushfire prone area.
- (4) Development does not establish or intensify community infrastructure uses within the bushfire prone area.
- (5) Development avoids or mitigates the risk from the manufacture or storage of hazardous materials within bushfire prone areas.
- (6) Development contributes to effective and efficient emergency response and recovery capabilities.
- (7) Development does not create significant potential sources of ignition.
- (8) Development maintains significant environmental or existing protective functions of landforms and vegetation in bushfire prone areas.
- (9) Development avoids landforms which may increase the intensity of a bushfire (e.g. slope).

Note—A detailed bushfire hazard assessment may be required to verify the extent of hazardous vegetation and extent and nature of the bushfire prone area. Refer to the assessment methodology set out in the Planning for Bushfire Resilient Communities document. In addition, a bushfire management plan prepared by a suitably qualified person may be required to demonstrate compliance with the performance outcomes and/or acceptable outcomes of this code. Where required, advice can be sought from the Queensland Fire and Emergency Services.

8.2.3.3 Assessment benchmarks

Table 8.2.3.1 – Bushfire hazard overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
Location	
<p>PO 1 Vulnerable uses, essential service uses and hazardous chemical facility uses are not established or intensified within a bushfire prone area unless there is an overriding need or other exceptional circumstances.</p> <p>Note—See table 8.2.3.2 for examples of vulnerable uses, essential service uses and hazardous chemical facility uses.</p> <p>Note—An overriding need is:</p> <ul style="list-style-type: none"> (a) where there is a community need for the service the development provides; and (b) is only for an extension to an existing use; and (c) there are no other suitable alternatives 	<p>AO 1.1 Development has road frontage to a constructed, all-weather public road capable of carrying emergency service vehicles.</p>
<p>PO 2 Emergency services and community infrastructure listed in table 8.2.3.2 are able to function effectively during and immediately after a bushfire event.</p>	<p>AO 2.1 Emergency services and community infrastructure are not located in a bushfire prone area.</p>
<p>PO 3 Development avoids or mitigates the bushfire risk from manufacture or storage of hazardous materials within bushfire prone areas.</p>	<p>AO 3.1 Development does not involve the manufacture or onsite storage of hazardous materials.</p> <p>OR</p> <p>AO 3.2 Building and structures used for the manufacture or storage of hazardous materials are located outside the bushfire prone area.</p> <p>OR</p> <p>AO 3.3 Building and structures used for the manufacture or storage of hazardous materials are located:</p> <ul style="list-style-type: none"> (a) outside of the bushfire defensible space; (b) located furthest as practicable from the bushfire prone area; and (c) are designed to prevent exposure of the hazardous materials in the event of a bushfire. <p>Note—Refer to the <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at: www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting</p>

Table 8.2.3.1 – Bushfire hazard overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
<p>PO 4 Development is not located on slopes and land forms that expose people or property to an intolerable risk to life or property.</p>	<p>AO 4.1 Development does not occur along ridgelines, saddles and crests where slopes exceed 14 degrees.</p> <p>AND</p> <p>AO4.2 Development is located where the effective slope is less than 20 degrees downslope.</p>
Development design and siting / hazard separation – reconfiguring a lot	
<p>PO 5 Development is designed to minimise the area of development exposed to bushfire attack.</p> <p>Note—For example, development should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.</p>	<p>AO 5.1 Development minimises the length of the development perimeter and number of lots exposed to or adjoining hazardous vegetation.</p>
<p>PO 6 Where reconfiguring a lot creates lots of 2,000m² or less, a bushfire defensible space from the hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m².</p>	<p>AO 6.1 No new lots are created within the bushfire prone area.</p> <p>OR</p> <p>AO 6.2 Lots are separated from hazardous vegetation by a distance that achieves a radiant heat flux level of 29kW/m² at all boundaries.</p> <p>Note—The radiant heat flux levels and bushfire defensible space are to be established in accordance with a detailed hazard assessment guidance in the <i>Planning for Bushfire Resilient Communities</i> document.</p> <p>Note—Where a bushfire defensible space is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>Note—For staged developments, temporary bushfire defensible space, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p>
<p>PO 7 Where reconfiguring a lot creates lots of more than 2,000m², a building envelope of suitable dimensions is provided on each lot to ensure adequate separation from the hazardous vegetation to achieve a radiant heat flux level of 29kW/m²</p>	<p>AO 7.1 No acceptable outcome is nominated.</p>

Table 8.2.3.1 – Bushfire hazard overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
<p>PO 8 Development establishes safe evacuation routes to achieve an acceptable or tolerable risk to people.</p>	<p>AO 8.1 Development:</p> <ul style="list-style-type: none"> (a) avoids the creation of bottle-neck points in the movement network within the development; and (b) establishes direct access to a safe assembly/evacuation area in the event of an approaching bushfire; and (c) ensures roads internal and external to the development are designed to have sufficient capacity for the evacuating population, and minimise traffic congestion in the event of a bushfire; and (d) ensures access routes do not expose occupants to bushfire hazard. <p>Note—A safe assembly/ evacuation area in (2) and sufficient capacity in (c) above are to be determined by a bushfire hazard/risk assessment and/or bushfire management plan.</p>
<p>PO 9 Development provides for safe access and egress routes that are accessible for fire-fighting appliances servicing the area.</p>	<p>AO 9.1 Access and egress routes are:</p> <ul style="list-style-type: none"> (a) public roads; and (b) sealed and designed to be used in all weather conditions; and (c) designed in accordance with vehicle access requirements in <i>Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots</i>, Queensland Fire and Emergency Services, 2015.
<p>PO 10 Essential infrastructure (e.g. electricity, gas and telecommunications) is designed and located to minimise the creation of ignition sources.</p>	<p>AO 10.1 Essential infrastructure is located underground where feasible.</p>

Table 8.2.3.1 – Bushfire hazard overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
<p>PO 11 In an urban area, each lot or building envelope is separated from hazardous vegetation by a constructed perimeter road with reticulated water supply and is readily accessible at all times for urban fire-fighting appliance vehicles.</p> <p>Note—Access to the perimeter road must be available for fire-fighting and maintenance works, or hazard reduction activities.</p> <p>Note—Local governments should be aware of fire brigade classifications that service the area.</p>	<p>AO 11.1 Lot boundaries or building envelopes are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> (a) has a two-lane sealed carriageway clear of hazardous vegetation; and (b) contains a reticulated water supply; and (c) is connected to public roads at both ends and at intervals of no more than 500 metres; and (d) is designed in accordance with the geometry, turning radii and vertical clearing provision in the <i>Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots</i>, Queensland Fire and Emergency Services, 2015, and the <i>Road Planning and Design Manual 2nd edition</i>, Department of Transport and Main Roads, 2013; and (e) does not impede access for fire-fighting and maintenance for fire-fighting purposes. <p>AND</p> <p>AO 11.2 Fire hydrants are designed and installed in accordance with <i>Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots</i>, Queensland Fire and Emergency Services, 2015, unless otherwise specified by the relevant water entity.</p> <p>Note—Applicants should have regard to the relevant standards set out in the reconfiguring a lot code and works code in the planning scheme.</p>
<p>PO 12 Outside an urban area, each lot or building envelope is separated from hazardous vegetation by:</p> <ul style="list-style-type: none"> (a) a constructed perimeter road; or (b) a formed all-weather fire trail. <p>which is accessible at all times by the type of fire-fighting vehicles servicing the area.</p> <p>Note—Access to the perimeter road or fire trail must be available for fire-fighting and maintenance works, or hazard reduction activities.</p> <p>Note—Local governments should be aware of fire brigade classifications that service development areas as urban fire-fighting appliance vehicles may not be able to access fire trails.</p>	<p>AO 12.1 Lot boundaries or building envelopes are separated from hazardous vegetation by a public road, or a fire trail designed and constructed in accordance with the design parameters in table 8.2.3.2.</p>

Table 8.2.3.1 – Bushfire hazard overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
Development design and siting / hazard separation – material change of use	
<p>PO 13 Development is located and designed to incorporate a bushfire defensible space which achieves separation between buildings and hazardous vegetation necessary to reduce risk to an acceptable or tolerable level.</p>	<p>AO 13.1 No development is located within the bushfire prone area.</p> <p>OR</p> <p>AO 13.2 Buildings or building envelopes are separated from hazardous vegetation by a distance that achieves a radiant heat flux level at any point on the building or envelope respectively that does not exceed:</p> <p>(a) 10 kW/m² where involving a vulnerable use, essential service use or hazardous chemical facility use; or</p> <p>(b) For all other development 29 kW/m².</p> <p>Note—The radiant heat flux levels and a bushfire defensible space are to be established in accordance with a detailed hazard assessment guidance in the <i>Planning for Bushfire Resilient Communities</i> document.</p> <p>Note—Where a bushfire defensible space is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</p> <p>Note—For staged developments, temporary bushfire defensible space, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p>
All development	
<p>PO 14 Development is designed to ensure vehicular access is located and designed to allow safe evacuation of the site by occupants and maintain appropriate access by emergency services.</p> <p>Note—Driveways which exceed a length of 60m should accommodate turning areas for fire-fighting appliance vehicles in accordance with <i>Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots</i>, Queensland Fire and Emergency Services, 2015.</p>	<p>AO 14.1 Private driveways:</p> <p>(a) do not exceed a length of 60 m from the street to the residence; and</p> <p>(b) do not exceed a gradient of 12.5%; and</p> <p>(c) have a minimum width of 3.5 m; and</p> <p>(d) have a minimum of 4.8 m vertical clearance</p> <p>accommodate turning areas for fire-fighting appliance vehicles in accordance with <i>Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots</i>, Queensland Fire and Emergency Services, 2015; and serve no more than three buildings.</p>

Table 8.2.3.1 – Bushfire hazard overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
<p>PO 15 Development includes a dedicated static water supply that is available solely for fire-fighting purposes and can be accessed by fire-fighting appliance vehicles.</p>	<p>AO 15.1 Development is located within a reticulated water supply area.</p> <p>OR</p> <p>AO 15.2 Where development is not located within a reticulated water supply area, a water tank is provided within 10 m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) is located below ground level, or of non-flammable construction; and (b) has a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ul style="list-style-type: none"> (i) 10,000 litres for residential buildings; or (ii) for industrial, commercial and other buildings, a volume specified in AS 2304–2011 Water storage tanks for fire protection. <p>includes shielding of tanks and pumps in accordance with AS2304–2011 Water storage tanks for fire protection allows medium rigid vehicle (15 tonne fire appliance) clear access within 6 m of the tank</p>

Table 8.2.3.1 – Bushfire hazard overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
<p>PO 16 Revegetation or rehabilitation areas are designed and managed to ensure the area does not have the potential to become a bushfire-prone area in the future.</p> <p>Note—To comply with the performance outcome, it is recommended that a bushfire hazard assessment be prepared and provided using the methodology set out in the detailed hazard assessment guidance.</p>	<p>AO 16.1 Dimensions and configuration of revegetation or rehabilitation areas do not create an additional bushfire prone area.</p> <p>Note—Patch and corridor filtering rules used to create the statewide bushfire-prone area mapping should be used to determine if dimensions and configuration of areas designated for revegetation and rehabilitation will not create a bushfire-prone area in the future. Guidance on this can be found in <i>Planning for Bushfire Resilient Communities</i>.</p> <p>OR</p> <p>AO 16.2 Revegetation or rehabilitation areas are designed and managed to maintain:</p> <p>(a) a potential available fuel load which is less than 8 tonnes/hectare in aggregate; and</p> <p>(b) fuel structure which is discontinuous.</p> <p>Note—To demonstrate compliance with this acceptable outcome, it is recommended that a landscape maintenance plan is prepared.</p>
<p>PO 17 Landscaping and fuel sources within the bushfire prone area that are located between hazardous vegetation and building envelopes do not increase the potential for bushfire hazard.</p>	<p>AO 17.1 Landscaping treatments are designed to achieve and maintain a:</p> <p>(a) potential available fuel load which is less than 8 tonnes/hectare in aggregate; and</p> <p>(b) fuel structure which is discontinuous.</p> <p>Note—To demonstrate compliance with this acceptable outcome, a landscape maintenance plan specifying long term management arrangements should be provided.</p>

Table 8.2.3.2 – Vulnerable uses, essential service uses, and hazardous chemical facility uses

Vulnerable uses	Vulnerable person accommodation or congregation of vulnerable sectors of the community such as: <ul style="list-style-type: none"> • child care centres, community care centres, detention facilities, rooming accommodation, retirement facilities or residential care facilities, tourist parks; and • types of community infrastructure including hospitals and associated institutions, educational facilities, emergency services.
Essential service uses	The provision of essential services such as utility installations, telecommunications facilities, substations, major electricity infrastructure.
Hazardous chemical facility uses	The use of premises for a facility at which prescribed hazardous chemical is present or likely to be present in a quantity that exceeds 10% of the chemical's threshold quantity under the Work Health and Safety Regulation, schedule 15 (Planning Regulation 2016).

8.2.4 Extractive resources overlay code

8.2.4.1 Application

This code applies to assessing a material change of use, reconfiguring a lot and operational work in the Extractive resources overlay.

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

Land in the Extractive resources overlay is identified the **Extractive Resources Overlay Map 1 (OM-ER-01)** which include the following sub-categories:

- (1) Resource processing area
- (2) Separation area
- (3) Transport route
- (4) Transport route separation area

8.2.4.2 Purpose

The purpose of the Extractive resources overlay code is to ensure significant extractive resources are protected from the encroachment of inappropriate development and ensure *sensitive land uses* are not adversely impacted by extractive resources.

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

- (1) Key resource area 137 and the transport route to the Barkly Highway as identified on the State Planning Policy Interactive Mapping System is protected from encroaching development that is not compatible with extractive resource activities;
- (2) Adverse impacts from extractive resources on sensitive land uses are avoided.

8.2.4.3 Assessment benchmarks

Table 8.2.4.1 – Extractive resources overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
Resource/processing area	
<p>PO 1 Development where located within the Resource or processing area:</p> <p>(a) does not compromise the ability to extract the natural resource in a safe, efficient and sustainable manner; and</p> <p>(b) does not introduce or increase <i>sensitive land uses</i>.</p>	<p>AO 1.1 No acceptable outcome is prescribed.</p>
Separation area, Transport route and Transport route separation area	
<p>PO 2 Development where located within the Separation area and Transport route separation area:</p> <p>(a) does not compromise the current and/or future extraction, processing and transportation of resources; and</p> <p>(b) ensures an appropriately sized buffer between sensitive land uses, the resource/processing area and the transportation route of the key resource area.</p>	<p>AO 2.1 No acceptable outcome is prescribed</p>
<p>PO 3 Development does not significantly impact on the amenity of existing <i>sensitive land uses</i> within and external to the Separation area.</p>	<p>AO 3.1 No acceptable outcome is prescribed</p>
<p>PO 4 Development:</p> <p>(a) does not adversely impact on the efficient transportation of extractive material; and</p> <p>(b) ensures safe access onto a designated transport route.</p>	<p>AO 4.1 Access on to the Transport route is in accordance with the <i>Department of Main Roads 'Road Planning and Design Manual'</i>.</p> <p>Note—Requirements and standards may change in time. It is advised to contact the Department of Transport and Main Roads to confirm the most up to date requirements.</p>
Environmental management	
<p>PO 5 At the completion of <i>extractive industry</i> activities, the area is rehabilitated.</p>	<p>AO 5.1 No acceptable outcome is prescribed</p>

8.2.5 Flood hazard overlay code

8.2.5.1 Application

This code applies to assessing a material change of use, reconfiguring a lot and operational work for development in the Flood hazard overlay.

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

Land in the Flood hazard overlay is identified as follows:

- (a) **Flood Hazard Overlay Maps 1 to 7 (OM-FH-01 to OM-FH-07)** which include the following sub-category:
 - (1) 1 in 100-year *Annual Recurrence Interval (ARI)*
- and
- (b) [State Planning Policy \(SPP\) Interactive Mapping System – Safety and Resilience to Hazards: Natural Hazards Risk and Resilience](#) which includes the following sub-category:
 - (1) Flood hazard area - Level 1 – Queensland floodplain assessment overlay

8.2.5.2 Purpose

The purpose of the Flood hazard overlay code is to:

1. provide for the assessment of the suitability of development in the Flood hazard overlay area to ensure that risk to life, property, community, economic activity and the environment during flood events is minimised; and
2. ensure that development does not increase the potential for flood damage on-site or to other property.

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

- (a) the development siting, layout, and access responds to the risk of the natural hazard and minimises risk to personal safety;
- (b) the development is resilient to natural hazard events by ensuring siting and design accounts for the potential risks of natural hazards to property;
- (c) the development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;
- (d) the development directly, indirectly and cumulatively avoids an unacceptable increase in severity of then natural hazards and does not significantly increase the potential for damage on the site or to other properties;
- (e) the development avoids the release of hazardous materials as a result of a natural hazard event; and
- (f) natural processes and the protective function of landforms and/or vegetation are maintained in natural hazards areas.

8.2.5.3 Assessment benchmarks

Table 8.2.5.1 – Flood hazard overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Risk-compatible land use	
<p>PO 1 Development is compatible with the level of risk associated with the natural hazard, such that:</p> <p>(a) urban development in <i>flood hazard areas</i> is avoided; and</p> <p>(b) community infrastructure is located to minimise risk.</p>	<p>AO 1.1 Development in a <i>flood hazard area</i> is limited to non-urban uses.</p> <p>AO 1.2 Community infrastructure is located in accordance with the community infrastructure flood immunity standards specified in table 8.2.5.3.</p>
Resilient built form	
<p>PO 2 Development is resilient to flood events by ensuring design and built form take appropriate account of the potential risks of flooding.</p>	<p>AO 2.1 A new building or extension to an existing building is not located in a <i>flood hazard area</i>.</p> <p>AO 2.2 A new building in the <i>flood hazard area</i> provides a finished habitable floor level 300mm above the 1 in 100-year <i>Annual Recurrence Interval (ARI)</i>.</p> <p>OR</p> <p>AO 2.3 Where a finished habitable floor level is not prescribed, a new building is:</p> <p>(a) not located within the <i>flood hazard area</i>; or</p> <p>(b) located on the highest part of the site to minimise entrance of floodwaters.</p>

Table 8.2.5.1 – Flood hazard overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
<p>PO 3 Development ensures that a use which requires an interface with the public realm (including a commercial or residential use) maintains a functional and attractive relationship with the adjacent street frontage.</p>	<p>AO 3.1 Development for a residential use where pier and pole construction is utilised:</p> <p>(a) if understorey screening is provided it is a minimum of 50% permeable to allow for the flow of floodwater through the understorey.</p> <p>OR</p> <p>AO 3.2 Development for a commercial building or structure maintains an active street frontage through:</p> <p>(a) providing clear pedestrian access from any adjacent footpath to the floor level of the commercial activity; and</p> <p>(b) providing a retail or food and beverage use, if consistent with the purpose of the applicable zone and precinct, which interfaces with and overlooks the street; and</p> <p>(c) urban design treatments that screen the understorey of the building from view from the adjacent street frontage but do not impede flood flow.</p>

Table 8.2.5.1 – Flood hazard overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Siting, access and isolation	
<p>PO 4 Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p>AO 4.1 A lot for an urban purpose:</p> <ul style="list-style-type: none"> (a) is not located in the flood hazard area; or (b) has a ground level above the 1 in 100-year Annual Recurrence Interval (ARI). <p>AO 4.2 Development in a greenfield area protects a flood conveyance area by providing an easement or reserve over the area of the premises up to the 100-year <i>Annual Recurrence Interval (ARI)</i>.</p> <p>AO 4.3 The road and/or pathway layout in the development provides a safe and clear evacuation path:</p> <ul style="list-style-type: none"> (a) to ensure persons are not physically isolated from an adjacent flood-free urban area; and (b) by locating entry points into the reconfiguration above the 1 in 100-year <i>Annual Recurrence Interval (ARI)</i> and avoiding cul-de-sacs or other non-permeable layouts; and (c) in the form of at least one evacuation route that meets the requirements of Table 8.2.5.2 during floods up to the 1 in 100-year <i>Annual Recurrence Interval (ARI)</i>. <p>AO 4.4 A Development allows for an area within the development site at or above the flood planning level with sufficient space to accommodate the likely population of the development in safety for a relatively short time until flash flooding subsides (if applicable) or people can be evacuated.</p> <p>AO 4.5 Development ensures that:</p> <ul style="list-style-type: none"> (a) signage is provided on a road or pathway indicating the position and path of all safe evacuation routes off the premises; and (b) if the premise contains or is within 100m of a waterway, hazard-warning signage and depth indicators are provided at each key hazard point, such as at a waterway crossing or an entrance to a low-lying reserve.

Table 8.2.5.1 – Flood hazard overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Infrastructure and utilities	
<p>PO 5 Utilities/infrastructure in a site (including roads electricity, gas, water supply, wastewater and telecommunications) supports community resilience during flood events.</p>	<p>AO 5.1 Utilities infrastructure components that are likely to fail to function as a result of intrusion of floodwaters or are likely to result in contamination from floodwaters are:</p> <ul style="list-style-type: none"> (a) not located in the <i>flood hazard area</i>; (b) located above the 1 in 100-year <i>Annual Recurrence Interval (ARI)</i>; or (c) located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters. <p>AO 5.2 In new subdivisions and large master planned developments/redevelopments, arterial, sub-arterial or major collector roads are located above the 1 in 100-year <i>Annual Recurrence Interval (ARI)</i>.</p>
Disaster management and recovery and business continuity	
<p>PO 6 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities, and ensures occupants are prepared for flood events.</p>	<p>AO 6.1 Development is located to support self-evacuation of people and ensure sufficient warning time for the nature of the use.</p> <p>AO 6.2 Development does not:</p> <ul style="list-style-type: none"> (a) shorten warning time for other uses in the floodplain; and (b) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes. <p>AO 6.3 Materials stored on site:</p> <ul style="list-style-type: none"> (a) are readily able to be moved in a flood event to a flood-free area; and (b) where capable of creating a safety hazard, by being shifted by floodwaters, are contained in order to minimise movement in times of flood. <p>Note—Businesses should ensure that necessary emergency and continuity plans are in place to account for the potential need to evacuate personnel and to relocate property prior to a flood event (e.g. to allow enough time to transfer stock to the upstairs level of a building or elsewhere).</p>

Table 8.2.5.1 – Flood hazard overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Hazardous processes or materials	
<p>PO 7 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO 7.1 Materials manufactured or stored on site are not hazardous or noxious or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event.</p> <p>OR</p> <p>AO 7.2 The manufacture or storage of hazardous materials are:</p> <ul style="list-style-type: none"> (a) located above the 1 in 100-year <i>Annual Recurrence Interval (ARI)</i>, or (b) designed to prevent the intrusion of floodwaters. <p>If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters.</p> <p>Note—Refer to the Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at: www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting</p>

Table 8.2.5.1 – Flood hazard overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Flood conveyance and behaviour	
<p>PO 8 Development directly, indirectly and cumulatively avoids:</p> <p>(a) any increase in water-flow velocity or flood level; and</p> <p>(b) an increase the potential for flood damage either on site or on other properties; and</p> <p>(c) reducing flood-warning times for any part of the floodplain.</p>	<p>AO 8.1 Works in an urban area associated with a proposed development do not involve:</p> <p>(a) any physical alteration to a watercourse or floodway including vegetation clearing; or</p> <p>(b) a net increase in filling (including berms/mounds).</p> <p>Note—Berms/mounds are considered to be an undesirable built form outcome and are not supported.</p> <p>OR</p> <p>AO 8.2 Works (including buildings and earthworks) in non-urban areas either do not involve a net increase in filling greater than 50m³;</p> <p>OR</p> <p>AO 8.3 Development:</p> <p>(a) maintains the flood storage capacity on the subject site; and</p> <p>(b) does not increase the volume, velocity, concentration or flow-path alignment of stormwater flow across sites upstream, downstream or in the general vicinity; and</p> <p>(c) avoids acceleration or retardation of flows or any reduction in flood-warning times elsewhere on the floodplain; and</p> <p>(d) does not increase stormwater ponding on sites upstream, downstream or in the general vicinity of the subject site.</p> <p>Note—The local government may request a hydraulic and hydrology report, prepared by a suitably qualified professional, to demonstrate compliance with this performance outcome/acceptable outcome.</p>

Table 8.2.5.1 – Flood hazard overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Community infrastructure	
<p>PO 9 Development involving community infrastructure, if necessary for the specific type of community infrastructure proposed:</p> <p>(a) avoids areas or circumstances of intolerable risk; and</p> <p>(b) remains functional to serve community need during and immediately after a flood event, if required; and</p> <p>(c) is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; and</p> <p>(d) retains essential site access during a flood event; and</p> <p>(e) is able to remain functional even when other infrastructure or services may be compromised in a flood event.</p>	<p>AO 9.1 Community infrastructure is located in accordance with the community infrastructure flood-immunity standards specified in table 8.2.5.3.</p> <p>AO 9.2 Infrastructure components that are likely to fail to function as a result of intrusion of floodwaters or are likely to result in contamination from flood waters are:</p> <p>(a) not located in the <i>flood hazard area</i>;</p> <p>(b) located above the 1 in 100-year <i>Annual Recurrence Interval (ARI)</i>; or</p> <p>(c) located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters; and</p> <p>(d) are designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by flood.</p> <p>AO 9.3 Uses involving vulnerable persons or community infrastructure that must operate during and immediately after a flood event have direct access to low hazard evacuation routes as defined in table 8.2.5.2.</p>

Table 8.2.5.2 – Evacuation route requirements

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

Note: *The evacuation times for various facilities or areas would (but not necessarily) be included in the Counter Disaster Plan (flooding). Generally, safe wading conditions assume even walking surfaces with no obstructions, steps, soft underfoot, etc.*

Table 8.2.5.3 – Minimum flood immunity standards for infrastructure

Infrastructure type	Minimum immunity
Transport infrastructure	
Any transport infrastructure as defined by the Regulation	No specific recommended flood level, but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.
Needing to operate during and immediately after a flood event	
<i>Hospitals</i> and associated institutions	Locate outside a <i>flood hazard area</i> and the 1 in 500-year <i>Annual Recurrence Interval (ARI)</i> .
<i>Emergency services</i> facility (including police facilities)	OR
Water cycle management infrastructure (water treatment plant)	Building floor levels at least 300mm above the 1 in 500-year <i>Annual Recurrence Interval (ARI)</i> .
Facilities utilised as an evacuation or recovery facility in addition to their normal function (e.g. sporting facility, community centre, meeting hall)	

Table 8.2.5.3 – Minimum flood immunity standards for infrastructure

Infrastructure type	Minimum immunity
Involving vulnerable persons	
<p>Retirement village <i>Residential care facility</i></p> <p>Facility (<i>child care centre</i>) where an education and care service under the Education and Care Services National Law (Queensland) is operated or a childcare service under the Child Care Act 2002 is conducted</p> <p>Correctional facility</p> <p><i>Education establishment</i></p>	<p>Locate outside a <i>flood hazard area</i> and the 1 in 100-year <i>Annual Recurrence Interval (ARI)</i>.</p>
Needing to operate soon after a flood event	
<p><i>Cemetery and crematorium</i></p> <p>Sporting facility, community centre, meeting hall (where not used as an evacuation or recovery facility)</p> <p>Waste management facilities</p> <p>Storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part</p>	<p>Locate outside a <i>flood hazard area</i> and the 1 in 100-year <i>Annual Recurrence Interval (ARI)</i>.</p> <p>OR</p> <p>Building floor levels at least 300mm above the 1 in 100-year <i>Annual Recurrence Interval (ARI)</i>.</p>
Facilities with potential primarily for property loss	
<p>Gallery, museum, library and any other similar community/cultural facility/use</p>	<p>Locate outside a <i>flood hazard area</i> and the 1 in 100-year <i>Annual Recurrence Interval (ARI)</i>.</p> <p>OR</p> <p>Building floor levels at least 300mm above the 1 in 100-year <i>Annual Recurrence Interval (ARI)</i>.</p>

8.2.6 Heritage overlay code

8.2.6.1 Application

This code applies to assessing a material change of use, reconfiguring a lot, operational work and building work in the Heritage overlay.

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

Land in the Heritage overlay is identified the **Heritage Overlay Maps 1 to 4 (OM-H-01 to OM-H-04)** which include the following sub-categories:

Note—for the purpose of this code a Place and Area are considered the same except where indicated otherwise.

- (1) Local Heritage Place and Area
- (2) Local Heritage Place Buffer
- (3) Local Heritage Area Buffer

Note—the Heritage overlay code only addresses Local Heritage Places and Areas, State and National Heritage Places are included for information purposes only.

8.2.6.2 Purpose

The purpose of the Heritage overlay code is to ensure development on, or adjoining, a Local Heritage Place is compatible with its cultural heritage significance of, as identified by the Mount Isa City Council's Local Heritage Register.

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

- (1) Development or re-use of a Local Heritage Place conserves its cultural heritage significance.
- (2) Heritage Places are protected from removal and demolition.
- (3) Archaeological features and artefacts are identified, managed and protected prior to and/or during development on a Local Heritage Place.
- (4) Development that occurs on properties adjoining a Local Heritage Place is compatible with, and does not adversely impact, the cultural heritage significance of the place.

Note—the Local Heritage Place Planning Scheme Policy in Schedule 6 provides guidance for satisfying certain outcomes in this code.

8.6.2.3 Assessment benchmarks

Table 8.2.6.1 – Heritage overlay code:

• **Assessment benchmarks for assessable development only**

Performance Outcomes	Acceptable Outcomes
Reconfiguring a lot involving a local heritage place on a lot adjoining a local heritage place	
<p>PO 1 Reconfiguring a lot does not:</p> <p>(a) reduce existing public access to the Local Heritage Place; or</p> <p>(b) result in the placement of a building or structure that would adversely change its setting or sever or obscure the Local Heritage Place from public view; or</p> <p>(c) obscure or destroy any of the following elements relating to the Local Heritage Place:</p> <p style="padding-left: 40px;">(i) pattern of historic subdivision; or</p> <p style="padding-left: 40px;">(ii) the landscape setting; or</p> <p style="padding-left: 40px;">(iii) the scale and consistency of the urban fabric.</p>	<p>AO 1.1 Development is undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance, (<i>The Burra Charter, 2013</i>).</p> <p>AO 1.2 A Statement of Impact is prepared by a suitably qualified professional that demonstrates how the proposed development will conserve and/or impact on the cultural heritage significance of the Local Heritage Place, including its setting and context.</p>
Material change of use involving a Local Heritage Place	
<p>PO 2 Development of a Local Heritage Place is compatible with the conservation and management of the cultural heritage significance of the Local Heritage Place.</p>	<p>AO 2.1 Development is undertaken in accordance with the ICOMOS Charter for the Conservation of Places of Cultural Significance (<i>Burra Charter 1999</i>).</p> <p>AO 2.2 A Statement of Impact is prepared by a suitably qualified professional that demonstrates how the proposed development will conserve and/or impact on the cultural significance of the Local Heritage Place, including its setting and context.</p> <p>AO 2.3 Heritage interpretation materials or methods (e.g signs and plaques) are provided, where appropriate</p>
Building work or operational work on a Local Heritage Place	
<p>PO 3 Development:</p> <p>(a) does not adversely affect the character, setting or appearance of the Local Heritage Place; and</p> <p>(b) is subservient to the features and values of the Local Heritage Place that contribute to its cultural heritage significance.</p>	<p>AO 3.1 Development does not alter, remove or conceal significant features of the Local Heritage Place as identified by the applicable Place Card in the Mount Isa City Council Local Heritage Register.</p> <p>AO 3.2 The scale, location and design of the development is compatible with the character, setting and appearance of the Local Heritage Place.</p> <p>AO 3.3 A Statement of Impact is prepared by a suitably qualified professional that demonstrates how the proposed development will conserve and/or</p>

Table 8.2.6.1 – Heritage overlay code:

• **Assessment benchmarks for assessable development only**

Performance Outcomes	Acceptable Outcomes
	impact on the cultural significance of the Local Heritage Place, including its setting and context.
<p>PO 4 Changes to a Local Heritage Place are appropriately managed and documented.</p>	<p>AO 4.1 Where changes to a Local Heritage Place are proposed:</p> <ul style="list-style-type: none"> (a) a Heritage Conservation Management Plan is prepared by a suitably qualified professional in accordance with the Australia ICOMOS Charter for Places of Cultural Significance, (<i>The Burra Charter, 2013</i>); and (b) development is undertaken in accordance with a Heritage Conservation Management Plan prepared by a suitably qualified professional in accordance with the Australia ICOMOS Charter for Places of Cultural Significance, (<i>The Burra Charter, 2013</i>); and (c) an archival quality photographic record is made of the features of the Place that will be altered or destroyed because of a development. The archival record must meet the standards outlined in the <i>Guideline: Archival Recording of Heritage Places</i> (Department of Environment and Heritage Protection).
<p>PO 5 Vegetation that contributes to the cultural heritage significance of the Local Heritage Place is protected.</p>	<p>AO 5.1 Existing vegetation that forms part of the Local Heritage Place is retained and incorporated into the design and layout of development.</p>
<p>PO 6 Operational work conserves the archaeological significance or potential archaeological significance of a Local Heritage Place.</p>	<p>AO 6.1 Where a Local Heritage Place has been identified as an archaeological place, or identified as having potential archaeological significance:</p> <ul style="list-style-type: none"> (a) a suitably qualified and experienced archaeologist is appointed to assess the impact of the operational work on any identified and/or potential archaeological artifacts and/or features of local heritage significance; and (b) if required by Council, the archaeologist must develop and submit to Council for approval an Archaeological Management Plan.

Table 8.2.6.1 – Heritage overlay code:

• **Assessment benchmarks for assessable development only**

Performance Outcomes	Acceptable Outcomes
<p>PO 7 <i>Advertising devices</i> located on a Local Heritage Place are sited and designed in a manner that:</p> <p>(a) is compatible with the cultural heritage significance of the place; and</p> <p>(b) does not obscure the appearance or prominence of the Local Heritage Place when viewed from the street or other public places.</p>	<p>AO 7.1 No acceptable outcome is prescribed,</p> <p>Note—where required Council, a Statement of Impact is prepared by a suitably qualified professional that demonstrates how the proposed development will conserve and/or impact the cultural heritage significance of the Place/Area, including its setting and context.</p>

Table 8.2.6.1 – Heritage overlay code:

• **Assessment benchmarks for assessable development only**

Performance Outcomes	Acceptable Outcomes
Building work, material change of use or operational work involving <i>advertising devices</i> on a lot or premises adjoining a local heritage place	
<p>PO 8 Material change of use and/or building work on a property adjoining a Local Heritage Place does not adversely affect the cultural heritage significance of the Local Heritage Place, including its context, setting, appearance and archaeology.</p>	<p>No acceptable outcome is prescribed</p>
<p>PO 9 The scale, location and design of the development is compatible with the cultural heritage significance of the Local Heritage Place, including its context, setting, appearance and archaeology.</p>	<p>No acceptable outcome is prescribed</p>
<p>PO 10 <i>Advertising devices</i> located on a lot or premises adjoining a Local Heritage Place are sited and designed in a manner that:</p> <p>(a) is compatible with the cultural heritage significance of the place; and</p> <p>(b) does not obscure the appearance or prominence of the place when viewed from the street or other public places.</p>	<p>AO 10.1 No acceptable outcome is prescribed.</p> <p>Note—where required by Council, a Statement of Impact is prepared by a suitably qualified professional that demonstrates how the proposed development will conserve and/or impact the cultural heritage significance of the Place, including its setting and context.</p>

8.2.7 Lake Moondarra environs overlay code

8.2.7.1 Application

This code applies to assessing a material change of use, reconfiguring a lot, operational work and building work in the Lake Moondarra environs overlay.

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

Land in the Lake Moondarra environs overlay is identified the **Lake Moondarra Environs Overlay Map 1 (OM-LME-01)** which include the following sub-categories:

- (1) Lake Moondarra
- (2) Lake Moondarra environs

8.2.7.2 Purpose

The purpose of the Lake Moondarra environs overlay code is to protect the scenic and ecological values of the land around Lake Moondarra and protect the water quality of the lake which a primary recreational, scenic and water supply resource for the Mount Isa community.

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

- (1) Development ensures impacts on the biodiversity and scenic values of the land around Lake Moondarra are avoided;
- (2) Where impacts cannot be avoided, the design, scale, type and location of development minimises impacts;
- (3) Development with the potential to impact on the water quality of Lake Moondarra is avoided.

8.2.7.3 Assessment benchmarks

Table 8.2.7.1 – Lake Moondarra environs overlay code:

- **Assessment benchmarks for assessable development only**

Performance Outcomes	Acceptable Outcomes
Scenic Amenity	
<p>PO 1 Development maintains the scenic values of the lake Moondarra.</p>	<p>AO 1.1 <i>Building height</i> does not exceed 4.5 metres.</p> <p>AO 1.2 Development on hilltops is avoided.</p> <p>AO 1.3 Earthworks are avoided where possible.</p> <p>AO 1.4 Development is not visible from the recreation/picnic area at Transport Bay unless associated with or ancillary to <i>recreation activities</i> there.</p> <p>AO 1.5 Any structures include adjoining <i>landscaping</i> consisting of native species compatible with the Lake Moondarra and sustainable with minimal maintenance.</p>
<p>PO 2 Development other than low impact recreational facilities or club houses and facilities for groups and <i>clubs</i> utilising the lake is avoided.</p>	<p>No acceptable outcome is prescribed.</p>
Ecological Values	
<p>PO 3 Vegetation disturbance:</p> <p>(a) is avoided; or (b) where disturbance cannot be avoided, the loss or decrease of values is minimised.</p>	<p>AO 3.1</p> <p>(a) Vegetation clearing is avoided by focussing development on areas already disturbed; or</p> <p>(b) The <i>development footprint</i>, design and layout are informed by an ecological assessment prepared by a professional ecologist that:</p> <p>(i) identifies and evaluates biodiversity values and ecological features and processes; and</p> <p>(ii) identifies the likely impacts of the development to biodiversity; and</p> <p>(iii) outlines how any potential impacts on biodiversity will be avoided or mitigated.</p>

Table 8.2.7.1 – Lake Moondarra environs overlay code:

- **Assessment benchmarks for assessable development only**

Performance Outcomes	Acceptable Outcomes
Water Quality	
<p>PO 4 Activities which may have a detrimental activity on water quality are avoided.</p>	No acceptable outcome is prescribed.
<p>PO 5 Development is appropriately set back from the full supply level of the lake</p>	<p>AO 5.1 Structures, other than those associated with provided access to the lake, for example, boat ramps and <i>landings</i> are set back at least 20 metres from the 110 per cent full supply level of the lake.</p>

8.2.8 Major infrastructure overlay code

8.2.8.1 Application

This code applies to assessing a material change of use, reconfiguring a lot, operational work and building work in the Major infrastructure overlay

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

Land in the Major infrastructure overlay is identified in the following sub-categories of the [State Planning Policy \(SPP\) Interactive Mapping System](#):

- (a) **Infrastructure: Energy and Water Supply:**
 - Major electricity infrastructure (Ergon)
 - Electricity Substation (Ergon)
- (b) **Infrastructure: Transport Infrastructure:**
 - State controlled road
 - Future state controlled road
 - Railway corridor
- (c) **Economic Growth: Agriculture:**
 - Stock route network
- (d) **Information Purposes: Transport Infrastructure:**
 - Transport noise corridor – State controlled road (mandatory)
 - Transport noise corridor – State controlled road (voluntary)
 - Transport noise corridor – railway

Land in the Major infrastructure overlay is also identified in the following maps:

- (a) **Major Infrastructure Overlay – Bulk Water - Maps 1 to 3 (OM-BW-01 to OM-BW-03)** which include the following sub-categories:
 - Bulk Raw water Supply
 - 25 metre buffer
- (b) **Major Infrastructure Overlay – Road Hierarchy - Maps 1 to 11 (OM-RH-01 to OM-RH-11)** which include the following sub-categories:
 - State controlled road
 - Sub-arterial road
 - Distributor road
 - Collector road
 - Access road
 - Major rural road
 - Minor rural road
 - Car park

Finally, high-pressure gas pipelines within Mount Isa are identified via: **DNRM's: MinesOnlineMaps** at: <https://www.business.qld.gov.au/industries/mining-energy-water/resources/minerals-coal/online-services/minesonlinemaps>

8.2.8.2 Purpose

The purpose of the Major infrastructure overlay code is to ensure development in close proximity to major infrastructure, does not result in any negative impact on their function.

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

- (1) The function of State transport infrastructure is protected from unsuitable development in close proximity.
- (2) Sensitive land uses are separated or buffered from major electricity infrastructure.
- (3) Sensitive land uses close to State transport infrastructure are designed to mitigate impacts on amenity and safety.
- (4) Development does not undermine the function and viability of stock routes.

8.2.8.3 Assessment benchmarks

Table 8.2.8.1 – Major infrastructure overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
Major energy transmission facilities	
<p>PO 1 Development involving a <i>sensitive land use</i> is sufficiently separated from major electricity infrastructure or substations to minimise the likelihood of nuisance or complaint.</p>	<p>AO 1.1 <i>Sensitive land uses</i> do not encroach within 20 metres of from Major electricity infrastructure or substations depicted in the Major infrastructure overlay.</p> <p>AO 1.2 Development for a <i>child care centre, hospital or educational establishment</i> ensures that buildings and outdoor activity areas are <i>setback</i> from the most proximate boundary of an electricity transmission line easement as follows:</p> <ul style="list-style-type: none"> (a) A 20 metre separation distance for transmission lines between 33kV and 133kV; and (b) A 30 metre separation distance for transmission lines between 133kV and 275kV; and (c) A 40 metre separation distance for transmission lines greater than 275kV. <p>Note—transmission line easements are outlined in the State Planning Policy (SPP) Interactive Mapping System Infrastructure – Energy and Water supply – Major electricity infrastructure.</p>
<p>PO 2 There is sufficient space within the site to establish landscaping which substantively assists in screening and softening obtrusive major electricity and substations.</p>	<p>AO 2.1 A minimum 3-metre-wide densely planted landscaped buffer is provided along the boundary adjoining major electricity infrastructure or substations as depicted in the Major infrastructure overlay, which:</p> <ul style="list-style-type: none"> (a) includes provision for advanced trees and shrubs that will grow to a minimum height of 10 metres; and (b) comprises species as outlined in Schedule 6.4: Preferred plants planning scheme policy

Table 8.2.8.1 – Major infrastructure overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
<p>PO 3 Major electricity infrastructure on private land is included in an easement.</p>	<p>AO 3.1 Existing infrastructure easements are maintained and where none currently exist, new easements are created which are sufficient for the electricity provider's requirements.</p>
State transport infrastructure	
<p>PO 4 Development does not impact on the safety and efficiency of the state transport network.</p>	<p>AO 4.1 No acceptable outcome is prescribed</p>
<p>PO 5 Development does not compromise the orderly provision or upgrading of the state transport network or infrastructure.</p>	<p>AO 5.1 No acceptable outcome is prescribed</p>
<p>PO 6 Development within Transport noise corridors as depicted in the Major infrastructure overlay; is:</p> <p>(a) set back from the corridor to avoid adverse impacts to the operation of the road corridor; and</p> <p>(b) located, designed, orientated and constructed to minimise the emission of noise, vibration and dust emissions from the State-controlled road and Railway.</p>	<p>AO 6.1 Development accords with the Queensland Development Code. In particular MP 4.4 – Buildings In A Transport Noise Corridor.</p>
Stock routes	
<p>PO 7 In the rural zone, development on or adjacent to stock routes as depicted in the Major infrastructure overlay does not impact on use of stock routes for the movement and grazing of livestock.</p>	<p>AO 7.1 In the Rural zone, development on or adjacent to stock routes as depicted in the Major infrastructure overlay is limited to <i>rural activities</i> which do not impede the movement and grazing of livestock.</p>
Bulk water infrastructure and High-pressure gas pipelines	
<p>PO 8 Development adjacent or close to bulk water infrastructure and high-pressure gas pipelines maintains integrity of these pipelines and allows for access for required maintenance and upgrade activities.</p>	<p>AO 8.1 No acceptable outcome is prescribed</p>

8.2.9 Scenic amenity overlay code

8.2.9.1 Application

This code applies to assessing a material change of use, reconfiguring a lot and operational work in the Scenic amenity overlay.

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

Land in the Scenic amenity overlay is identified in the **Scenic Amenity Overlay Maps 1 to 6 (OM-SA-01 to OM-SA-06)**.

8.2.9.2 Purpose

The purpose of the Scenic amenity overlay code is to protect the scenic amenity of the hills within and close to the urban area of Mount Isa.

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

- (1) The natural and pristine appearance of the rugged hills within and to the east of the urban area of Mount Isa is retained.
- (2) Public access to, and maintenance of outlooks from significant and popular viewpoints is maintained and enhanced.

8.2.9.3 Assessment benchmarks

Table 8.2.9.1 – Scenic amenity overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
<p>PO 1 Development is compatible with the character and does not reduce the scenic amenity of a place.</p>	<p>AO 1.1 Development is limited to picnic tables, shelters, viewing platforms and infrastructure necessary to achieve safe access and essential management of the area.</p>
<p>PO 2 Development is sited to minimise any potential adverse impacts on the scenic qualities of the site and the area, having regard to (amongst other things):</p> <ul style="list-style-type: none"> (a) retaining important skyline elements, including vegetated ridgelines; and (b) retaining significant views into and out of the area; and (c) achieving <i>built form</i> which is not obtrusive, particularly from key viewing points and access routes; and (d) retaining and supplementing significant vegetation and other <i>landscaping</i>; and (e) avoiding earthworks, driveways, car parking areas and other development that might contribute to visual scarring of the landscape 	<p>No acceptable outcome is prescribed.</p>
<p>PO 3 The scale and design of development complements the integrity of the landscape and does not dominate or adversely impact the natural scenic landscape.</p>	<p>AO 3.1 Structures do not exceed 8.5 meters in height.</p> <p>AO 3.2 Buildings or other structures are finished with natural subdued colours such as dark blues, dark greens, dark greys, ochres, olives; or of natural or stained timbers and metal cladding (including roofing) is non-reflective and painted in subdued colours</p> <p>AO 3.3 Development retains existing native vegetation, where practical.</p> <p>AO 3.4 Roads, driveways and pathways on hills follow natural contours and are aligned across the slope, rather than a direct path up the slope.</p> <p>AO 3.5 Excavation or filling areas are rehabilitated immediately on completion with:</p>

Table 8.2.9.1 – Scenic amenity overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
	(a) re-grading and draining of disturbed surfaces to form even profiles; and (b) spreading topsoil suitable for planting; and (c) dense plantings of endemic native plant species.
PO 4 Development on the hills does not obstruct views from key outlooks, e.g. Mount Isa Lookout.	No acceptable outcome is prescribed.
PO 5 The layout of any subdivision preserves the scenic qualities of the <i>site</i> and the surrounding area, having regard to: (a) siting of <i>dwellings</i> and other structures; and (b) the design and location of any roads and driveways.	No acceptable outcome is prescribed.

8.2.10 Wetlands and waterway corridors overlay code

8.2.10.1 Application

This code applies to assessing a material change of use, reconfiguring a lot, operational work in the Wetlands and waterway corridors overlay.

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

Land in the Wetlands and waterway corridors overlay as identified the [State Planning Policy \(SPP\) Interactive Mapping System – Environment and Heritage: Biodiversity](#) which include the following sub-categories:

- (1) MSES – High Ecological Significance wetlands
- (2) MSES – High Ecological value waters (wetlands)
- (3) MSES – High Ecological waters (watercourse)
- (4) MSES - Regulated Vegetation (intersecting a watercourse)

8.2.10.2 Purpose

The purpose of the Wetlands and waterway corridors overlay code is to avoid or minimise the impacts of development on waterways and wetlands throughout the Mount Isa Local Government Area.

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

- (1) Development ensures ecological processes, hydrological regimes and ecosystem services provided by waterways and wetlands are retained and enhanced;
- (2) Natural watercourses are retained in an undisturbed condition and protected from erosion;
- (3) Negative impacts on water quality are avoided; or where impacts cannot be avoided, the design and location of development minimises impacts on biodiversity values;
- (4) The natural scenic, amenity and landscape values of waterway corridors and wetlands are maintained or enhanced;

8.2.10.3 Assessment benchmarks

Table 8.2.10.1 – Wetlands and waterways overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
Wetlands and Waterway Corridors	
<p>PO 1 Development maintains and enhances the environmental values and functioning of wetlands, waterway corridors and principal water storages.</p>	<p>AO 1.1 Development does not encroach:</p> <ul style="list-style-type: none"> (a) within 25 metres from a wetland or waterway as depicted in the Wetlands and waterway corridors overlay; or (b) within 10 metres from the boundary of a property where this boundary is within 10 metres from wetland or waterway as depicted in the Wetlands and waterway corridors overlay.
<p>PO 2 Where development within waterway corridors cannot be avoided, the works ensure the integrity of the waterway or wetland is retained.</p>	<p>AO 2.1 Development within 25 metres from wetland or waterways as depicted in the Wetlands and waterway corridors overlay do not involve any the following activities:</p> <ul style="list-style-type: none"> (a) building work; or (b) physical disturbance of stream bed and banks including diverting, channelling, filling and excavating; or (c) earthworks; or (d) construction; or (e) any works between November and April inclusive.
<p>PO 3 Natural vegetation within waterway corridors and wetlands is undisturbed and/or rehabilitated to minimise release of pollutants and to prevent erosion.</p>	<p>AO 3.1</p> <ul style="list-style-type: none"> (a) Clearing of native vegetation within 25 metres from wetland or waterways as identified in the Wetlands and waterway corridors overlay is avoided; or (b) Where clearing of vegetation cannot be avoided, restoration/rehabilitation of native vegetation of adjoining nearby degraded areas is undertaken.
<p>PO 4 Development does not result in the introduction of non-native pest plants or animals that pose a risk to the ecological values and processes of a wetland or waterway.</p>	<p>No acceptable outcome is prescribed.</p>

Table 8.2.10.1 – Wetlands and waterways overlay code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance Outcomes	Acceptable Outcomes
<p>PO 5 During construction and operation of any development, waterways, wetlands and principal water storages are protected from stormwater impacts.</p>	<p>AO 5.1 Development does not result in any measurable change to the quantity or quality of stormwater entering the wetland, waterway or principal water storages during construction or operation.</p> <p>AO 5.2 All work to be protected during construction by erosion and sedimentation protection measures in accordance with Schedule 6: Engineering works and services planning scheme policy.</p>

Part 9 Development codes



Part 9 Development codes

9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) The following codes and requirements apply to development under Schedule 6 of the Regulation are relevant for the planning scheme.
- (3) Use codes and other development codes are specific to each planning scheme area.
- (4) The following are the codes and requirements under the Regulation for development in the planning scheme area:
 - (a) Community residence code requirements applying to development that may not be made assessable development under the planning scheme
 - (b) Cropping (involving forestry for wood production) code applying to development that may not be made assessable development under the planning scheme
 - (c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code applying to development for which code assessment is required under schedule 10, part 12 and schedule 10, part 14 division 2 of the Regulation.
- (5) The following are the use codes for the planning scheme:
 - (a) Centre and entertainment activities code
 - (b) Community and recreation activities code
 - (c) Home based business code
 - (d) Industry and infrastructure activities code
 - (e) Relocatable home park and tourist park code
 - (f) Residential activities code
 - (g) Rural activities code
- (6) The following are the other development codes for the planning scheme:
 - (a) Advertising devices code
 - (b) Engineering works and services code
 - (c) Excavation and filling code
 - (d) Water quality code
 - (e) Landscaping code
 - (f) Parking access and loading code
 - (g) Reconfiguring a lot code

9.2 Development that cannot be made assessable in accordance with Schedule 6 of the Planning Regulation 2016

9.2.1 Community residence requirements

Development for a community residence that complies with all the requirements in **Table 9.2.1.1** is accepted development.

Table 9.2.1.1—Community residence for accepted development only

Requirements	
1	The premises is located in the General residential zone, Rural residential zone or Township zone
2	No more than 7 support workers attend the residence in a 24-hour period; and
3	At least 2 car parks are provided on the premises for use by residents and visitors, 1 of which is suitable for persons with disabilities; and
4	At least 1 of the car parks stated in (3) is suitable for persons with disabilities
5	At least 1 car park is provided on the premises for use by support workers.

Editor's Note – Schedule 6, Part 2 (6) of the Regulation states the development the planning scheme is prohibited for making assessable development for a material change of use for community residence

9.2.2 Requirements for Cropping involving forestry for wood production code for accepted development

The planning scheme does not establish a variation in the category of development and assessment for a material change of use for *cropping* (involving forestry for wood production) or for operational work for harvesting trees for wood production in a Rural zone and as such the code does not apply to the planning scheme area.

9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code

The purpose of the reconfiguring a lot (subdividing one lot into two lots) and associated operational works code is for assessing applications for development for reconfiguring a lot that requires assessment as regulated in Part 5, section 5.4 under **Table 5.4.2— Regulated categories of development and categories of assessment: Reconfiguring a lot**

Editor’s note – Schedule 12 (3) of the Regulation sets out the assessment benchmarks for the reconfiguring a lot.

This code applies to a reconfiguring of a lot if –

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

However, this code does not apply if –

- (a) all or part of the premises, are in an erosion prone area or any of the following areas under a local instrument –
 - (i) a flood hazard area;
 - (ii) a bushfire hazard area;
 - (iii) a landslide hazard area;
 - (iv) a storm tide inundation area; or
- (b) an overlay in a local instrument applies to all or part of the premises, or any part of the premises.

For this section –

Industrial zone means area, however described, designated in a local categorising instrument as industrial.

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

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

Table 9.2.3.1—Reconfiguring a lot (subdividing one lot into two lots) and associated operational works requiring code assessment

Assessment benchmarks	
CO1	The frontage of each created lot complies with the minimum frontage requirements for the relevant zone stated in a local instrument.
CO2	The building envelope of each created lot complies with the building envelope requirements for the relevant zone stated in a local instrument.
CO3	The reconfiguration involved the creation of a rear lot only if the local instrument states that a rear lot is consistent with the relevant zone.
CO4	The number of lots, including rear lots adjoining each created lot complies with the maximum number of adjoining lots of the relevant zone stated in a local instrument.
CO5	If the reconfiguration creates a rear lot— <ul style="list-style-type: none"> (i) An access strip for the rear lot does not adjoin the access strip of more than 1 other rear lot; and

Table 9.2.3.1—Reconfiguring a lot (subdividing one lot into two lots) and associated operational works requiring code assessment

Assessment benchmarks	
	(ii) No more than 2 rear lots are accessed from the head of a single cul-de-sac
CO6	If a local instrument states minimum setback distances for the relevant zone—the distance of a building or structure from a boundary of a created lot complies with the minimum distances stated in the local instrument.
CO7	If the reconfiguration is in a residential zone and a local instrument does not state minimum setback distances for the zone—the distance of an existing building or structure from a boundary of a created lot complies with the minimum setback distances stated in the Queensland Development Code, parts 1.1 to 1.3
CO8	A new building or structure on the premises <ul style="list-style-type: none"> (i) will comply with the Queensland Development Code, part 1.4; and (ii) will be outside of an existing or planning infrastructure easement.
CO9	Each created lot has access to the existing road network through: <ul style="list-style-type: none"> (i) Direct road frontage; or (ii) An access strip; or (iii) An access easement, if a local instrument states that an access easement is consistent with the relevant zone.
CO10	Access from each created lot to the existing road network is: <ul style="list-style-type: none"> (i) Lawful, safe and practical; and (ii) Designed and built in accordance with requirements for the relevant zone stated in a local instrument, including requirements about width, length or gradient;
CO11	If a local instrument does not state a minimum width requirement for an access strip or access easement in the relevant zone – an access strip or access easement for a created lot has a minimum width of – <ul style="list-style-type: none"> (i) For reconfiguring a lot in a residential zone - 5m; or (ii) For reconfiguring a lot in an industry zone - 8m.
CO12	If a local instrument does not state a maximum length requirement for an access strip or access easement in the relevant zone – an access strip or access easement for a created lot has a maximum length of 50m.
CO13	If the premises are in a reticulated water area – each created lot is connected to the reticulated water supply system.
CO14	If the premises are not in a reticulated water area – each created lot has an alternative potable water supply source that complies with the minimum storage capacity requirements for the relevant zone stated in a local instrument.
CO15	If the premises are in an area with a sewerage service – each created lot is connected to the sewerage service.
CO16	If the premises are not in an area with a sewerage service – each created lot has an effluent treatment and disposal system designed and built in accordance with the requirements stated in a local instrument.
CO17	Each lot is connected to a supply network and telecommunication network, if required under a local instrument.
CO18	Any other infrastructure necessary to service the lots will be provided, designed and built in accordance with the requirements stated in a local instrument.
CO19	The release of sediment from the premises, including from erosion and sediment-laden stormwater runoff: <ul style="list-style-type: none"> (i) is minimised during and after construction; and (ii) complies with the requirements stated in a local instrument.
CO20	Filling and excavation on the premises – <ul style="list-style-type: none"> (i) does not cause a vertical change to the natural ground level of more than 1 metre; and (ii) does not result in ponding on the premises or adjoining land; and (iii) complies with the requirements stated in a local instrument.

9.3 Use codes

9.3.1 Centre and entertainment activities code

9.3.1.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Centre and entertainment activities code in the tables of assessment in Part 5 of this Planning Scheme; and
- (2) impact assessable development for a *centre or entertainment activity* listed in Schedule 1.1 or an undefined use of a similar nature.

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

9.3.1.2 Purpose

The purpose of the Centre and entertainment activities code is to ensure that *centre and entertainment activities* are located, designed, operated and maintained in a manner that provides a safe and comfortable environment for all users and protects the amenity of surrounding areas, and does not adversely impact the natural environment.

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

- (1) Development is commensurate with the purpose and overall outcomes of the zone in which it is located.
- (2) Development is located on a site that is suitable for *centre and entertainment activities*.
- (3) The health and safety of all users is not compromised by incompatible land use activities or poor design.
- (4) *Centre and entertainment activities* are designed to complement and be sympathetic to the built form, character and environment of the surrounding area.
- (5) *Centre and entertainment activities* are located, designed, operated and maintained to avoid and mitigate any detrimental impacts on nearby residential amenity.
- (6) *Centre and entertainment activities* generate traffic on access roads that is within the capacity of the road system and consistent with the types of traffic and frequency of traffic movement existing on the access roads.

9.3.1.3 Assessment benchmarks

Table 9.3.1.1 – Centre and entertainment activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Amenity and safety	
<p>PO 1 Development contributes to an active, safe and vibrant pedestrian environment during the day and evening by:</p> <p>(a) locating uses at <i>ground level</i> that activate the <i>road frontage</i>; and</p> <p>(b) providing <i>front building lines</i> that facilitate casual surveillance by maintaining visual connections with the street; and</p> <p>(c) avoiding blank <i>front building lines</i> by placing doors and windows at frequent intervals; and</p> <p>(d) locating each <i>shop frontage</i> so they directly face the street; and</p> <p>(e) is safely accessible to patrons.</p>	<p>AO 1.1 <i>Ground floor</i> uses that are located adjacent to the street are restricted to:</p> <p>(a) <i>centre activities</i>; and</p> <p>(b) <i>entertainment activities</i>; and</p> <p>(c) <i>community activities</i>; and</p> <p>(d) <i>service industry</i> uses</p> <p>and these uses occupy a minimum of 75 per cent of the <i>road frontage</i>.</p> <p>Note—components of <i>residential activities</i> that may be located adjacent to the street are limited to a lobby, mailboxes and vehicle access to parking areas.</p> <p>AO 1.2 Each <i>ground floor</i> use has a pedestrian doorway entrance direct from the footpath that is separate from entrances to <i>adjoining land uses</i> and vehicle entrances.</p> <p>AO 1.3 Building walls facing a road incorporate pedestrian entrances and/or windows for a minimum of 75 per cent of the total wall area.</p> <p>AO 1.4 Development design does not obstruct pedestrian movement on the footpath.</p>
<p>PO 2 Outdoor lighting enhances safety and maintains the amenity of the surrounding area without creating obtrusive light emissions either directly or by reflection.</p>	<p>AO 2.1 Outdoor lighting is designed, installed, operated and maintained in accordance with the parameters and requirements of <i>Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>

Table 9.3.1.1 – Centre and entertainment activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
<p>PO 3 Development does not adversely impact on the existing or future amenity of adjoining and nearby land uses, including, but not limited to the impacts of:</p> <ul style="list-style-type: none"> (a) air pollution; and (b) noise; and (c) vibration; and (d) odour; and (e) dust; and (f) lack of privacy; and (g) other emissions. 	<p>AO 3.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>.</p> <p>AO 3.2 Development achieves the acoustic quality objectives for sensitive receptors set out in the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>AO 3.3 Development does not involve Environmentally Relevant Activities (ERAs).</p> <p>AO 3.4 Vibrations produced on-site do not exceed the maximum acceptable levels identified in Australian Standard AS 2670.2 <i>Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)</i>.</p> <p>AO 3.5 Odour emissions produced on-site cannot be detected beyond the boundaries of the <i>site</i>.</p> <p>AO 3.6 Where food or cooking odour is released:</p> <ul style="list-style-type: none"> (a) Exhaust vents are separated from adjacent uses by a minimum distance of 6 metres horizontally; and (b) Odour is discharged vertically and directed away from the adjacent uses; and <p>AO 3.7 Impacts from dust produced on-site do not extend beyond the boundaries of the <i>site</i>.</p> <p>AO 3.8 Development on a <i>site</i> that has a common boundary with an existing <i>sensitive land use</i>, or a lot in the Low density residential zone, Medium density residential zone, Community facilities zone, Mixed-use zone or Rural residential zone:</p> <ul style="list-style-type: none"> (a) has a 1.8-metre-high solid fence provided along the entire common boundary; and (b) screens all noise emitting devices, such as air-conditioning equipment, pumps and ventilation fans; and (c) ensures areas where work could be undertaken outdoors are not located between the side and/or rear wall of the building and the common boundary; and

Table 9.3.1.1 – Centre and entertainment activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	(d) ensures outdoor dining, entertainment or smoking areas are not located between the side and/or rear wall of the building and the common boundary.
PO 4 Development, including the adjoining pedestrian footpath area, is maintained at all times in a clean, sanitary and tidy condition.	AO 4.1 A lockable tap is provided on the front façade or as close to the <i>road frontage</i> as possible (but not extending beyond to property boundary) to allow cleaning of the development frontage.
Built form, character, design and scale	
PO 5 Development: (a) reflects and enhances the existing character of the area and surrounding land uses; and (b) contributes to a cohesive <i>streetscape</i> and built form; and (c) is of a <i>building height</i> , bulk and form that is proportionate to, and commensurate with, the <i>site</i> area; and (d) avoids adverse amenity impacts on adjoining or nearby premises; and (e) does not prejudice the development of <i>adjoining sites</i> and enables existing and future buildings to be appropriately separated from each other.	AO 5.1 <i>Building height</i> (including all structures) is not greater than: (a) 10.5 metres and two <i>storeys</i> , in the following zones: • Rural; or • Rural residential; or (b) 10.5 metres, in Local centre zone; or (c) 15 metres and a maximum 8.5 metres <i>podium</i> height, in the Principal centre zone; or (d) 6 metres in the Open space zone; or (e) 8.5 metres in all other zones. AO 5.2 <i>Site cover</i> is not greater than: (a) 5 per cent in the following zones: • Rural residential; or • Open space; or (b) 25 per cent in the Sport and recreation zone; or (c) 50 per cent in the following zones: • Low density residential; or • Township; or (d) 60 per cent in the following zones: • Medium density residential; or • Mixed use; or • Local centre; or (e) 70 per cent in the Principal centre zone; or (f) 75 per cent in the following zones: • Low impact industry; or • Medium Impact industry; or • Special industry; or • Community facilities; or • Special purpose. AO 5.3 Buildings and other structures are <i>setback</i> from any <i>road frontage</i> :

Table 9.3.1.1 – Centre and entertainment activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<p>(a) in the Rural residential zone, a minimum 30 metres; or</p> <p>(b) in the Rural zone, a minimum 200 metres; or</p> <p>(c) in the Special industry zone, a minimum 10 metres; or</p> <p>(d) In the Low impact industry and Medium Impact Industry zone:</p> <ul style="list-style-type: none"> • 10 metres from any <i>road frontage</i> to the Barkly Highway; or • six metres from any other <i>road frontage</i>; or <p>(e) In the Local centre zone, in accordance with Table 9.3.1.3 – Local centre zone road and boundary setbacks; or</p> <p>(f) In the Principal centre zone, in accordance with Table 9.3.1.4 – Principal centre zone road and boundary setbacks; or</p> <p>(g) in any other zone, a minimum six metres.</p> <p>AO 5.4 The <i>development footprint</i> excluding <i>landscaping</i> is <i>setback</i>:</p> <p>(a) in the Rural residential zone, a minimum 20 metres from the side and rear boundary; or</p> <p>(b) in the Rural zone, a minimum 100 metres from the side and rear boundary</p> <p>(c) In the Local centre zone, in accordance with Table 9.3.1.3 – Local centre zone road and boundary setbacks; or</p> <p>(d) In the Principal centre zone, in accordance with Table 9.3.1.4 – Principal centre zone road and boundary setbacks; or</p> <p>(e) in the Mixed use zone, a minimum three metres from any side boundary and 3 metres from the rear boundary; or</p> <p>(f) in any other zone, a minimum three metres from any side and rear boundary.</p> <p>AO 5.5 In the following zones:</p> <ul style="list-style-type: none"> • Local centre zone; or • Principal centre zone <p>Development between the <i>front building line</i> and the <i>road frontage</i> is limited to parking, vehicle and pedestrian access and <i>landscaping</i>.</p>

Table 9.3.1.1 – Centre and entertainment activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

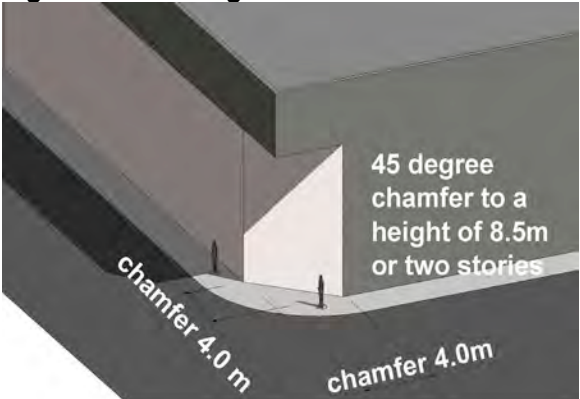
Performance outcomes	Acceptable outcomes
<p>PO 6 The <i>ground floor</i> of buildings has sufficient ceiling heights that provide a high level of amenity within the building and enable a variety of activities and uses over time.</p>	<p>AO 6.1 The minimum floor to ceiling height for the <i>ground floor</i> is at least 4 metres.</p>
<p>PO 7 Development ensures that the location and design of building services and equipment is not a dominant feature of the <i>streetscape</i>.</p>	<p>AO 7.1 Building services and equipment including plant, refrigeration, air-conditioning and ventilation equipment, fire egress and control rooms and telecommunications satellite dishes are not located on any <i>front building line</i> that faces a road.</p>
<p>PO 8 Buildings and structures are designed to avoid the creation of long expanses of blank walls and are articulated through the use of one or more of the following: variation in texture, colour, finishes, or a regular placement of doors and windows.</p>	<p>AO 8.1 Where the length of any wall of a building or structure is greater than 10 metres the wall is articulated at a minimum of 5 metre intervals.</p>
<p>PO 9 Development at street intersections is designed to reduce pedestrian movement conflicts and emphasise the importance and prominence of corner buildings that contribute to a distinctive and attractive centre.</p>	<p>AO 9.1 Buildings adjacent to a street intersection emphasise the prominence of the intersection by:</p> <ul style="list-style-type: none"> (a) providing a 4 metre by 4 metre corner truncation that is dedicated as road reserve (refer Figure a); and (b) incorporating a 45 degree building chamfer, abutting the corner truncation, for the first 8.5 metres in height, measured from <i>ground level</i>, or two storeys (Refer Figure a). <p>Figure a – Building corner truncation</p> 

Table 9.3.1.1 – Centre and entertainment activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**


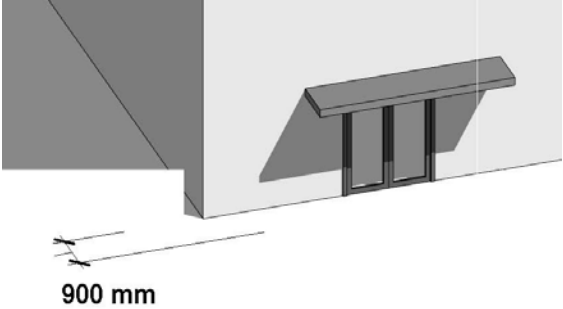
Performance outcomes	Acceptable outcomes
Environmental management and ecological sustainability	
<p>PO 10 Development results in energy efficient buildings that respond to local climatic conditions.</p>	<p>AO 10.1 Development incorporates:</p> <ul style="list-style-type: none"> (a) window tints (Refer Figure b); or (b) window hoods or eaves that protrude at least 0.6 metres from the window, measured perpendicular to the window (Refer figure b). <p>Figure b – Climatic solutions</p>  <p>AO 10.2 In zones other than the Principal centre zone, doors incorporate sun and rain shelter, such as overhangs or awnings that protrude at least 0.9 metres, measured perpendicular to the door (Refer figure c).</p> <p>Figure c – Overhangs or awnings over doors</p> 
Fences and gates	
<p>PO 11 Fencing must:</p> <ul style="list-style-type: none"> (a) contribute positively to the character of the <i>streetscape</i>; and (b) enable casual surveillance of the street; and (c) enable use of private open space; and (d) enhance the amenity of the <i>site</i>; and (e) provide buffering from potentially incompatible adjacent uses nearby; and (f) protect the privacy of adjoining and nearby premises; and (g) be constructed of high quality materials; and 	<p>AO 11.1 A fence that is constructed forward of any <i>front building line</i> that faces a <i>road frontage</i> (including <i>front building lines</i> that face both <i>road frontages</i> on a corner lot):</p> <ul style="list-style-type: none"> (a) has a height, measured from <i>ground level</i>, that is not greater than: <ul style="list-style-type: none"> (i) 1.8 metres where the fence is at least 50 per cent transparent (Refer Figure d); or (ii) 1.5 metres where the fence is solid or not greater than 50 per cent transparent (Refer Figure e); and

Table 9.3.1.1 – Centre and entertainment activities code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

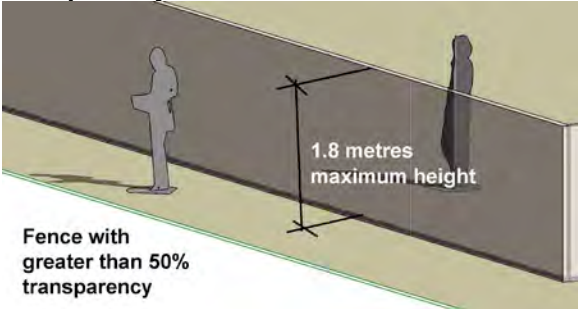
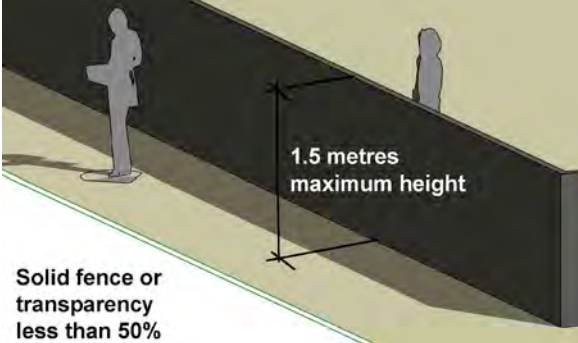
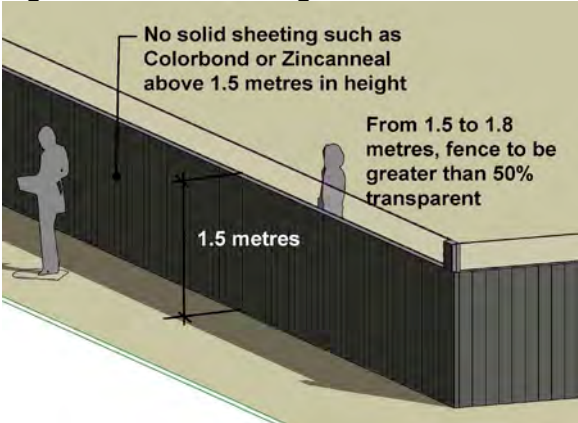
Performance outcomes	Acceptable outcomes
<p>(h) provide for adequate sight lines.</p>	<p>(b) does not incorporate solid steel sheeting such as Colorbond or Zincanneal above 1.5 metres in height (Refer Figure f); and</p> <p>(c) incorporates detailing or indentations where the fence is greater than 10 metres in length in any direction.</p> <p>Figure d – Fences with greater than 50% transparency</p>  <p>Fence with greater than 50% transparency</p> <p>Figure e – Solid fences</p>  <p>Solid fence or transparency less than 50%</p> <p>Figure f – Solid sheeting</p>  <p>No solid sheeting such as Colorbond or Zincanneal above 1.5 metres in height</p> <p>From 1.5 to 1.8 metres, fence to be greater than 50% transparent</p> <p>1.5 metres</p> <p>AO 11.2 The height of side or rear boundary fences must not be greater than 1.8 metres, measured from <i>ground level</i>.</p>

Table 9.3.1.1 – Centre and entertainment activities code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

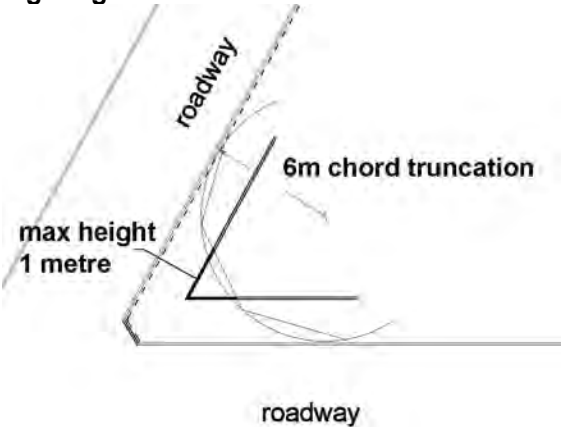

Performance outcomes	Acceptable outcomes
	<p>AO 11.3 Where a <i>sensitive land use</i> is proposed adjacent to an existing lawfully established non-residential use a 1.8-metre-high solid screen fence must be erected along all common boundaries.</p> <p>AO 11.4 Fences on a corner lot and, within a truncation made by three equal chords of a 6 metre radius curve at the corner of the two <i>road frontages</i>, are not greater than 1 metre in height, measured from <i>ground level</i> (Refer Figure g).</p> <p>Figure g – Corner truncation</p>  <p>The diagram shows a corner where two roadways meet. A dashed line indicates the original corner. A solid line shows a '6m chord truncation' which is a curve connecting the two roadways. A vertical line from the ground level to the peak of this curve is labeled 'max height 1 metre'. The roadways are labeled 'roadway'.</p>
<p>PO 12 Gates do not open beyond the lot boundary.</p>	<p>AO 12.1 Gates located on a lot boundary do not open outward onto the street or an <i>adjoining property</i>.</p>
Landscaping	
<p>PO 13 <i>Landscaping</i> treatments enhance the amenity and character of the <i>site</i>; and soften the visual dominance of hard surface areas buildings.</p>	<p>AO 13.1 On lots that do not require a zero <i>setback</i> from <i>road frontages</i>, a densely planted 2-metre-deep landscape strip is provided along the full width of all <i>road frontages</i> of the <i>site</i>, excluding vehicle and pedestrian access points (Refer Figure h).</p> <p>Figure h – Landscaping along road frontages</p>  <p>The diagram shows a perspective view of a road with a 'Driveway' and a 'Pedestrian Pathway'. A green '2 metre landscape strip' is planted along the road frontages. A person is shown walking on the pedestrian pathway. The text below the diagram states: '2 metre landscape strip along all road frontages apart from pedestrian and vehicle access'.</p> <p>AO 13.2 Where development has a common boundary to an <i>existing sensitive land use</i>, or a lot in the:</p>

Table 9.3.1.1 – Centre and entertainment activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> • Low density residential zone; or • Medium density residential zone; or • Community facilities zone; or • Rural residential zone; or • Township Zone <p>a densely planted landscape strip is provided:</p> <p>(a) along the entire common boundary; and</p> <p>(b) is at least 2 metres in width.</p>
Steep slopes or unstable soils	
<p>PO 14 Development must be adequately address the constraints of steeply sloping or unstable land.</p>	<p>AO 14.1 Building work is not undertaken on land that has a maximum slope greater than 15 per cent.</p> <p>AO 14.2 Building work undertaken on a slope greater than 10 per cent does not involve cut and/or fill greater than:</p> <p>(a) 1 metre in height or depth at any point; and</p> <p>(b) 50 m³ in total volume.</p> <p>AO 14.3 Areas between a building's floor and the <i>ground level</i>, or between outdoor deck areas and the <i>ground level</i>, are screened from public view by using lattice or similar screening or <i>landscaping</i>.</p> <p>AO 14.4 Driveways are not steeper than 20 per cent.</p>
Storage and waste management	
<p>PO 15 Storage areas for equipment, goods, materials, and refuse containers are:</p> <p>(a) located on-site; and</p> <p>(b) screened from the street and any <i>adjoining land</i> that is located in a Low density residential zone, Medium density residential zone, Mixed use zone or Rural residential zone; and</p> <p>(c) adequately sized to accommodate the refuse generated on-site; and</p> <p>(d) conveniently accessible to collection and delivery vehicles; and</p> <p>(e) designed and equipped to be kept clean and dust free at all times.</p>	<p>AO 15.1 Refuse container storage areas are:</p> <p>(a) located on-site; and</p> <p>(b) not located within any required <i>setback</i> or <i>landscaping</i> areas; and</p> <p>(c) not located within a <i>flood hazard area</i>; and</p> <p>(d) screened from public view, by a solid fence or wall that is 1.8 metres in height, measured from <i>ground level</i>; and</p> <p>(e) provided on an imperviously sealed pad that drains to an approved waste disposal system; and</p> <p>(f) provided with a tap; and</p> <p>(g) large enough to accommodate at least one standard commercial refuse bin of a size appropriate to the nature and scale of the refuse generated by the use.</p>

Table 9.3.1.1 – Centre and entertainment activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<p>AO 15.2 Other outdoor storage areas (other than areas adjacent to the street designed for the display of goods to the public for sale) are:</p> <p>(a) not located within any of the required <i>setback</i> area; and</p> <p>(b) in an enclosed area or otherwise screened from view from the street, other public areas and <i>adjoining properties</i>.</p> <p>AO 15.3 Materials stored on-site that are capable of generating air contaminants either by wind or when disturbed, are managed by:</p> <p>(a) being wholly enclosed in a building or storage bins; or</p> <p>(b) a program to suppress material so it cannot become airborne.</p>
<p>PO 16 Development does not release liquid waste or other potential contaminants.</p>	<p>AO 16.1 Development provides for the on-site collection, treatment and disposal of liquid waste and other potential contamination sources.</p> <p>AO 16.2 Development provides for spills to be wholly contained and retained on-site for subsequent removal and disposal by an approved means.</p> <p>AO 16.3 Roof water is directed away from areas of potential contamination.</p>
Traffic, access and parking	
<p>PO 17 The design and layout of vehicle parking, loading, crossover and access areas:</p> <p>(a) provides safe and efficient vehicular and pedestrian movement; and</p> <p>(b) enables the loading and unloading of goods and waste to occur wholly within the <i>site</i>; and</p> <p>(c) does not impact on street parking; and</p> <p>(d) prevents the loss of on-street parking.</p>	<p>AO 17.1 All vehicle manoeuvring and parking areas provided as part of the development are sealed with an impervious material that will reduce the amount of dust generated by vehicle movements.</p> <p>AO 17.2 All loading and unloading facilities, including loading docks, receiving areas and loading bays are provided on-site.</p> <p>AO 17.3 Development does not result in a reduction in the number of existing on-street parking spaces, loading bays or taxi zones.</p>
<p>PO 18 On-site car parking does not dominate the frontage of the premises and maintain the amenity of the street and adjacent properties.</p>	<p>AO 18.1 On-site car parking is not located between the building and the <i>primary road frontage</i>.</p>

Table 9.3.1.1 – Centre and entertainment activities code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

Performance outcomes	Acceptable outcomes
Provisions specific to certain uses	
<p>PO 19 <i>Hotel, bar and nightclub entertainment facilities</i> are appropriately located and designed so as not to cause nuisance to adjoining or nearby uses.</p>	<p>AO 19.1 <i>Hotel, bar and nightclub entertainment facility</i> uses are located no higher than the first level above the <i>ground floor</i> of the building.</p>

Table 9.3.1.2 – Centre and entertainment activities code:

- Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Amenity and safety	
<p>PO 1 Development incorporates key elements of Crime Prevention Through Environmental Design (CPTED) to enhance safety of the <i>site</i>, adjoining streets and surrounding area.</p>	<p>AO 1.1 Development design and layout provides:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines; and (b) exterior building designs which promote safety; and (c) adequate identification of uses and ownership; and (d) adequate lighting; and (e) appropriate way-finding mechanisms (e.g. signage); and (f) prevention of entrapment locations; and (g) prevention of access to roof areas and other premises.
<p>PO 2 Development is located, designed, orientated and constructed to prevent any adverse impacts on the development that may be caused by noise, odour, lighting and dust emissions from existing lawful uses, including <i>industry activities</i> and <i>rural activities</i>.</p>	<p>No Acceptable outcome is prescribed.</p>
<p>PO 3 The design of accommodation and residential buildings incorporates acoustic measures to mitigate noise from other centre uses, including <i>hotels</i> and <i>nightclub entertainment facilities</i>.</p>	<p>AO 3.1 Development achieves the acoustic quality objectives for sensitive receptors set out in the <i>Environmental Protection (Noise) Policy 2008</i>.</p>
Built form, character, design and scale	
<p>PO 4 Development incorporates graffiti-prevention measures.</p>	<p>AO 4.1 Building and <i>site</i> design incorporates a combination of the following features:</p> <ul style="list-style-type: none"> (a) shrubbery planted against walls and fences; and (b) designs with absence of natural ladders; and (c) minimal unbroken vertical service area; and (d) graffiti-deterrent surfaces.

Table 9.3.1.2 – Centre and entertainment activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
<p>PO 5 Development:</p> <ul style="list-style-type: none"> (a) is constructed to a high standard; and (b) is easily maintained; and (c) is compatible with the streetscape and amenity of the local area. 	<p>AO 5.1 All aspects of development, including buildings, structures and parking areas are finished with high quality materials and colours that:</p> <ul style="list-style-type: none"> (a) are durable and do not require high levels of maintenance; and (b) are not mirrored or highly reflective; and (c) have regard to and maintain continuity with adjoining facades; and (d) enhance the local <i>streetscape</i> character.
<p>PO 6 The retention of existing buildings achieves a high quality built form.</p>	<p>AO 6.1 Where existing buildings are retained as part of the development, the facades facing a street or road are upgraded and improved where necessary to enhance the appearance of the building and the <i>streetscape</i> with for example, new materials, paint, awnings, new windows or doors.</p>
<p>PO 7 Architectural features break up the visual mass of buildings.</p>	<p>AO 7.1 Visual mass is reduced by one or a combination of the following:</p> <ul style="list-style-type: none"> (a) variations in colour, textures or materials; and (b) doors or windows placement; and (c) minor variations in wall alignment.
<p>PO 8 Buildings are designed to:</p> <ul style="list-style-type: none"> (a) provide high quality design and architectural outcomes; and (b) contribute to an interesting, diverse but coherent roof form throughout the centre. 	<p>AO 8.1 Building design incorporates articulation and variations in colour, parapet design heights, where possible.</p> <p>AO 8.2 Development provides rooftops which:</p> <ul style="list-style-type: none"> (a) contribute to the architectural distinction of the building and roofs; and (b) include combinations and variations of forms created through pitches, gables, skillions or other features. <p>AO 8.3 Development for rooftops are designed to:</p> <ul style="list-style-type: none"> (a) incorporate and screen service structures, lift motor rooms, mechanical plant and equipment as architectural features; and (b) enable the future inclusion of service structures, lift motor rooms and mechanical plant and equipment, such as satellite dishes and telecommunications facilities, in an unobtrusive manner.

Table 9.3.1.2 – Centre and entertainment activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Environmental management and ecological sustainability	
<p>PO 9 The <i>site</i> layout responds sensitively to on-site and surrounding topography, drainage patterns and vegetation.</p>	<p>AO 9.1 Development ensures:</p> <ul style="list-style-type: none"> (a) earthworks on site are minimised; and (b) natural drainage lines are retained; and (c) existing vegetation (including street trees) is retained.
<p>PO 10 Building design, <i>site</i> layout and <i>landscaping</i> facilitates the construction of energy efficient buildings that respond to local climatic conditions.</p>	<p>AO 10.1 Building designs:</p> <ul style="list-style-type: none"> (a) maximise solar access to the north in winter; and (b) minimise solar access to the east and west in the summer; and (c) maximise access to any prevailing summer breezes; and (d) minimise exposure to prevailing winter winds.
Landscaping and Streetscape Design	
<p>PO 11 <i>Landscaping</i>, street furniture and footpath treatments contribute to a high quality built form.</p>	<p>AO 11.1 <i>Landscaping</i>, street furniture and footpath treatments are provided to the <i>road frontage</i> of the development <i>site</i> that:</p> <ul style="list-style-type: none"> (a) are of a high quality standard; and (b) enhance the amenity of the public realm; and (c) reflect or enhance the existing landscape character of the centre; and (d) ensure good pedestrian connectivity; and (e) are located and planted to allow surveillance of the street and views into <i>shop</i> windows or display
Steep Slopes or Unstable Soils	
<p>PO 12 Where building work is undertaken on a <i>site</i> that contains or adjoins a steep slope or is subject to unstable soils, adequate protection measures are utilised to prevent the risk of land slippage or erosion.</p>	<p>AO 12.1 Where building work is undertaken on a <i>site</i> that:</p> <ul style="list-style-type: none"> (a) is on land subject to a slope greater than 15 per cent; or (b) adjoins land that has a slope greater than 15 per cent; or (c) is subject to unstable land <p>A site-specific geotechnical analysis in accordance with AGS2007 is prepared by a registered professional engineer to demonstrate that the site is not subject to landslide hazard. It must certify that:</p> <ul style="list-style-type: none"> • the stability of the site, including associated buildings and infrastructure, will be maintained over the operational life of the development; and

Table 9.3.1.2 – Centre and entertainment activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> • the site is not subject to risk of landslide activity originating from other land, including land above the site; and • the development will not increase the risk of landslide on other land; and • specific reference is made to assembly uses, essential community infrastructure, vulnerable uses or difficult to evacuate uses.
Traffic, parking and access	
<p>PO 13 The traffic and parking generated by the proposed development does not:</p> <ul style="list-style-type: none"> (a) adversely affect the surrounding or future planned road network; and (b) adversely affect the amenity of the surrounding neighbourhood; and (c) create safety conflicts with pedestrians; and (d) result in an increased demand for on street car parking; and (e) result in the introduction of non-local traffic into local residential streets. 	<p>AO 13.1 A traffic impact assessment report is prepared by a registered professional traffic engineer that:</p> <ul style="list-style-type: none"> (a) identifies the traffic impact, including any potential safety conflicts related to the development and on-street car parking demands; and (b) demonstrates the <i>site</i> has safe and convenient vehicular and pedestrian access; and (c) outlines mitigation measures to appropriately address the related traffic impacts.
<p>PO 14 On-site parking and vehicle manoeuvring areas are located and designed to minimise conflicts between motor vehicles and pedestrians.</p>	<p>AO 14.1 Buildings and activity areas are located to prevent potentially hazardous vehicular or pedestrian movements.</p>
<p>PO 15 Development facilitates a functional overall road hierarchy and maximise the safety and efficiency of the State-controlled road network.</p>	<p>AO 15.1 Where new or upgraded road access is proposed:</p> <ul style="list-style-type: none"> • If development fronts more than one road, access to the site is via the lowest order road as indicated in Major Infrastructure Overlay – Road Hierarchy Maps 1 to 11 (OM-RH-01 to OM-RH-11) <p>Note—State Controlled Roads are considered higher order than non-State Controlled Roads.</p>
Provisions specific to certain uses	
<p>PO 16 <i>Hotel bar and nightclub entertainment facility</i> uses are appropriately located and designed so as not cause nuisance to adjoining and nearby uses.</p>	<p>AO 16.1 <i>Hotel, bar and nightclub entertainment facility</i> uses are not located on lots adjacent to a Low or medium residential zone, Mixed use, Rural residential zone or Township zone, or an existing <i>sensitive land use</i>.</p>
<p>PO 17 <i>Agricultural supplies stores, bulk landscape supplies, hardware and trade supplies, garden centres or showrooms</i> are:</p> <ul style="list-style-type: none"> (a) limited in area and frontage; and (b) provide a high level of activation and interface with the street; and 	<p>No acceptable outcome is prescribed.</p>

Table 9.3.1.2 – Centre and entertainment activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
(c) are not dominated by parking at the <i>road frontage</i> ; and (d) provide high quality and attractive facades.	
Provisions specific to the Principal centre zone	
PO 18 Within the Principal centre zone, development reflects and enhances the character and the amenity of the CBD and contributes to a cohesive <i>built form</i> character and <i>streetscape</i> by:	AO 18.1 Development within the Principal centre zone is: (a) sympathetic to surrounding built form; and (b) complements established building proportions and lot dimensions; and (c) contributes positively to the character of the immediate area; and (d) responds positively to heritage elements in the <i>streetscape</i> .
Provisions specific to the Rural zone	
PO 19 Development in the Rural zone does not adversely impact on the ongoing operation of nearby <i>rural activities</i> .	No acceptable outcome is prescribed.

Table 9.3.1.3 - Local centre zone road and boundary setbacks

	Setback	Criteria
Setback from road boundary	0 metres (built to boundary)	Up to 8.5 metres or two <i>storeys</i>
	3 metres	Up to 8.5 metres or two <i>storeys</i> on boundaries adjoining: <ul style="list-style-type: none"> • Alpha Avenue; or • Falcon Street; or • Robin Road; or • Beverly Lane; or • Martin Street; or • Kaeser Road; or • Store Lane
	3 metres	For any part of a building over 8.5 metres or two <i>storeys</i> above <i>ground level</i>
	6 metres	For any part of a building over 8.5 metres or two <i>storeys</i> on boundaries adjoining: <ul style="list-style-type: none"> • Alpha Avenue; or • Falcon Street; or • Robin Road; or • Beverly Lane; or • Martin Street; or • Kaeser Road; or • Store Lane
Setback from side and rear boundaries	0 metres (built to boundary)	Where up to 8.5 metres or two <i>storeys</i> , measured from <i>ground level</i>
	3 metres	From lot boundaries that adjoin a: <ul style="list-style-type: none"> • Low density residential zone; or • Medium density residential zone; or • Rural residential zone; or • Rural zone; or • an existing <i>sensitive land use</i>.
	4.5 metres	For any part of a building over 8.5 metres or two <i>storeys</i> above <i>ground level</i> .

Table 9.3.1.4 Principal centre zone road and boundary setbacks

	Setback	Criteria
Road setback	0 metres (built to boundary)	Up to 8.5 metres or two <i>storeys</i>
	3 metres	For any part of a building over 8.5 metres or two <i>storeys</i> above <i>ground level</i>
	6 metres	For any part of a building over 8.5 metres or two <i>storeys</i> above <i>ground level</i> fronting: <ul style="list-style-type: none"> • Shackleton Street • Dora Street
Side and rear boundary setback	0 metres (built to boundary)	Up to 8.5 metres or two <i>storeys</i> to side boundaries.
	3 metres	Above 8.5 metres or two <i>storeys</i> to the side boundary.
	3 metres	Up to 8.5 metres or two <i>storeys</i> to the rear boundary.
	6 metres	Above 8.5 metres or two <i>storeys</i> to the rear boundary.
	3 metres	From lot boundaries that adjoin a zone other than the Principal centre zone.

9.3.2 Community and recreation activities code

9.3.2.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Community and recreation activities code in the tables of assessment in Part 5 of this Planning Scheme; and
- (2) impact assessable development for a *Community or recreation activity* listed in Schedule 1.1 or an undefined use of a similar nature.

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

9.3.2.2 Purpose

The purpose of the Community and recreation activities code is to ensure that *Community and recreation activities* are located, designed and operated in a manner that provides maximum community benefit, a safe and comfortable environment for all users and protects the amenity of surrounding areas, and does not adversely impact the natural environment.

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

- (1) Development is commensurate with the purpose and overall outcomes of the zone in which it is located.
- (2) *Community and recreation activities* are located and designed to be conveniently accessible to users.
- (3) Development is located on a site that is suitable for a *community and recreation activity*.
- (4) Development is collocated or integrated with other *community activities* or *recreation activities* in order to create community hubs.
- (5) The health and safety of all users is not compromised by incompatible land use activities or poor design.
- (6) *Community and recreation activities* are designed to complement and be sympathetic to the built form character and environment of the surrounding area.
- (7) *Community and recreation activities* are located, designed, operated and maintained to limit and mitigate any detrimental impacts on nearby residential amenity.
- (8) *Community and recreation activities* generate traffic on access roads that is within the capacity of the road system and consistent with the types of traffic and frequency of traffic movement existing on the access roads.

9.3.2.3 Assessment benchmarks

Table 9.3.2.1 – Community and recreation activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Amenity and safety	
<p>PO 1 Outdoor lighting enhances safety and maintains the amenity of the surrounding area without creating obtrusive light emissions either directly or by reflection.</p>	<p>AO 1.1 Outdoor lighting is designed, installed, operated and maintained in accordance with the parameters and requirements of <i>Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p>PO 2 Development does not adversely impact on the existing or future amenity of adjoining and nearby land uses, including, but not limited to the impacts of:</p> <p>(a) air pollution; and (b) noise; and (c) vibration; and (d) odour; and (e) dust; and (f) lack of privacy; and (g) other emissions.</p>	<p>AO 2.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>.</p> <p>AO 2.2 Development achieves the acoustic quality objectives for sensitive receptors set out in the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>AO 2.3 Development does not involve Environmentally Relevant Activities (ERAs).</p> <p>AO 2.4 Vibrations produced on-site do not exceed the maximum acceptable levels identified in Australian Standard <i>AS 2670.2 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)</i>.</p> <p>AO 2.5 Odour emissions produced on-site cannot be detected beyond the boundaries of the <i>site</i>.</p> <p>AO 2.6 Where food or cooking odour is released:</p> <p>(a) exhaust vents are separated from adjacent uses by a minimum distance of six metres horizontally; and (b) odour is discharged vertically and directed away from the adjacent uses.</p> <p>AO 2.7 Impacts from dust produced on-site do not extend beyond the boundaries of the <i>site</i>.</p> <p>AO 2.8 Development on a <i>site</i> that has a common boundary with an existing <i>sensitive land use</i>, or a lot in the Low density residential zone, Medium density residential zone, Community facilities zone, Mixed-use zone or Rural residential zone:</p>

Table 9.3.2.1 – Community and recreation activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

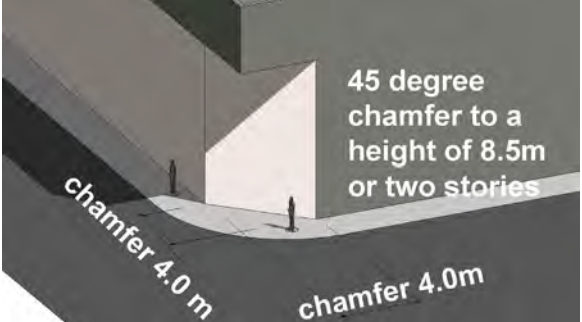
Performance outcomes	Acceptable outcomes
	(a) has a 1.8-metre-high solid fence provided along the entire common boundary; and (b) screens all noise emitting devices, such as air-conditioning equipment, pumps and ventilation fans; and (c) ensures areas where work could be undertaken outdoors are not located between the side and/or rear wall of the building and the common boundary; and (d) ensures outdoor dining, entertainment or smoking areas are not located between the side and/or rear wall of the building and the common boundary.
<p>PO 3 Development ensures that the location and design of building services and equipment is not a dominant feature of the <i>streetscape</i>.</p>	<p>AO 3.1 Building services and equipment including plant, refrigeration, air-conditioning and ventilation equipment, fire egress and control rooms and telecommunications satellite dishes are not located on any <i>front building line</i> that faces a road.</p>
<p>PO 4 Buildings and structures are designed to avoid the creation of long expanses of blank walls and are articulated through the use of one or more of the following: variation in texture, colour, finishes, or a regular placement of doors and windows.</p>	<p>AO 4.1 Where the length of any wall of a building or structure is greater than 20 metres the wall is articulated at a minimum of 10 metre intervals.</p>
<p>PO 5 Development at street intersections is designed to reduce pedestrian movement conflicts and emphasise the importance and prominence of corner buildings that contribute to a distinctive and attractive centre.</p>	<p>AO 5.1 Buildings adjacent to a street intersection emphasise the prominence of the intersection by:</p> <ul style="list-style-type: none"> (a) providing a 4 metre by 4 metre corner truncation that is dedicated as road reserve (refer Figure a); and (b) incorporating a 45 degree building chamfer, abutting the corner truncation, for the first 8.5 metres in height, measured from <i>ground level</i>, or two storeys (Refer Figure a). <p>Figure a – Building corner truncation</p>  <p>The diagram illustrates a building corner at a street intersection. It shows a 45-degree chamfer on the upper part of the building, extending to a height of 8.5 meters or two stories. On the ground level, there is a 4.0-meter chamfer on both sides of the corner, creating a truncated corner. The diagram is labeled with '45 degree chamfer to a height of 8.5m or two stories' and 'chamfer 4.0m' on two sides.</p>
<p>Built form and scale</p>	

Table 9.3.2.1 – Community and recreation activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
<p>PO 6 Buildings, other structures and open space activities are designed and located to:</p> <ul style="list-style-type: none"> (a) be of a height, size, bulk and form consistent with the existing or preferred character of the area; and (b) located to minimise conflict with surrounding existing or future residential premises; and (c) ensure the efficient use of the <i>site</i>; and (d) ensure the comfort and safety of visitors and employees; and (e) provide for and maintain a sense of open space between buildings and other structures. 	<p>AO 6.1 The <i>development footprint</i>, excluding <i>landscaping</i>:</p> <ul style="list-style-type: none"> (a) is <i>setback</i> from side and rear boundaries that adjoin the Low density residential, Medium density residential, Mixed use or Township zone, in accordance with the following: <ul style="list-style-type: none"> (i) 3 metres for a <i>child care centre</i>; or a <i>place of worship</i> use; or (ii) 15 metres for a <i>motor sport facility, outdoor sport and recreation facility, park</i> or <i>major sport, recreation and entertainment facility</i> use; or (iii) 6 metres for all other uses not otherwise listed above. (b) is <i>setback</i> 20 metres for side and rear boundaries that adjoin the Rural residential zone; or (c) is <i>setback</i> 3 metres for side and rear boundaries that adjoin any other zone. <p>AO 6.2 Development is <i>setback</i> 6 metres from any <i>road frontage</i>.</p> <p>AO 6.3 <i>Site cover</i> is not greater than:</p> <ul style="list-style-type: none"> (a) 5 per cent in the following zones: <ul style="list-style-type: none"> • Rural residential; or • Open space; or (b) 25 per cent in the Sport and recreation zone; or (c) 50 per cent in the following zones: <ul style="list-style-type: none"> • Low density residential; or • Township; or (d) 60 per cent in the following zones: <ul style="list-style-type: none"> • Medium density residential; or • Mixed use; or • Local centre; or • 70 per cent in the Principal centre zone; or (e) 75 per cent in the following zones: <ul style="list-style-type: none"> • Low impact industry; or • Medium Impact industry; or • Special industry; or • Community facilities; or • Special purpose. <p>AO 6.4</p>

Table 9.3.2.1 – Community and recreation activities code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development


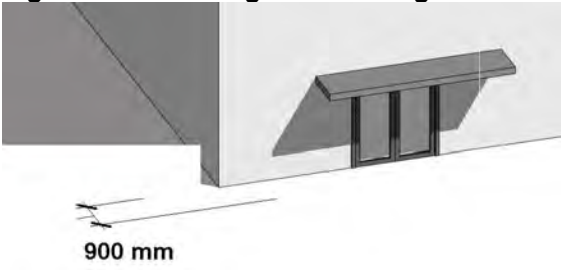
Performance outcomes	Acceptable outcomes
	<p><i>Building height</i> is not greater than:</p> <p>(a) 10.5 metres and two <i>storeys</i>, in the following zones:</p> <ul style="list-style-type: none"> • Rural; or • Rural residential; or <p>(b) 10.5 metres, in Local centre zone: or</p> <p>(c) 15 metres and a maximum 8.5 metres <i>podium</i> height, in the Principal centre zone: or</p> <p>(d) Six metres in the Open space zone; or</p> <p>(e) 8.5 metres in all other zones.</p>
Environmental management and ecological sustainability	
<p>PO 7 Development results in energy efficient buildings that respond to local climatic conditions.</p>	<p>AO 7.1 Development incorporates:</p> <p>(a) window tints (Refer Figure b); or</p> <p>(b) window hoods or eaves that protrude at least 0.6 metres from the window, measured perpendicular to the window (Refer Figure b).</p> <p>AO 7.2 Doors incorporate sun and rain shelter, such as overhangs or awnings, that protrude at least 0.9 metres, measured perpendicular to the door (Refer Figure c).</p> <p>Figure b – Climatic solutions</p>  <p>Figure c – Overhangs and awnings</p> 

Table 9.3.2.1 – Community and recreation activities code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

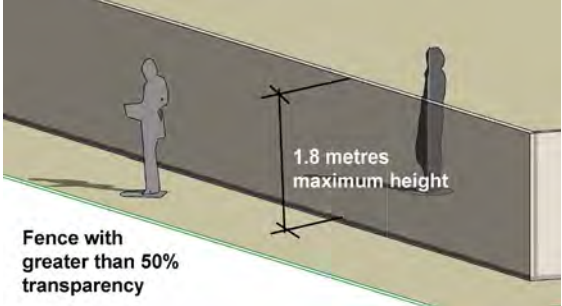
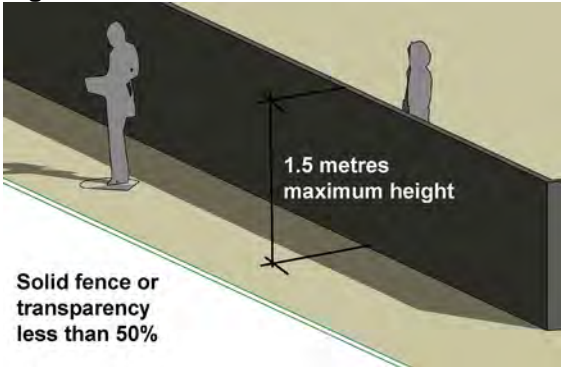
Performance outcomes	Acceptable outcomes
Fences and gates	
<p>PO 8 Fencing must:</p> <ul style="list-style-type: none"> (a) contribute positively to the character of the <i>streetscape</i>; and (b) enable casual surveillance of the street; and (c) enable use of private open space; and (d) enhance the amenity of the <i>site</i>; and (e) provide buffering from potentially incompatible adjacent uses nearby; and (f) protect the privacy of adjoining and nearby premises; and (g) be constructed of high quality materials; and (h) provide for adequate sight lines. 	<p>AO 8.1 A fence that is constructed forward of any <i>front building line</i> that faces a <i>road frontage</i> (including <i>front building lines</i> that face both <i>road frontages</i> on a corner lot):</p> <ul style="list-style-type: none"> (a) has a height, measured from <i>ground level</i>, that is not greater than: <ul style="list-style-type: none"> (i) 1.8 metres where the fence is at least 50 per cent transparent (Refer Figure d); or (ii) 1.5 metres where the fence is solid or not greater than 50 per cent transparent (Refer Figure e); and (b) does not incorporate solid steel sheeting such as Colorbond or Zincaneal above 1.5 metres in height (Refer Figure f). (c) incorporates detailing or indentations where the fence is greater than 10 metres in length in any direction. <p>Figure d – Fences with greater than 50% transparency</p>  <p>Figure e – Solid fences</p>  <p>Figure f – Solid sheeting</p>

Table 9.3.2.1 – Community and recreation activities code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

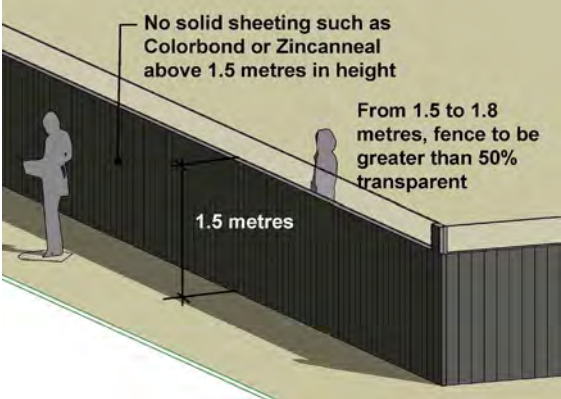

Performance outcomes	Acceptable outcomes
	 <p>AO 8.2 The height of side or rear boundary fences must not be greater than 1.8 metres, measured from <i>ground level</i>.</p> <p>AO 8.3 Where a sensitive land use is proposed adjacent to an existing lawfully established non-residential use a 1.8-metre-high solid screen fence must be erected along all common boundaries.</p> <p>AO 8.4 Fences on a corner lot and, within a truncation made by three equal chords of a 6 metre radius curve at the corner of the two <i>road frontages</i>, are not greater than 1 metre in height, measured from <i>ground level</i> (Refer Figure g).</p> <p>Figure g – Corner truncation</p> 
<p>PO 9 Gates do not open beyond the lot boundary</p>	<p>AO 9.1 Gates located on a lot boundary do not open outward onto the street or an <i>adjoining property</i>.</p>

Table 9.3.2.1 – Community and recreation activities code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

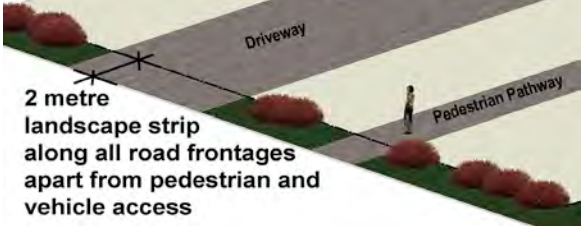
Performance outcomes	Acceptable outcomes
Landscaping	
<p>PO 10 <i>Landscaping</i> treatments enhance the amenity and character of area and soften the visual dominance of hard surface areas buildings.</p>	<p>AO 10.1 A densely planted 2-metre-deep landscape strip is provided along the full width of all <i>road frontages</i> of the <i>site</i>, excluding vehicle and pedestrian access points (Refer Figure h).</p> <p>Figure h – Landscaping along road frontages</p>  <p>The diagram illustrates a road frontage with a 2-metre wide landscape strip of red bushes. A driveway and a pedestrian pathway are shown as excluded areas from the landscaping strip.</p> <p>AO 10.2 Where development has a common boundary to an <i>existing sensitive land use</i>, or a lot in the:</p> <ul style="list-style-type: none"> • Low density residential zone; or • Medium density residential zone; or • Rural residential zone; or • Township Zone <p>a densely planted landscape strip is provided along the entire common boundary and is:</p> <p>(a) at least 2 metres in width; or (b) at least 5 metres in width if the proposed use is:</p> <ul style="list-style-type: none"> • <i>major sport, recreation and entertainment facility</i>; or • <i>motor sport facility</i>; or • <i>outdoor sport and recreation</i>.
Steep Slopes or Unstable Soils	
<p>PO 11 Development must adequately address the constraints of steeply sloping or unstable land.</p>	<p>AO 11.1 Building work is not undertaken on land that has a maximum slope greater than 15 per cent.</p> <p>AO 11.2 Building work undertaken on a slope greater than 10 per cent does not involve cut and/or fill greater than:</p> <p>(a) 1.0 metre in height or depth at any point; and (b) 50m³ in total volume.</p> <p>AO 11.3</p>

Table 9.3.2.1 – Community and recreation activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<p>Areas between a building's floor and the <i>ground level</i>, or between outdoor deck areas and the <i>ground level</i>, are screened from public view by using lattice or similar screening or <i>landscaping</i>.</p> <p>AO 11.4 Driveways are not steeper than 20 per cent.</p>
Storage and waste management	
<p>PO 12 Storage areas for equipment, goods, materials, and refuse containers are:</p> <p>(a) located on-site; and (b) screened from the street and any <i>adjoining land</i> that is located in a Low density residential zone, Medium density residential zone, Mixed use zone or Rural residential zone; and (c) adequately sized to accommodate the refuse generated on-site; and (d) conveniently accessible to collection and delivery vehicles; and (e) designed and equipped to be kept clean and dust free at all times.</p>	<p>AO 12.1 Refuse container storage areas are:</p> <p>(a) located on-site; and (b) not located within any required <i>setback</i> or <i>landscaping</i> areas; and (c) not located within a <i>flood hazard area</i>; and (d) screened from public view, by a solid fence or wall that is 1.8 metres in height, measured from <i>ground level</i>; and (e) provided on an imperviously sealed pad that drains to an approved waste disposal system; and (f) provided with a tap; and (g) large enough to accommodate at least one standard commercial refuse bin of a size appropriate to the nature and scale of the refuse generated by the use.</p> <p>AO 12.2 Other outdoor storage areas (other than areas adjacent to the street designed for the display of goods to the public for sale) are:</p> <p>(a) not located within any of the required <i>setback</i> area; and (b) in an enclosed area or otherwise screened from view from the street, other public areas and <i>adjoining properties</i>.</p> <p>AO 12.3 Materials stored on-site that are capable of generating air contaminants either by wind or when disturbed, are managed by:</p> <p>(a) being wholly enclosed in a building or storage bins; or (b) a program to suppress material so it cannot become airborne.</p>

Table 9.3.2.1 – Community and recreation activities code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

Performance outcomes	Acceptable outcomes
<p>PO 13 Development does not release liquid waste or other potential contaminants</p>	<p>AO 13.1 Development provides for the on-site collection, treatment and disposal of liquid waste and other potential contamination sources.</p> <p>AO 13.2 Development provides for spills to be wholly contained and retained on-site for subsequent removal and disposal by an approved means.</p> <p>AO 13.3 Roof water is directed away from areas of potential contamination.</p>
Traffic, access and parking	
<p>PO 14 The design and layout of vehicle parking, loading, crossover and access areas:</p> <p>(a) provides safe and efficient vehicular and pedestrian movement; and</p> <p>(b) enables the loading and unloading of goods and waste to occur wholly within the <i>site</i>; and</p> <p>(c) does not impact on street parking; and</p> <p>(d) prevents the loss of on-street parking.</p>	<p>AO 14.1 All vehicle manoeuvring and parking areas provided as part of the development are sealed with a material that will reduce the amount of dust generated by vehicle movements.</p> <p>AO 14.2 All loading and unloading facilities, including loading docks, receiving areas and loading bays are provided on-site.</p> <p>AO 14.3 Development does not result in a reduction in the number of existing on-street parking spaces, loading bays or taxi zones.</p>
<p>PO 15 On-site car parking does not dominate the frontage of the premises and maintain the amenity of the street and adjacent properties.</p>	<p>AO 15.1 On-site car parking is not located between the building and the <i>primary road frontage</i>.</p>
Provisions specific to certain uses	
<p>PO 16 <i>Child care centres or educational establishments</i> are located on a suitable <i>site</i> that is not subject to high levels of passing heavy traffic.</p>	<p>AO 16.1 <i>Child care centres or educational establishments</i> are not developed fronting the Barkly Highway.</p>
<p>PO 17 Parks are located, designed, constructed and embellished to deliver the Desired Standards of Service for public <i>park</i> infrastructure as described in the Priority infrastructure plan.</p>	<p>AO 17.1 Development for a <i>park</i> is provided in accordance with Part 4: Local government infrastructure plan.</p>
<p>PO 18 <i>Parks</i> are predominantly open in landscape character and are readily maintainable by Council.</p>	<p>AO 18.1 The maximum combined <i>development footprint</i> for all new and existing buildings and structures does not exceed 250m² or 5 per cent of the <i>Park</i> area, whichever is less.</p> <p>AO 18.2 The <i>building height</i> of all buildings and structures within a <i>park</i> does not exceed 6m.</p>

Table 9.3.2.1 – Community and recreation activities code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

Performance outcomes	Acceptable outcomes
Provisions specific to the Open space and Sport and Recreation zones	
PO 19 The <i>site</i> layout responds sensitively to on-site native vegetation.	AO 19.1 All existing native trees are retained.
PO 20 <i>Landscaping:</i> (a) Reduces the visual and environmental impact of hard surface areas; and (b) Achieves maximum on-site rainwater infiltration and minimises additional burden on drainage infrastructure.	AO 20.1 A minimum of 80 per cent of the area of the <i>site</i> incorporates <i>soft landscaping</i> .

Table 9.3.2.2 – Community and recreation activities code:

- Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Amenity and safety	
PO 1 Development incorporates key elements of Crime Prevention Through Environmental Design (CPTED) to enhance safety of the <i>site</i> , adjoining streets and surrounding area.	AO 1.1 Development design and layout provides: <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines; and (b) exterior building designs which promote safety; and (c) adequate identification of uses and ownership; and (d) adequate lighting; and (e) appropriate way-finding mechanisms (e.g. signage); and (f) prevention of entrapment locations; and (g) prevention of access to roof areas and other premises.
PO 2 Development is located, designed, orientated and constructed to prevent any adverse impacts on the development that may be caused by noise, odour, lighting and dust emissions from existing lawful uses, including <i>Industry activities</i> and <i>rural activities</i> .	No Acceptable outcome is prescribed.
Ancillary activities	
PO 3 Any <i>office</i> and administration functions or retail sales conducted on the <i>site</i> are ancillary and subordinate to the <i>community activity</i> .	AO 3.1 The area used for <i>office</i> and administration functions is limited to 10 per cent of the total <i>gross floor area</i> on-site or 50m ² , whichever is less. AO 3.2 The area used for on-site retail sales of goods is limited to 5 per cent of the total <i>gross floor area</i> on-site or 25m ² , whichever is less.

Table 9.3.2.2 – Community and recreation activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Built form, character, design and scale	
<p>PO 4 Development incorporates graffiti-prevention measures.</p>	<p>AO 4.1 Building and <i>site</i> design incorporates a combination of the following features:</p> <ul style="list-style-type: none"> (a) shrubbery planted against walls and fences; and (b) designs with absence of natural ladders; and (c) minimal unbroken vertical service area; and (d) graffiti-deterrent surfaces.
<p>PO 5 Development:</p> <ul style="list-style-type: none"> (a) is constructed to a high standard; and (b) is easily maintained; and (c) is compatible with the streetscape and amenity of the local area. 	<p>AO 5.1 All aspects of development, including buildings, structures and parking areas are finished with high quality materials and colours that:</p> <ul style="list-style-type: none"> (a) are durable and do not require high levels of maintenance; and (b) are not mirrored or highly reflective; and (c) have regard to and maintain continuity with adjoining facades; and (d) enhance the local <i>streetscape</i> character.
<p>PO 6 Development incorporates high quality architecture and aesthetic standards.</p>	<p>AO 6.1 Building design incorporates articulation and variations in colour, parapet design and roofing heights, where possible.</p>
<p>PO 7 Buildings and other structures are designed to be attractive and achieve articulation through the use of indentations or variation in texture, colour or finishes.</p>	<p>AO 7.1 Where the length of any wall of a building exceeds 20 metres, the wall is articulated to break up the appearance of long surfaces at minimum 10 metre intervals.</p>
Environmental management and ecological sustainability	
<p>PO 8 The <i>site</i> layout responds sensitively to on-site and surrounding topography, drainage patterns and vegetation.</p>	<p>AO 8.1 Development ensures:</p> <ul style="list-style-type: none"> (a) earthworks on site are minimised; and (b) natural drainage lines are retained; and (c) existing vegetation (including street trees) is retained.
<p>PO 9 Building design, <i>site</i> layout and <i>landscaping</i> facilitates the construction of energy efficient buildings that respond to local climatic conditions.</p>	<p>AO 9.1 Building designs:</p> <ul style="list-style-type: none"> (a) maximise solar access to the north in winter; and (b) minimise solar access to the east and west in the summer; and (c) maximise access to any prevailing summer breezes; and (d) minimise exposure to prevailing winter winds.

Table 9.3.2.2 – Community and recreation activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Location and <i>site</i> suitability	
<p>PO 10 Community facilities on public land are designed as multipurpose community hubs where possible, rather than standalone facilities in order to:</p> <p>(a) Enable service providers to share facilities and increase efficiency and cost effectiveness; and</p> <p>(b) Create a sense of community and provide focal points for <i>community activity</i>; and</p> <p>(c) Enable future adaption of the building to respond to changes in need.</p>	<p>No acceptable outcome is prescribed.</p>
Steep Slopes or Unstable Soils	
<p>PO 11 Where building work is undertaken on a <i>site</i> that contains or adjoins a steep slope or is subject to unstable soils, adequate protection measures are utilised to prevent the risk of land slippage or erosion.</p>	<p>AO 11.1 Where building work is undertaken on a <i>site</i> that:</p> <p>(a) is on land subject to a slope greater than 15 per cent; or</p> <p>(b) adjoins land that has a slope greater than 15 per cent; or</p> <p>(c) is subject to unstable land</p> <p>A site-specific geotechnical analysis in accordance with AGS2007 is prepared by a registered professional engineer to demonstrate that the site is not subject to landslide hazard. It must certify that:</p> <ul style="list-style-type: none"> • the stability of the site, including associated buildings and infrastructure, will be maintained over the operational life of the development; and • the site is not subject to risk of landslide activity originating from other land, including land above the site; and • the development will not increase the risk of landslide on other land; and • specific reference is made to assembly uses, essential community infrastructure, vulnerable uses or difficult to evacuate uses.

Table 9.3.2.2 – Community and recreation activities code:

- **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
<p>PO 12 Development for community infrastructure:</p> <p>(a) is not at risk from the landslide hazards; or will function without impediment from a landslide; and</p> <p>(b) provides access to the infrastructure without impediment from the effects of a landslide; and</p> <p>(c) does not contribute to elevated risk of landslide to adjoining properties.</p>	<p>AO 12.1 Development involving community infrastructure includes measures identified by a site-specific geotechnical assessment prepared by a competent person that ensures:</p> <p>(a) the long-term stability of the site including associated building and infrastructure; and</p> <p>(b) access to the site will not be impeded by a landslide event; and</p> <p>(c) the community infrastructure will not be adversely affected by landslides originating from other land, including land above the site.</p>
Traffic, parking and access	
<p>PO 13 Development must be located to minimise the introduction of non-local traffic into residential streets that are minor roads.</p>	No acceptable outcome is prescribed.
<p>PO 14 The traffic and parking generated by the proposed development does not:</p> <p>(a) adversely affect the surrounding or future planned road network; and</p> <p>(b) adversely affect the amenity of the surrounding neighbourhood; and</p> <p>(c) create safety conflicts with pedestrians; and</p> <p>(d) result in an increased demand for on street car parking.</p>	<p>AO 14.1 A traffic impact assessment report is prepared by a registered professional traffic engineer that:</p> <p>(a) identifies the traffic impact, including any potential safety conflicts related to the development and on-street car parking demands; and</p> <p>(b) demonstrates the <i>site</i> has safe and convenient vehicular and pedestrian access; and</p> <p>(c) outlines mitigation measures to appropriately address the related traffic impacts.</p>
<p>PO 15 On-site parking and vehicle manoeuvring areas are located and designed to minimise conflicts between motor vehicles and pedestrians.</p>	<p>AO 15.1 Buildings and activity areas are located to prevent potentially hazardous vehicular or pedestrian movements.</p>
<p>PO 16 Development facilitates a functional overall road hierarchy and maximise the safety and efficiency of the State-controlled road network.</p>	<p>AO 16.1 Where new or upgraded road access is proposed:</p> <ul style="list-style-type: none"> • If development fronts more than one road, access to the site is via the lowest order road as indicated in Major Infrastructure Overlay – Road Hierarchy Maps 1 to 11 (OM-RH-01 to OM-RH-11) <p>Note—State Controlled Roads are considered higher order than non-State Controlled Roads.</p>

Table 9.3.2.2 – Community and recreation activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Provisions specific to certain uses	
<p>PO 17 <i>Sensitive land uses</i> are located and designed to ensure that users are not exposed to unacceptable levels of noise, unhealthy air emissions, soil contamination, or other health and safety concerns.</p>	<p>AO 17.1 Development for a <i>child care centre, hospital or educational establishment</i> is:</p> <ul style="list-style-type: none"> (a) located on a <i>site</i> where maximum concentrations of air pollutants as measured at the <i>site</i> boundaries are less than those recommended by the National Health and Medical Research Council (more research required); and (b) located on a <i>site</i> that has noise levels from external sources that comply with the acoustic quality objectives for sensitive receptors as set out in the <i>Environmental Protection (Noise) Policy 2008</i>; and (c) supported by a Stage 1 Preliminary Investigation Report prepared by a suitably qualified person that demonstrates that soil contamination is not in excess of the Health-based Investigation Levels outlined in the National Environmental Protection Measure for Assessment of <i>Site Contamination</i> (incorporating Schedule B (7a)), as amended or replaced from time to time. <p>Note—this is required because there may be sites in Mount Isa that are not on the Contaminated Land Management or Environmental Management register).</p>
<p>PO 18 <i>child care centres</i> are highly accessible and co-located with or in close proximity to other appropriate community, recreation or <i>centre activities</i>.</p>	<p>AO 18.1 Development for a <i>child care centre</i> is integrated with or adjacent to community focal points including <i>educational establishments, shopping centres, community uses, hospitals, places of worship or recreation activities</i>.</p>
Provisions specific to the Open space, Sport and Recreation zones and Community facilities zone	
<p>PO 19 Non <i>Community and recreation activities</i> directly support the community facility on the <i>site</i> and are ancillary in scale and nature.</p>	<p>No acceptable outcome is prescribed.</p>

9.3.3 Home based business code

9.3.3.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Home based business code in the level of assessment tables in Part 5 of this Planning Scheme; and
- (2) impact assessable development for a home based business not specifically identified in a level of assessment table in Part 5 of this Planning Scheme.

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

9.3.3.2 Purpose

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

- (1) ensure a home based business is designed, located and operated in a manner that is compatible with the preferred amenity, character and function of the surrounding area and is appropriately integrated with the residential and other activities on the site and on adjoining sites; and
- (2) ensure that home based businesses do not impact on the primacy of the *residential activity* on the site and the residential character of any residential zone.

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

- (1) A home based business is domestic in scale and subordinate to the primary residential use of the dwelling; and
- (2) A dwelling that contains a home based business is not distinguishable from other nearby dwellings in terms of visual appearance, noise emissions or traffic generation.

9.3.3.3 Assessment benchmarks

Table 9.3.3.1 – Home based business code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

Performance outcomes	Acceptable outcomes
Amenity, Safety and Scale of Use	
<p>PO 1 The operation of the <i>home based business</i> is limited in size, scale and the type of activity so that it:</p> <p>(a) remains ancillary to, and does not encroach upon the residential use of the <i>dwelling</i>; and</p> <p>(b) does not compromise the amenity or safety of the surrounding neighbourhood and primary residential use of the <i>dwelling</i>, having particular regard to:</p> <p style="margin-left: 20px;">(i) hours of operation; and</p> <p style="margin-left: 20px;">(ii) noise; and</p> <p style="margin-left: 20px;">(iii) odour; and</p> <p style="margin-left: 20px;">(iv) dust; and</p> <p style="margin-left: 20px;">(v) number of visitors and employees on the <i>site</i>; and</p> <p style="margin-left: 20px;">(vi) visual amenity impacts; and</p> <p style="margin-left: 20px;">(vii) use of potentially hazardous materials; and</p> <p style="margin-left: 20px;">(viii) traffic, access and car parking.</p>	<p>AO 1.1 Only one <i>home based business</i> is permitted per <i>dwelling</i>.</p> <p>AO 1.2 A permanent resident of the <i>dwelling</i> conducts the <i>home based business</i>.</p> <p>AO 1.3 The workspace of the <i>home based business</i> activity is totally separated from the primary residential use of the <i>dwelling</i> by a wall(s) and closable door(s).</p> <p>AO 1.4 The <i>home based business</i> does not include any type of motor vehicle service or repair (with the exception of repairs to auto-electrics or air-conditioning) on the <i>site</i> unless within the low impact industry or medium impact industry zones.</p> <p>AO 1.5 For a <i>home based business</i> (other than a bed and breakfast or farm stay conducted in a <i>dwelling house</i>):</p> <p>(a) the total <i>gross floor area</i> used for the home based business does not exceed 30 per cent of the <i>gross floor area</i> of the <i>dwelling</i>, or 50m²; whichever is less; and</p> <p>(b) outdoor use areas including parking areas do not exceed 10 per cent of the area of the <i>site</i> on which the <i>dwelling</i> house is located or 50m², whichever is less; and</p> <p>(c) outdoor use areas are fenced with a 1.8 metre solid screen fence along the common boundary with a <i>site</i> containing a <i>sensitive land use</i>; and</p> <p>(d) no more than two clients or customers are present at any one time and no more than eight clients or customers attend the home based business in any one day; and</p> <p>(e) the <i>home based business</i> only employs persons who are residents of the <i>dwelling</i>.</p> <p>AO 1.6 For a <i>home based business</i> conducted within a <i>dual occupancy, dwelling unit or multiple dwelling</i>:</p>

Table 9.3.3.1 – Home based business code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<p>(a) the home based business does not involve a bed and breakfast or farm stay; and</p> <p>(b) the total <i>gross floor area</i> used for the <i>home based business</i> does not exceed 30 per cent of the <i>gross floor area</i> of the <i>dwelling</i> or 20m², whichever is less; and</p> <p>(c) the <i>home based business</i> does not involve an outdoor component or use area; and</p> <p>(d) no more than two clients or customers are present at any one time and no more than six clients or customers attend the <i>home based business</i> in any one day; and</p> <p>(e) the <i>home based business</i> only employs persons who are residents of the <i>dwelling</i>.</p> <p>AO 1.7 For a <i>home based business</i> operating as a bed and breakfast or farm stay:</p> <p>(a) at least one bedroom within the <i>dwelling house</i> is excluded from use by guests; and</p> <p>(b) the use complies with Table 9.3.3.2: Maximum number of bedrooms, guests and non-resident employees for bed and breakfast or farm stay.</p> <p>AO 1.8 Unless otherwise specified in the applicable zone code, for a <i>home based business</i> other than a bed and breakfast, farm stay or home based child care the hours of operation are limited to:</p> <p>(a) Monday to Saturday – 8.00am to 6.00pm; and</p> <p>(b) no operation on Sundays and Public Holidays.</p> <p>AO 1.9 Development does not result in any emissions, including noise, dust, odour or other emissions:</p> <p>(a) beyond the boundaries of the <i>site</i> for a <i>dwelling house</i>; or</p> <p>(b) beyond the <i>dwelling</i>, for a <i>multiple dwelling, dwelling unit</i> or <i>dual occupancy</i>.</p> <p>AO 1.10 Quantities of chemicals or gases or other hazardous materials used in association with</p>

Table 9.3.3.1 – Home based business code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<p>the <i>home based business</i> do not exceed the quantities normally associated with a <i>dwelling</i>.</p> <p>AO 1.11 Where goods are offered for sale from the premises, there is no public or external display of such goods.</p> <p>AO 1.12 The <i>home based business</i> does not include <i>industry activities</i>.</p>
Built Form and Character	
<p>PO 2 The <i>dwelling</i> in which the <i>home based business</i> activity is established and any associated structure must maintain the residential character of the site.</p>	<p>AO 2.1 Except for the placement of any <i>advertising device</i> permitted by this Planning Scheme, the external residential appearance and character of the <i>dwelling</i> is not modified to accommodate the <i>home based business</i>.</p> <p>AO 2.2 Any building constructed to accommodate a <i>home based business</i> that is visible from the street has an architectural style and colours that are the same as the primary <i>dwelling</i>.</p> <p>AO 2.3 <i>Advertising devices</i> erected on the <i>site</i> in connection with a <i>home based business</i>:</p> <ul style="list-style-type: none"> (a) include only the business name and contact details of the home based business that is lawfully conducted on the <i>site</i>; and attached to a wall or fence and is not free standing; and (b) are not illuminated, neon, flashing or in motion; and (c) are not to exceed 0.5m² in the Rural zone, and 0.3m² in any other zone; and (d) are limited to one <i>advertising device</i> on each <i>road frontage</i> of the allotment, except for a <i>dual occupancy, dwelling unit or multiple dwelling</i> where only one <i>advertising device</i> for way-finding purposes is permitted on the <i>site</i>. <p>Note—Applicants should seek agreement to any advertising device from the body corporate and the decision of the body corporate in relation to common property is final.</p>

Table 9.3.3.1 – Home based business code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Traffic, Parking and Loading	
<p>PO 3 Traffic impacts generated by the <i>home based business</i> are no greater than that which might reasonably be expected in the residential location.</p>	<p>AO 3.1 A maximum of one motor vehicle required for the operation of the <i>home based business</i> with a carrying capacity not exceeding 2.5 tonnes is parked or garaged on the <i>site</i>.</p> <p>AO 3.2 Commercial deliveries or collections are limited to:</p> <ul style="list-style-type: none"> (a) a vehicle with a carrying capacity not exceeding 2.5 tonnes; and (b) no more than two deliveries or collections per day. <p>AO 3.3 Loading or unloading activity is undertaken entirely within the <i>site</i> in which the <i>home based business</i> is located.</p>
Storage and waste management	
<p>PO 4 Storage areas for equipment, goods, materials, and refuse containers are provided which are:</p> <ul style="list-style-type: none"> (a) screened from the street and <i>adjoining land</i>; and (b) adequately sized to accommodate the refuse generated on-site; and (c) conveniently accessible to collection and delivery vehicles; and (d) able to be kept clean and dust free at all times. 	<p>AO 4.1 The <i>home based business</i> does not generate refuse in excess of the quantities normally associated with a <i>dwelling</i>.</p> <p><small>Note—compliance with this acceptable outcome is achieved if refuse does not exceed that which can be accommodated within a standard Council supplied residential bin (wheelie bin).</small></p> <p>AO 4.2 Equipment, goods and materials associated with the <i>home based business</i> are stored inside the <i>dwelling</i> or another fully enclosed structure such as a shed or garage on the same <i>site</i> as the <i>dwelling</i>.</p>
<p>PO 5 The risks associated with the storage of chemicals and a hazardous substance is minimised.</p>	<p>AO 5.1 Storage of flammable and combustible liquids complies with the minor storage provisions of <i>Australian Standards AS1940:2017 – The storage and Handling of Flammable and Combustible Liquids</i>.</p>

Table 9.3.3.1 – Home based business code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Additional requirements for specific <i>home based businesses</i>	
<p>PO 6 For a bed and breakfast or farm stay:</p> <p>(a) accommodation is provided for short-term stay only; and</p> <p>(b) guests are provided an acceptable level of privacy and comfort.</p>	<p>AO 6.1 Guests stay no more than four consecutive nights for a bed and breakfast, and 14 consecutive nights for a farm stay.</p> <p>AO 6.2 Guest bedrooms and outdoor private areas are configured in a manner that is separated from the host living rooms and spaces and does not allow casual visual intrusion from hosts, guests or the public.</p> <p>AO 6.3 A separate bathroom and toilet facility is provided within the <i>dwelling house</i> for the exclusive use of guests.</p>

Table 9.3.3.2 Maximum number of bedrooms, guests and *non-resident employees* for bed and breakfast and farm stay.

	Maximum number of guest rooms	Maximum number of paying guests	Maximum number of non-resident employees
Where in the Rural zone	6	No specific limit	3
Where in any other zone	31	62	21

9.3.4 Industry and infrastructure activities code

9.3.4.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Industry and infrastructure activities code in the tables of assessment in Part 5 of this Planning Scheme; and
- (2) impact assessable development for *industry* or *infrastructure activities* listed in Schedule 1.1 or an undefined use of a similar nature.

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

9.3.4.2 Purpose

The purpose of the Industry and infrastructure activities code is to ensure that *Industry activities* and *infrastructure activities* are consistent with the intended character and amenity of the locality, and does not adversely impact on surrounding land uses and the natural environment.

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

- (1) Development of *industry activities* and *infrastructure activities* is commensurate with the purpose and overall outcomes of the zone in which it is located.
- (2) Development is of a type, scale and intensity compatible with its location and nearby land uses; and
- (3) Development occurs only on land that is suited to the development and operation of *industry activities* and *infrastructure activities*; and
- (4) *Industry activities* and *infrastructure activities* are adequately separated from sensitive land uses, and land located in the Low density residential zone, Medium density residential zone, Rural residential zone or Mixed use zone to prevent environmental harm occurring; and
- (5) *Industry activities* and *infrastructure activities* maintain safety to people and natural features; and
- (6) *Industry activities* and *infrastructure activities* are located, designed, operated and managed to prevent the air, soil or water pollution or contamination; and
- (7) Development avoids adverse impacts on vegetation; and
- (8) *Industry activities* and *infrastructure activities* are sited and designed in a manner that is appropriate to the character of the area.
- (9) Development contributes to a high standard of amenity on-site and off-site.
- (10) *Industry activities* and *infrastructure activities* generate traffic that is within the capacity of the existing road system; and consistent with the types of traffic and frequency of traffic movement existing on the roads used to access the site.
- (11) Development maximises the use of existing transport infrastructure and has access to an appropriate level of transport infrastructure, including railway, airport and highways.
- (12) *Industry activities* and *infrastructure activities* have adequate and safe vehicle access to the site on which they are located.

9.3.4.3 Assessment benchmarks

Table 9.3.4.1 – Industry and infrastructure activities code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

Performance outcomes	Acceptable outcomes
Amenity and Safety	
<p>PO 1 Development addresses the street, facilitates casual surveillance of the street and provides for safe pedestrian access.</p>	<p>AO 1.1 Ancillary <i>office</i>, or administration buildings or areas are oriented toward the <i>primary road frontage</i>.</p> <p>AO 1.2 The main entry to the building is located on the facade of the building that faces the <i>primary road frontage</i>, and is easily identifiable and directly accessible from the <i>primary road frontage</i>.</p>
<p>PO 2 <u>For development not within the Low impact industry, Medium impact industry, Special industry and Special purpose zones:</u></p> <p>Outdoor lighting maintains the amenity of the surrounding area and enhances safety without creating obtrusive light emissions either directly or by reflection.</p>	<p>AO 2.1 Outdoor lighting is designed and installed in accordance with the parameters and requirements of <i>AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p>PO 3 Development does not adversely impact on the amenity of adjoining and nearby sensitive land uses, including, but not limited to the impacts of:</p> <p>(a) air pollution; and (b) noise; and (c) vibration; and (d) odour; and (e) dust; and (f) heat and light; and (g) lack of privacy; and (h) other emissions.</p>	<p>AO 3.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>.</p> <p>AO 3.2 Development achieves the acoustic quality objectives for sensitive receptors set out in the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>AO 3.3 Where not within an <i>Industry zone</i> the use does not involve an Environmentally Relevant Activity (<i>ERA</i>)</p> <p>AO 3.4 Odour emissions produced on-site cannot be detected beyond the boundaries of the <i>site</i>.</p> <p>AO 3.5 Impacts from dust produced on-site do not extend beyond the boundaries of the <i>site</i>.</p> <p>AO 3.6 Any proposed glass does not exceed a maximum degree of reflection of both heat and light of 20 per cent.</p> <p>AO 3.7 Development within 150 metres of a lot containing a <i>sensitive land use</i>, or a lot in the Low density residential zone, Medium density residential zone, Community facilities zone, Mixed use zone or Rural residential zone:</p>

Table 9.3.4.1 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<p>(a) does not result in adverse impacts at or beyond the boundary of the <i>site</i> due to noise that exceeds 3dB(A) above the background level between Monday to Saturday (during the period commencing at 6am and ending at 6pm on the same day); and</p> <p>(b) does not produce audible noise at or beyond the boundary of the <i>site</i> from 6:00pm Saturday to 6:00am the following Monday; and</p> <p>(c) does not involve an Environmentally Relevant Activity (ERA); and</p> <p>(d) does not produce vibrations that exceed the maximum acceptable levels identified in Australian Standard AS 2670.2 <i>Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)</i>; and</p> <p>(e) ensures that odour emissions produced on-site cannot be detected beyond the boundaries of the <i>site</i>; and</p> <p>(f) ensures that impacts from dust produced on-site do not extend beyond the boundaries of the <i>site</i>.</p> <p>AO 3.8 Development on a <i>site</i> that has a common boundary with an existing <i>sensitive land use</i>, or a lot in the Low density residential zone, Medium density residential zone, Community facilities zone, Mixed-use zone or Rural residential zone:</p> <p>(a) has a 1.8-metre-high solid fence provided along the entire common boundary; and</p> <p>(b) ensures every side and rear wall of a building that faces a common boundary does not contain openings that may allow noise emissions; and</p> <p>(c) ensures every window that has direct views into windows of a residential <i>dwelling</i> is provided with fixed screening or glazing that is not greater than 75 per cent transparent to obscure views to, and maintain privacy of, the residential <i>dwelling</i>; and</p> <p>(d) screens all noise emitting devices, such as air-conditioning equipment, pumps and ventilation fans; and</p> <p>(e) provides acoustic screening between all areas where activities are permitted to occur outside of the building and the common boundary.</p>

Table 9.3.4.1 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Ancillary activities	
<p>PO 4 Any <i>office</i>, administration or retail sales function that is conducted on the <i>site</i> is ancillary and subordinate to the primary use on the <i>site</i>.</p>	<p>AO 4.1 The <i>office</i> and administration functions comprise an area not greater than 10 per cent of the use area.</p> <p>AO 4.2 The area used for on-site retail sales of goods is not greater than 10 per cent of the use area.</p>
Built form, character, design and scale	
<p>PO 5 Development is designed and located to:</p> <ul style="list-style-type: none"> (a) enhance the character of the zone; and (b) enhance the visual amenity of the main approaches to the urban areas of Mount Isa; and (c) be of a size, bulk and form consistent with the existing or preferred character of the zone in which it is located; and (d) prevent adverse impacts on nearby premises; and (e) provide for and maintain a sense of open space; and (f) provide a dedicated pedestrian entry that is protected from the sun and rain. 	<p>AO 5.1</p> <ul style="list-style-type: none"> (a) <i>Building height</i> is (including all structures) is not greater than 10 metres in the Low impact industry and medium impact industry zone where the lot adjoins a Low density residential zone, Medium density residential zone, Rural residential zone or Mixed use zone; or (b) 15 metres in the Low impact industry and medium impact industry zone otherwise; or (c) 15 metres in the Special industry zone; or (d) 10.5 metres in the Rural and Rural residential zones; or (e) 8.5 metres in all other zones. <p>AO 5.2 <i>Site cover</i> is not greater than:</p> <ul style="list-style-type: none"> (a) 5 per cent in the following zones: <ul style="list-style-type: none"> • Rural residential; or • Open space; or (b) 25 per cent in the Sport and recreation zone; or (c) 50 per cent in the following zones: <ul style="list-style-type: none"> • Low density residential; or • Township; or (d) 60 per cent in the following zones: <ul style="list-style-type: none"> • Medium density residential; or • Mixed use; or • Local centre; or (e) 70 per cent in the Principal centre zone; or (f) 75 per cent in the following zones: <ul style="list-style-type: none"> • Low impact industry; or • Medium Impact industry; or • Special industry; or • Community facilities; or • Special purpose. <p>AO 5.3 The <i>development footprint</i> excluding <i>landscaping</i> is <i>setback</i> from any <i>road frontage</i> and side and rear boundaries, in accordance with Table 9.3.4.3 – Industry and infrastructure activities, road and boundary setbacks.</p>

Table 9.3.4.1 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

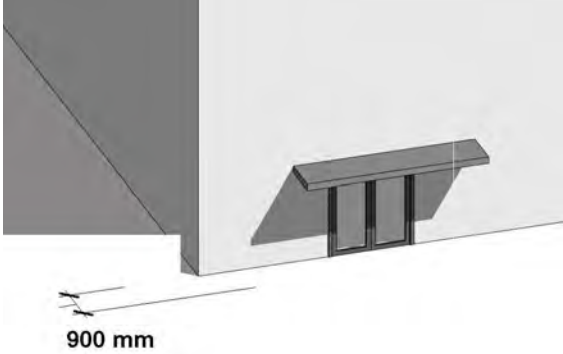
Performance outcomes	Acceptable outcomes
	<p>AO 5.4 In any zone other than the Medium impact industry and Special industry zones, building dimensions (width and depth) are not greater than 30 metres in any one direction.</p> <p>AO 5.5 Pedestrian entries incorporate sun and rain shelter; such as overhangs or awnings that protrude at least 0.9 metres from the external building face when measured perpendicular to the external building face (Refer Figure a).</p> <p>Figure a – Overhangs or awnings over doors</p> 
Fences and Gates	
<p>PO 6 <u>For development not within the Low impact, Medium Impact, Special industry and Special purpose zones:</u></p> <p>Fences must:</p> <ul style="list-style-type: none"> (a) contribute positively to the character of the <i>streetscape</i>; and (b) be constructed of high quality materials; (c) enhance the amenity of the <i>site</i>; and (d) enable casual surveillance of the street. 	<p>AO 6.1 A fence that is constructed forward of any <i>front building line</i> that faces a <i>road frontage</i> (including <i>front building lines</i> that face both <i>road frontages</i> on a corner lot):</p> <ul style="list-style-type: none"> (a) has a height, measured from <i>ground level</i>, that is not greater than: <ul style="list-style-type: none"> (i) 1.8 metres where the fence is at least 50 per cent transparent (Refer Figure b); or (ii) 1.5 metres where the fence is solid or not greater than 50 per cent transparent (Refer Figure c); and (b) does not incorporate solid steel sheeting such as Colorbond or Zincaneal above 1.5 metres in height (Refer Figure d); and (c) incorporates detailing or indentations where the fence is greater than 10 metres in length in any direction.

Table 9.3.4.1 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

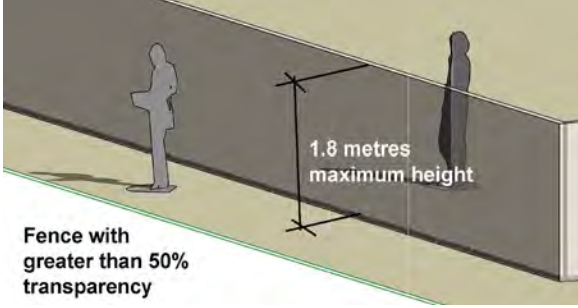
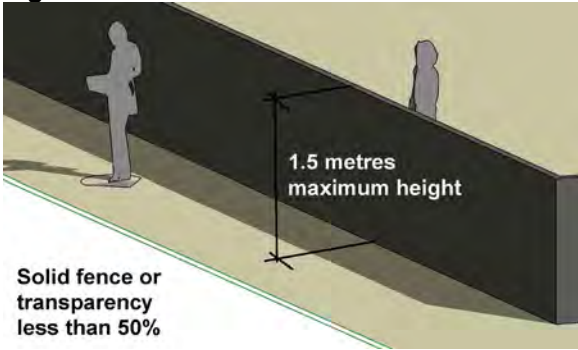
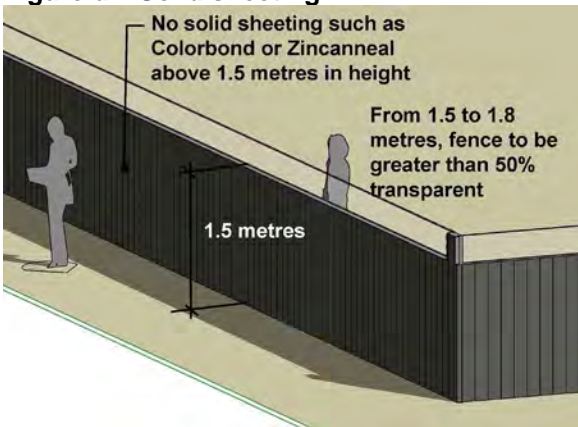
Performance outcomes	Acceptable outcomes
	<p>Figure b – Fences with greater than 50% transparency</p>  <p>Fence with greater than 50% transparency</p> <p>Figure c – Solid fences</p>  <p>Solid fence or transparency less than 50%</p> <p>Figure d – Solid sheeting</p>  <p>No solid sheeting such as Colorbond or Zincaneal above 1.5 metres in height</p> <p>From 1.5 to 1.8 metres, fence to be greater than 50% transparent</p> <p>1.5 metres</p> <p>AO 6.2 The height of side or rear boundary fences must not be greater than 1.8 metres, measured from <i>ground level</i>.</p>
<p>PO 7 <u>For development within the Low impact, Medium Impact, Special industry and Special purpose zones:</u></p> <p>Fences must contribute positively to the character of the <i>streetscape</i> and enhance the amenity of the <i>site</i>.</p>	<p>AO 7.1 A fence that is constructed forward of any <i>building line</i> that faces a <i>road frontage</i> (including building lines that face both <i>road frontages</i> on a corner lot) is located behind any <i>landscaping strip</i> required by this Planning Scheme, and within the lot (rather than between the <i>landscaping strip</i> and the road).</p>

Table 9.3.4.1 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

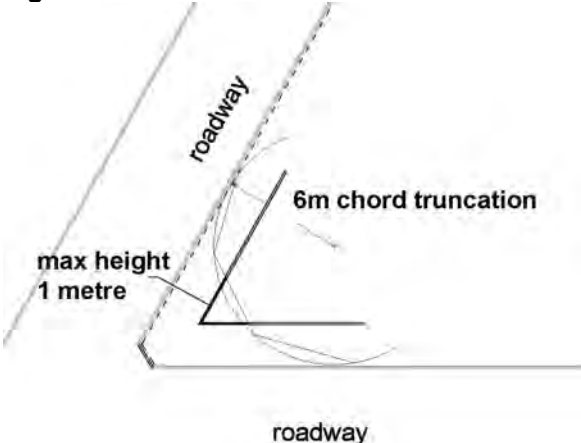

Performance outcomes	Acceptable outcomes
<p>PO 8 Fence location provides for adequate <i>site</i> lines.</p>	<p>AO 8.1 Fences on a corner <i>site</i> and, within a truncation made by three equal chords of a 6 metre radius curve at the corner of the two <i>road frontages</i>, are not greater than 1 metre in height, measured from <i>ground level</i> (Refer Figure e).</p> <p>Figure e – Corner truncation</p>  <p>The diagram shows a corner where two roadways meet. A dashed line represents the original corner. A solid line represents the truncated corner, formed by three equal chords of a 6-metre radius curve. A vertical line indicates the maximum height of the fence is 1 metre from the ground level.</p>
<p>PO 9 Gates do not open beyond the property boundary.</p>	<p>AO 9.1 Gates located on a property boundary do not open outward onto the street or an <i>adjoining property</i>.</p>
Landscaping	
<p>PO 10 <i>Landscaping:</i></p> <ul style="list-style-type: none"> (a) provides an attractive <i>streetscape</i>; and (b) enhances the amenity of the zone; and (c) reduces the visual and environmental impact of hard surface areas; and (d) achieves maximum on-site rainwater infiltration; and (e) minimises additional burden on stormwater drainage infrastructure. 	<p>AO 10.1 At least 10 per cent of the area of the <i>site</i> incorporates <i>soft landscaping</i>.</p> <p>AO 10.2 A densely planted landscape strip (Refer Figure f) is provided that is within the boundary of the <i>site</i>; and:</p> <ul style="list-style-type: none"> (a) is at least 2 metres in depth; and (b) extends along the entire length of any <i>road frontage</i>, except for the areas required for vehicle and pedestrian access. <p>Figure f – Landscaping along road frontages</p>  <p>The diagram shows a perspective view of a road frontage. A green landscape strip, 2 metres wide, runs along the edge of the road. The strip contains various plants and trees. A driveway and a pedestrian pathway are shown crossing the landscape strip.</p> <p>AO 10.3 Where development has a common boundary to an <i>existing sensitive land use</i>, or a lot in the:</p>

Table 9.3.4.1 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> • Low density residential zone; or • Medium density residential zone; or • Community facilities zone; or • Rural residential zone; or • Township Zone <p>a densely planted landscape strip is provided:</p> <p>(a) along the entire common boundary; and</p> <p>(b) is at least 2.5 metres in width.</p>
Steep slopes or unstable soils	
<p>PO 11 Development must adequately address the constraints of steeply sloping or unstable land.</p>	<p>AO 11.1 Building work is not undertaken on land with a slope that is greater than 15 per cent.</p> <p>AO 11.2 Development on a slope that is greater than 10 per cent does not involve cut and fill greater than:</p> <p>(a) 1 metre in height or depth at any point; and</p> <p>(b) 50 m³ in total volume.</p> <p>AO 11.3 Driveways are not steeper than 20 per cent.</p>
Storage and waste management	
<p>PO 12 Storage areas for equipment, goods, materials, and refuse containers are:</p> <p>(a) located on-site; and</p> <p>(b) screened from the street and any adjoining land that is located in a Low density residential zone, Medium density residential zone, Mixed use zone or Rural residential zone; and</p> <p>(c) adequately sized to accommodate the refuse generated on-site; and</p> <p>(d) conveniently accessible to collection and delivery vehicles; and</p> <p>(e) designed and equipped to be kept clean and dust free at all times.</p>	<p>AO 12.1 Refuse container storage areas are:</p> <p>(a) located on-site; and</p> <p>(b) not located within any required setback or landscaping areas; and</p> <p>(c) not located within a <i>flood hazard area</i>; and</p> <p>(d) screened from public view, by a solid fence or wall that is 1.8 metres in height, measured from ground level; and</p> <p>(e) provided on an imperviously sealed pad that drains to an approved waste disposal system; and</p> <p>(f) provided with a tap; and</p> <p>(g) large enough to accommodate at least one standard industrial refuse bin of a size appropriate to the nature and scale of the refuse generated by the use.</p> <p>AO 12.2 Other outdoor storage areas are:</p> <p>(a) not located within any required setback from a zone or road boundary prescribed by this code or the applicable zone code; and</p> <p>(b) in an enclosed area or otherwise screened from view from the street, other public areas and <i>adjoining properties</i>.</p>

Table 9.3.4.1 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<p>AO 12.3 There are no exposed stockpiles of raw or processed materials greater than 30m³ in total volume.</p> <p>AO 12.4 Materials stored on-site that are capable of generating air contaminants either by wind or when disturbed, are managed by:</p> <ul style="list-style-type: none"> (a) being wholly enclosed in a building or storage bins; or (b) a program to suppress material so it cannot become airborne.
<p>PO 13 Development does not release liquid waste or other potential contaminants.</p>	<p>AO 13.1 Development provides for the on-site collection, treatment and disposal of liquid waste and other potential contamination sources.</p> <p>AO 13.2 Development provides for spills to be wholly contained and retained on-site for subsequent removal and disposal by an approved means.</p> <p>AO 13.3 Any material discharged to sewer:</p> <ul style="list-style-type: none"> (a) comprises only normal domestic wastewater; and (b) is not greater in quantity than the design levels specified in Schedule 6: Engineering works and services planning scheme policy. <p>AO 13.4 Roof water is directed away from areas of potential contamination.</p>

Table 9.3.4.1 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Traffic, parking and access	
<p>PO 14 The design and layout of vehicle parking, loading, crossover and access areas:</p> <p>(a) provides safe and efficient vehicular and pedestrian movement; and</p> <p>(b) enables the loading and unloading of goods and waste to occur wholly within the <i>site</i>; and</p> <p>(c) does not dominate the <i>road frontage</i>; and</p> <p>(d) is visually unobtrusive from the street and complements the character and amenity of the area.</p>	<p>AO 14.1 All vehicle manoeuvring and parking areas on the <i>site</i> are sealed with a material that will reduce the amount of dust generated by vehicle movements.</p> <p>AO 14.2 All loading and unloading facilities are provided on-site.</p> <p>AO 14.3 Crossovers constructed are reinforced industrial rated crossovers in accordance with Schedule 6: Engineering works and services planning scheme policy.</p> <p>AO 14.4 Vehicle parking areas are located at the side or the rear of the <i>front building line</i> on the <i>site</i>.</p> <p>AO 14.5 Visitor parking is located adjacent to the visitor entry to the main building on the <i>site</i>.</p>

Table 9.3.4.2 – Industry and infrastructure activities code:

- **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Amenity and safety	
<p>PO 1 Development is located, designed, orientated and constructed to prevent any adverse impacts on the development that may be caused by noise, odour, lighting and dust emissions from existing lawful uses, including <i>industry activities</i> and <i>rural activities</i>.</p>	<p>No acceptable outcome is prescribed.</p>
<p>PO 2 Development incorporates key elements of Crime Prevention Through Environmental Design (CPTED) to enhance safety of the <i>site</i>, adjoining streets and surrounding area.</p>	<p>AO 2.1 Development design and layout provides:</p> <p>(a) opportunities for casual surveillance and sightlines; and</p> <p>(b) exterior building designs which promote safety; and</p> <p>(c) adequate identification of uses and ownership; and</p> <p>(d) adequate lighting; and</p> <p>(e) appropriate way-finding mechanisms (e.g. signage); and</p> <p>(f) prevention of entrapment locations; and</p> <p>(g) prevention of access to roof areas and other premises.</p>

Table 9.3.4.2 – Industry and infrastructure activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Built form, design, character and scale	
<p>PO 3 Building materials and design features contribute to a high quality aesthetic standard and built form character.</p>	<p>AO 3.1 Building design incorporates a combination of high quality, attractive, durable and low-maintenance materials.</p> <p>AO 3.2 Building design incorporates articulation and variations in colour, parapet design and roofing heights, where possible.</p>
<p>PO 4 Development incorporates graffiti-prevention measures.</p>	<p>AO 4.1 Building and <i>site</i> design incorporates a combination of the following features:</p> <ul style="list-style-type: none"> (a) shrubbery planted against walls and fences; and (b) designs with absence of natural ladders; and (c) minimal unbroken vertical service area; and (d) graffiti-deterrent surfaces.
Environmental management and ecological sustainability	
<p>PO 5 The <i>site</i> layout responds sensitively to on-site and surrounding topography, drainage patterns and vegetation.</p>	<p>AO 5.1 Development ensures:</p> <ul style="list-style-type: none"> (a) earthworks on site are minimised; and (b) natural drainage lines are retained; and (c) existing vegetation (including street trees) is retained.

Table 9.3.4.2 – Industry and infrastructure activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Steep Slopes or Unstable Soils	
<p>PO 6 Where building work is undertaken on a <i>site</i> that contains or adjoins a steep slope or is subject to unstable soils, adequate protection measures are utilised to prevent the risk of land slippage or erosion.</p>	<p>AO 6.1 Where building work is undertaken on a <i>site</i> that:</p> <ul style="list-style-type: none"> (a) is on land subject to a slope greater than 15 per cent; or (b) adjoins land that has a slope greater than 15 per cent; or (c) is subject to unstable land <p>A site-specific geotechnical analysis in accordance with AGS2007 is prepared by a registered professional engineer to demonstrate that the site is not subject to landslide hazard. It must certify that:</p> <ul style="list-style-type: none"> • the stability of the site, including associated buildings and infrastructure, will be maintained over the operational life of the development; and • the site is not subject to risk of landslide activity originating from other land, including land above the site; and • the development will not increase the risk of landslide on other land; and • specific reference is made to assembly uses, essential community infrastructure, vulnerable uses or difficult to evacuate uses.

Table 9.3.4.2 – Industry and infrastructure activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
<p>PO 7 Development for community infrastructure:</p> <p>(a) is not at risk from the landslide hazards; or will function without impediment from a landslide; and</p> <p>(b) provides access to the infrastructure without impediment from the effects of a landslide; and</p> <p>(c) does not contribute to elevated risk of landslide to adjoining properties.</p>	<p>AO 7.1 Development involving community infrastructure includes measures identified by a site-specific geotechnical assessment prepared by a competent person that ensures:</p> <p>(a) the long-term stability of the site including associated building and infrastructure; and</p> <p>(b) access to the site will not be impeded by a landslide event; and</p> <p>(c) the community infrastructure will not be adversely affected by landslides originating from other land, including land above the site.</p>
Traffic, parking and access	
<p>PO 8 Development minimises any additional non-local traffic into residential streets.</p>	<p>AO 8.1 The primary flow of traffic generated by the development does not utilise local streets within Low density residential zones or Medium density residential zones to access the <i>site</i>.</p>
<p>PO 9 The traffic and parking generated by the proposed development does not:</p> <p>(a) adversely affect the surrounding or future planned road network; and</p> <p>(b) adversely affect the amenity of the surrounding neighborhood; and</p> <p>(c) create safety conflicts with pedestrians; and</p> <p>(d) result in an increased demand for on-street parking.</p>	<p>AO 9.1 A traffic impact assessment report is prepared by a registered professional traffic engineer that:</p> <p>(a) identifies the traffic impact, including any potential safety conflicts related to the development and on-street car parking demands; and</p> <p>(b) demonstrates the <i>site</i> has a safe and convenient vehicular and pedestrian access and parking layout; and</p> <p>(c) outlines mitigation measures to appropriately address the related traffic impacts.</p>
<p>PO 10 Development facilitates a functional overall road hierarchy and maximise the safety and efficiency of the State-controlled road network.</p>	<p>AO 10.1 Where new or upgraded road access is proposed:</p> <ul style="list-style-type: none"> If development fronts more than one road, access to the site is via the lowest order road as indicated in Major Infrastructure Overlay – Road Hierarchy Maps 1 to 11 (OM-RH-01 to OM-RH-11). <p>Note—State Controlled Roads are considered higher order than non-State Controlled Roads.</p>
Provisions specific to the Special purpose zone	
<p>PO 11 Non <i>Infrastructure activities</i>:</p> <p>(a) directly support the <i>infrastructure activity</i> on the <i>site</i>; and</p> <p>(b) are ancillary in scale and nature.</p>	<p>No acceptable outcome is prescribed.</p>

Table 9.3.4.2 – Industry and infrastructure activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Provisions specific to the Rural zone	
PO 12 Development in the rural zone does not adversely impact on the ongoing operation of nearby <i>rural activities</i> .	No acceptable outcome is prescribed.

Table 9.3.4.3 – Industry and infrastructure activities, road and boundary setbacks.

Zone	Minimum <i>Setback</i> to road frontage	<i>Setback</i> to side and rear boundaries
<ul style="list-style-type: none"> • Low impact industry • Medium impact industry • Special purpose 	10 metres (any frontage) where fronting the Barkly highway	6 metres from boundaries shared with land located in the <ul style="list-style-type: none"> • Low density residential zone; or • Medium density residential zone; or • Mixed use zone; or • Rural residential zone.
	6 metres (<i>primary road frontage</i>) to any other road	2 metres from boundaries with any other zone.
	4 metres (<i>secondary road frontage</i>) to any other road	
Special industry	10 metres	10 metres from boundaries to land in another zone 2 metres from boundaries to land in the Special industry zone
Rural residential	30 metres	20 metres
Rural	200 metres	100 metres
Local Centre	In accordance with Table 9.3.1.3 – Local centre zone road and boundary setbacks	In accordance with Table 9.3.1.3 – Local centre zone road and boundary setbacks
Principal centre	in accordance with Table 9.3.1.4 – Principal centre zone road and boundary setbacks	in accordance with Table 9.3.1.4 – Principal centre zone road and boundary setbacks
All other zones	6 metres	6 metres

9.3.5 Relocatable home park and tourist park code

9.3.5.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Relocatable home park and tourist park code in the level of assessment tables in Part 5 of this Planning Scheme; and
- (2) impact assessable development for a relocatable home park or tourist park not specifically identified in a level of assessment table in Part 5 of this Planning Scheme.

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

9.3.5.2 Purpose

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

- (1) The purpose of the Relocatable home park and tourist park code is to ensure that relocatable home parks and tourist parks are designed, located and operated in a manner that is compatible with the preferred amenity, character and function of the surrounding area.

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

- (1) Development is commensurate with the purpose and overall outcomes of the zone in which it is located.
- (2) Development facilitates a high level of amenity and safety for guests and residents.
- (3) Development does not adversely affect the amenity of adjoining properties.
- (4) Development is located on a site that is suitable for a relocatable home park or tourist park.
- (5) Development contributes positively to the local streetscape.
- (6) Development is supported by private open space and facilities to meet needs of residents and visitors;
- (7) Relocatable home parks or tourist parks have adequate and safe vehicle access to the site and within the site.

9.3.5.3 Assessment benchmarks

Table 9.3.5.1 – Relocatable home park and tourist park code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

Performance outcomes	Acceptable outcomes
Design and Layout	
<p>PO 1 A reasonable level of privacy and separation is available to all caravan and camping sites.</p>	<p>AO 1.1 Each caravan, cabin or camp site is clearly delineated, has an area of not less than 130m² and a frontage of not less than 10 metres, and provides for a setback of:</p> <ul style="list-style-type: none"> (a) 1.5 metres from any other caravan, cabin or camp site boundary; and (b) 3 metres from any adjoining building; and (c) 2 metres from any internal road; and (d) 6 metres from any <i>road frontage</i>; and (e) 5 metres from any <i>adjoining properties</i>.
<p>PO 2 The size and density of development is appropriate to the location and compatible with surrounding development.</p>	<p>AO 2.1 Density does not exceed:</p> <ul style="list-style-type: none"> (a) 40 caravan sites/hectare for <i>long-stay</i> sites; or (b) 25 relocatable home sites/hectare; or (c) 80 camp sites/hectare.
<p>PO 3 Suitable recreation space is provided to meet the needs of <i>long-stay</i> residents of the caravan park/camping ground.</p>	<p>AO 3.1 Communal open space is provided at a rate of 10m² per caravan or camp site and is:</p> <ul style="list-style-type: none"> (a) at least 150m² in area; and (b) at least 10 metres in width; and (c) independent of landscaped buffers strips; and (d) located not more than 80 metres from any caravan site. <p>Note—the calculation of the required area of open space is to be based only on the number of <i>long-stay</i> sites.</p>
<p>PO 4 <i>Relocatable home parks</i> and <i>tourist parks</i> have adequate amenities for day-to-day living.</p>	<p>AO 4.1 Toilet, shower and laundry amenities are provided:</p> <ul style="list-style-type: none"> (a) within 100 metres of every caravan, cabin, relocatable home and camp site if the site is a <i>long-stay</i> site; and (b) not closer than 6 metres to any caravan, relocatable home or camp site; and (c) at a rate greater than or equal to that set out in Table 9.3.5.2 –Sanitary and laundry facilities. <p>AO 4.2 Where the <i>site</i> is located <u>inside</u> the LGIP area and outside areas identified on the LGIP maps (refer Schedule 3) as “No Planning Commitment”, development for <i>relocatable home parks</i> or <i>tourist parks</i> shall be connected to electricity and water and have suitable drainage and sillage points.</p>

Table 9.3.5.1 – Relocatable home park and tourist park code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<p>AO 4.3 Where the <i>site</i> is located <i>inside</i> the LGIP area and identified on the LGIP maps (Refer schedule 3) as “No Planning Commitment”, development for <i>relocatable home parks</i> and <i>tourist parks</i> have facilities connected to electricity and water, and have suitable site drainage and sillage points.</p>
Internal access	
<p>PO 5 The design of internal vehicle and pedestrian access promotes convenient and safe access and movement within the site.</p>	<p>AO 5.1 Internal access roads:</p> <ul style="list-style-type: none"> (a) are designed to discourage vehicle speeds in excess of 15 kilometres/hour; and (b) have a durable, dust-free surface with a carriageway width of not less than 6 metres for two-way traffic and 4 metres for one-way traffic; and (c) have a level verge on each side not less than 1.5 metres in width; and (d) provide for service vehicles to turn in accordance with the standard turning templates given in Austroads publication no AP-G34-13: Design Vehicles and Turning Path Templates; and (e) provide access for firefighting appliances to within 60 metres of any site or building. <p>AO 5.2 Internal footpaths:</p> <ul style="list-style-type: none"> (a) connect caravan, relocatable home and camp sites with on-site amenities, communal open space and external roads; and (b) are a minimum width of 1.2 metres; and (c) may be accommodated within the carriageway of access roads.
Vehicle parking	
<p>PO 6 Sufficient and convenient parking is provided on-site for occupants and visitors.</p>	<p>AO 6.1 Visitor parking is located adjacent to the entry driveway and is signposted to encourage visitor use.</p> <p>AO 6.2 Each caravan, cabin or camp site is to contain at least one dedicated carparking space within the site.</p>

Table 9.3.5.1 – Relocatable home park and tourist park code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Relocatable homes	
<p>PO 7 A reasonable level of privacy and separation is available to residents of relocatable homes.</p>	<p>AO 7.1 Relocatable home sites:</p> <ul style="list-style-type: none"> (a) are at least 200m² in area; and (b) are set back at least 6 metres from any external <i>road frontage</i>; and (c) have a minimum frontage to any internal access road of 13 metres; and (d) are clearly delineated and separated from adjoining sites by landscaping. <p>AO 7.2 A relocatable home is not located within 2 metres of the side and rear boundaries and 3 metres of the front boundary of its site.</p>
<p>PO 8 Suitable recreational open space is provided to meet the needs of residents and their visitors.</p>	<p>AO 8.1 An area equivalent to 10 per cent of the <i>total use area</i> allocated for relocatable home sites is provided as communal open space and:</p> <ul style="list-style-type: none"> (a) has a minimum dimension of 15 metres; and (b) is independent of landscaped buffer strips; and (c) is located not more than 150 metres from any relocatable home site.
Adjoining amenity	
<p>PO 9 The <i>relocatable home park</i> or <i>tourist park</i> does not have a detrimental impact on the amenity of <i>adjoining properties</i>.</p>	<p>AO 9.1 A 3-metre-wide landscape buffer strip is provided to all allotment boundaries including the <i>road frontage</i>.</p> <p>AO 9.2 A 1.8-metre-high visually impermeable screen fence is provided along any boundary to <i>adjoining properties</i> in the Low density residential, Medium density residential, Rural residential and Township zones.</p>
<p>PO 10 Where a <i>relocatable home park</i> or <i>tourist park</i> adjoins other land, at the boundary of these <i>adjoining properties</i>, the operation of recreation areas, shower and toilet facilities and mechanical plant is to be a low impact activity which does not impact the amenity of the <i>adjoining properties</i>.</p>	<p>No acceptable outcome is prescribed.</p>

Table 9.3.5.1 – Relocatable home park and tourist park code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Refuse disposal	
<p>PO 11 Adequate arrangements exist for the safe and convenient storage and removal of refuse</p>	<p>AO 11.1 On-site storage areas are provided for the storage of refuse bins and are:</p> <ul style="list-style-type: none"> (a) screened from the street and adjoining properties by a visually impermeable screen at least 1.8 metres high; and (b) surfaced with an impervious material and provided with a hose-cock for washing down; and (c) separated from caravan, relocatable home and camp sites, children’s playgrounds and cooking facilities by a distance of at least 10 metres; and (d) provided with refuse containers that are weather-proof, rat-proof and have close-fitting fly-proof lids; and (e) directly accessible from an internal access road; and (f) Adequate circulation space is to be provided on site for the collection vehicle in accordance with the standard turning templates given in Austroads publication no AP-G34-13: Design vehicles and turning path templates (1995).
Fire protection	
<p>PO 12 Adequate measures are provided to minimise the incidence and spread of fire and to safeguard occupants and property from injury or damage from fire.</p>	<p>AO 12.1 If in the Rural residential and Rural zones there is no water supply adequate to operate fire hoses (ie 0.33L/s for a continuous period of at least 20 minutes), then the maximum density of development is to be:</p> <ul style="list-style-type: none"> (a) 13 caravan sites per hectare for <i>long-stay</i> sites; or (b) 8 relocatable home sites per hectare; or (c) 27 camp sites per hectare.
Stormwater drainage and flooding	
<p>PO 13 Development is designed to provide an appropriate level of protection for occupants and property from injury or damage from stormwater inundation</p>	<p>AO 13.1 For sites not occupied in the wet season between 1 October and 1 April, no requirement.</p> <p>AO 13.2 Sites that may be occupied in the wet season are not located within a <i>flood hazard area</i>.</p>

Table 9.3.5.1 – Relocatable home park and tourist park code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Waste management	
<p>PO 14 Disposal of liquid waste generated by caravan parks must not result in any on-site or off-site contamination of soil and ground or surface waters.</p>	<p>AO 14.1 Where the <i>site</i> is located <u>inside</u> the LGIP area and outside areas identified on the LGIP maps (Refer Schedule 3) as “No Planning Commitment”, development for <i>relocatable home parks</i> or <i>tourist parks</i> are connected to Council’s sewerage reticulation system.</p> <p>AO 14.2 For <i>relocatable home parks</i> or <i>tourist parks</i> located in Rural residential, Rural & Township zones, a liquid waste disposal report, undertaken by a competent person, shall determine the most appropriate form of liquid waste disposal to be implemented on-site prior to the commencement of the use.</p>
Services	
<p>PO 15 An acceptable standard of water supply, wastewater disposal, stormwater management and electricity supply services must be provided, relative to the developments location.</p>	<p>AO 15.1 Where the <i>site</i> is located <u>inside</u> the LGIP area and outside areas identified on the LGIP maps (Refer Schedule 3) as “No Planning Commitment”, development is connected to reticulated water supply, sewerage, stormwater management and electricity supply services in all locations.</p> <p>AO 15.2 Where the <i>site</i> is located <u>inside</u> the LGIP area within areas identified on the LGIP maps (Refer Schedule 3) as “No Planning Commitment”, or within any area <u>outside</u> the PIA, no acceptable solution is prescribed</p>

Table 9.3.5.1 – Relocatable home park and tourist park code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Steep Slopes or Unstable Soils	
<p>PO 16 Where building work is undertaken on a <i>site</i> that contains or adjoins a steep slope or is subject to unstable soils, adequate protection measures are utilised to prevent the risk of land slippage or erosion.</p>	<p>AO 16.1 Where building work is undertaken on a <i>site</i> that:</p> <ul style="list-style-type: none"> (a) is on land subject to a slope greater than 15 per cent; or (b) adjoins land that has a slope greater than 15 per cent; or (c) is subject to unstable land <p>A site-specific geotechnical analysis in accordance with AGS2007 is prepared by a registered professional engineer to demonstrate that the site is not subject to landslide hazard. It must certify that:</p> <ul style="list-style-type: none"> • the stability of the site, including associated buildings and infrastructure, will be maintained over the operational life of the development; and • the site is not subject to risk of landslide activity originating from other land, including land above the site; and • the development will not increase the risk of landslide on other land; and • specific reference is made to assembly uses, essential community infrastructure, vulnerable uses or difficult to evacuate uses.
Road Hierarchy	
<p>PO 17 Development facilitates a functional overall road hierarchy and maximise the safety and efficiency of the State-controlled road network.</p>	<p>AO 17.1 Where new or upgraded road access is proposed:</p> <ul style="list-style-type: none"> • If development fronts more than one road, access to the site is via the lowest order road as indicated in Major Infrastructure Overlay – Road Hierarchy Maps 1 to 11 (OM-RH-01 to OM-RH-11) <p>Note—State Controlled Roads are considered higher order than non-State Controlled Roads.</p>

Table 9.3.5.2 –Sanitary and laundry facilities

Facility	Maximum number of sites served by a single facility
Toilet pedestal – female	15
Toilet pedestal – male	20
Urinal	25
Handbasin – female	30
Handbasin – male	30
Shower or bath – female	15
Shower or bath – male	15
Laundry tub	20
Washing machine	20
Clothesline	20

9.3.6 Residential activities code

9.3.6.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Residential activities code in the tables of assessment in Part 5 of this Planning Scheme; and
- (2) impact assessable development for a *residential activity* listed in Schedule 1.1 or an undefined use of a similar nature.

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

9.3.6.2 Purpose

The purpose of the Residential activities code is to ensure that *residential activities* are appropriately located, meet the needs of the community, are designed to be consistent with the intended character and amenity of the locality, and does not adversely impact on surrounding land uses and the natural environment.

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

- (1) Development is commensurate with the purpose and overall outcomes of the zone in which it is located.
- (2) Development facilitates a high level of residential amenity.
- (3) Development does not adversely affect the operation of existing nearby land uses.
- (4) Development is located on a site that is suitable for a *residential activity*.
- (5) Development is of a density and scale that is compatible with, and complementary to, the character of the surrounding area.
- (6) *Development* is designed to complement and be sympathetic to the built form character and environment of the surrounding area.
- (7)
- (8) Development contributes positively to the local streetscape.
- (9) Development is supported by open space, both private and public, to meet the recreation needs of residents and visitors;
- (10) Development has appropriately designed and constructed vehicle and active transport access.
- (11) Traffic that is generated by development is within the capacity of the road system, and consistent with the types of traffic and frequency of traffic movement, that exists on the road system prior to development.

9.3.6.3 Assessment benchmarks

Table 9.3.6.1 – Residential activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Amenity and safety	
<p>PO 1 Development does not adversely impact on the amenity of surrounding land uses or existing residential character.</p>	<p>AO 1.1 Air-conditioning equipment and other plant and equipment is to be located behind the <i>front building line</i>, and screened to reduce visibility and noise.</p>
<p>PO 2 Outdoor lighting maintains the amenity of the surrounding area and enhances safety without creating obtrusive light emissions either directly or by reflection.</p>	<p>AO 2.1 Outdoor lighting is designed, installed, operated and maintained in accordance with the parameters and requirements of <i>AS4282- Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p>PO 3 Development addresses the street, facilitates casual surveillance of the street and provides for safe pedestrian access.</p>	<p>AO 3.1 The main entry door is located on the building façade that faces the <i>primary road frontage</i></p> <p>AO 3.2 There are windows on all building facades that face a street.</p>
Built form, character, design, and scale	
<p>PO 4 Development is designed and located to:</p> <p>(a) enhance the character of the area; and (b) integrate with other existing uses; and (c) provide for and maintain a sense of open space between buildings and other structures; and (d) not create adverse impacts on <i>adjoining premises</i>; and (e) be of a height, size, bulk and form consistent with the existing or preferred character of the zone; and (f) avoid reducing privacy; and (g) avoid increasing overshadowing of <i>adjoining premises</i>.</p>	<p>AO 4.1 Buildings and other structures are <i>setback</i>:</p> <p>(a) in the Rural residential zone, a minimum 30 metres from any <i>road frontage</i>; or (b) in the Rural zone, a minimum 200 metres from any <i>road frontage</i>; or (c) In the Low impact industry and Medium Impact Industry zone: <ul style="list-style-type: none"> • 10 metres from any <i>road frontage</i> to the Barkly Highway; or • 6 metres from any other road frontage; or (d) In the Local centre zone, in accordance with Table 9.3.1.3 – Local centre zone road and boundary setbacks; or (e) In the Principal centre zone, in accordance with Table 9.3.1.4 – Principal centre zone road and boundary setbacks; or (f) in any other zone, a minimum 6 metres from any <i>road frontage</i>.</p> <p>AO 4.2 Buildings and other structures comply with the minimum <i>setbacks</i> from the side and rear boundaries set out in Table 9.3.6.3 Residential activities - minimum road and boundary setbacks.</p> <p>AO 4.3 There is no more than one <i>dwelling house, caretaker's accommodation, community</i></p>

Table 9.3.6.1 – Residential activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<p><i>residence, dual occupancy or dwelling unit per lot.</i></p> <p>AO 4.4 <i>Site cover</i> is not greater than:</p> <p>(a) 5 per cent in the following zones:</p> <ul style="list-style-type: none"> • Rural residential; or • Open space; or <p>(b) 25 per cent in the Sport and recreation zone; or</p> <p>(c) 50 per cent in the following zones:</p> <ul style="list-style-type: none"> • Low density residential; or • Township; or <p>(d) 60 per cent in the following zones:</p> <ul style="list-style-type: none"> • Medium density residential; or • Mixed use; or • Local centre; or <p>(e) 70 per cent in the Principal centre zone; or</p> <p>(f) 75 per cent in the following zones:</p> <ul style="list-style-type: none"> • Low impact industry; or • Medium Impact industry; or • Special industry; or • Community facilities; or • Special purpose. <p>AO 4.5 <i>Building height</i> is not greater than:</p> <p>(a) 10.5 metres and two storeys, in the following zones:</p> <ul style="list-style-type: none"> • Rural; or • Rural residential; or <p>(b) 10.5 metres, in Local centre zone: or</p> <p>(c) 15 metres and a maximum 8.5 metres <i>podium</i> height, in the Principal centre zone: or</p> <p>(d) Six metres in the Open space zone; or</p> <p>(e) 8.5 metres in all other zones.</p> <p>AO 4.6 The number of <i>site</i> access driveways is limited to one, with vehicular access provided to the least trafficked road where the <i>site</i> has more than one <i>road frontage</i>.</p>

Table 9.3.6.1 – Residential activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
<p>PO 5 The <i>site</i> is of suitable size, shape and topography to accommodate:</p> <ul style="list-style-type: none"> (a) the siting of the <i>residential activity</i>; and (b) the provision of adequate private open space and <i>landscaping</i>; and (c) appropriately located vehicle parking and maneuvering; and (d) all other servicing requirements. 	<p>AO 5.1 The <i>site</i> has a minimum area of:</p> <ul style="list-style-type: none"> (a) 700m² where a <i>dual occupancy</i> is proposed; or (b) 750m² where a <i>multiple dwelling</i> is proposed. <p>AO 5.2 The <i>site</i> has sufficient dimensions to accommodate a <i>residential activity</i> building that of at least 12 metres by 15 metres.</p> <p>AO 5.3 Where a <i>multiple dwelling</i> is proposed, the width of the <i>site</i>, measured parallel to the adjoining road and at the point that is 6 metres from the <i>site</i> boundary with the adjoining road, is at least 20 metres.</p> <p>AO 5.4 Vehicle parking for visitors is provided at the front of the main building.</p> <p>AO 5.5 Driveways are separated from the building by a one metre wide <i>landscaping</i> strip, except where a <i>caretaker's accommodation, community residence, dual occupancy, dwelling house, or dwelling unit</i>.</p> <p>AO 5.6 Where a <i>dual occupancy</i>, both <i>dwellings</i> have a minimum <i>road frontage</i> of 10 metres.</p>

Table 9.3.6.1 – Residential activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

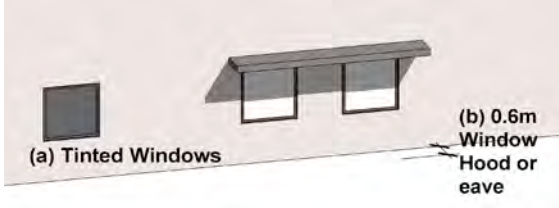
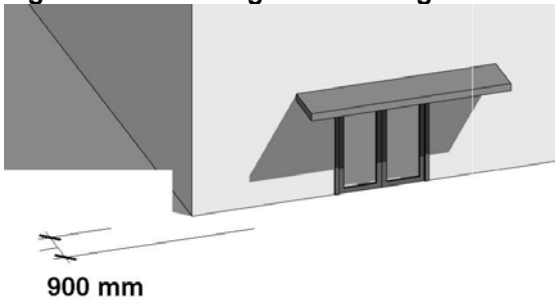
Performance outcomes	Acceptable outcomes
Environmental management and ecological sustainability	
<p>PO 6 Building design facilitates the construction of energy efficient buildings that respond to local climatic conditions.</p>	<p>AO 6.1 Development incorporates:</p> <ul style="list-style-type: none"> (a) window tints (Refer Figure a); or (b) window hoods or eaves that protrude at least 600 millimeters from the window when measured perpendicular to the window (Refer Figure a). <p>Figure a – Climatic solutions</p>  <p>AO 6.2 Pedestrian entries incorporate sun and rain shelter; such as overhangs or awnings that protrude at least 900 millimeters from the door when measured perpendicular to the door (Refer Figure b).</p> <p>Figure b – Overhangs and awnings</p> 

Table 9.3.6.1 – Residential activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

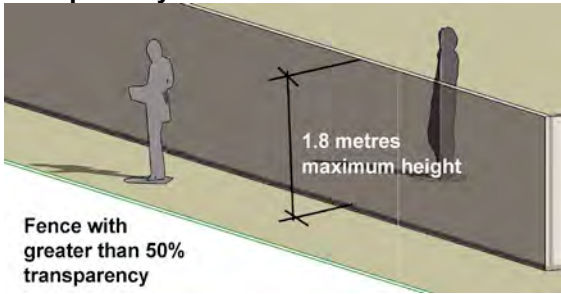
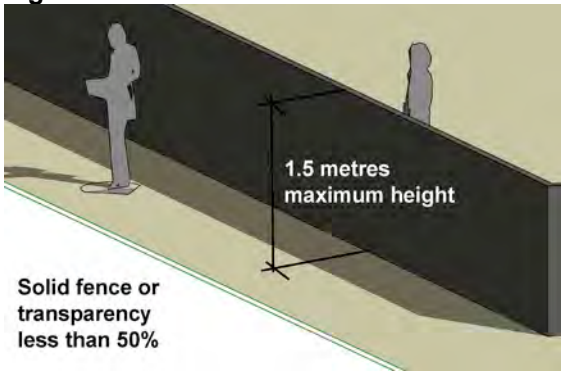
Performance outcomes	Acceptable outcomes
Fences and gates	
<p>PO 7 Fencing must:</p> <ul style="list-style-type: none"> (a) contribute positively to the character of the <i>streetscape</i>; and (b) enable casual surveillance and improve the perceived and actual levels of safety of the street; and (c) enable use of private open space; and (d) enhance the amenity of the <i>site</i>; and (e) provide buffering from potentially incompatible adjacent uses nearby; and (f) protect the privacy of adjoining and nearby premises; and (g) be constructed of high quality materials; and (h) provide for adequate sight lines. 	<p>AO 7.1 A fence that is constructed forward of any <i>front building line</i> that faces a <i>road frontage</i> (including <i>front building lines</i> that face both <i>road frontages</i> on a corner lot):</p> <ul style="list-style-type: none"> (a) has a height, measured from <i>ground level</i>, that is not greater than: <ul style="list-style-type: none"> (i) 1.8 metres where the fence is at least 50 per cent transparent (Refer Figure c); or (ii) 1.5 metres where the fence is solid or not greater than 50 per cent transparent (Refer Figure d); and (b) does not incorporate solid steel sheeting such as Colorbond or Zincanneal above 1.5 metres in height (Refer Figure e). <p>Figure c – Fences with greater than 50% transparency</p>  <p>Figure d – Solid fences</p>  <p>Figure e – Solid Sheeting</p>

Table 9.3.6.1 – Residential activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

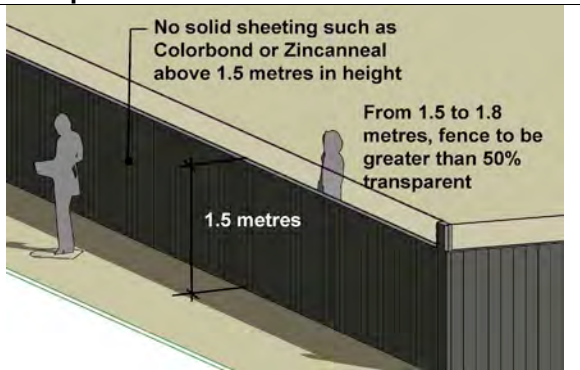
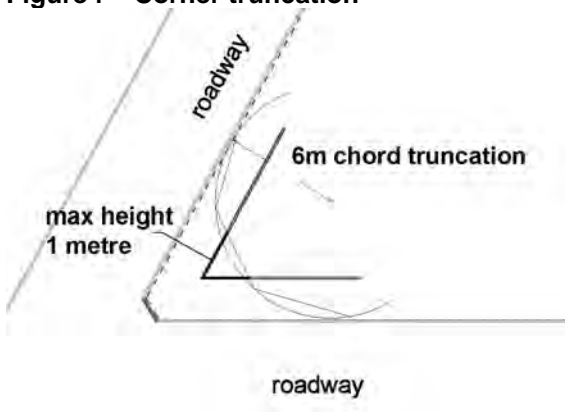
Performance outcomes	Acceptable outcomes
	 <p>(c) incorporates detailing or indentations where the fence is greater than 10 metres in length in any direction.</p> <p>AO 7.2 The height of side or rear boundary fences must not be greater than 1.8 metres, measured from <i>ground level</i>.</p> <p>AO 7.3 Where a sensitive land use is proposed adjacent to an existing lawfully established non-residential use a 1.8-metre-high solid screen fence must be erected along all common boundaries.</p> <p>AO 7.4 <u>For uses not assessed against the QDC:</u> Fences on a corner lot and, within a truncation made by three equal chords of a 6 metre radius curve at the corner of the two <i>road frontages</i>, are not greater than 1 metre in height, measured from <i>ground level</i> (Refer Figure f).</p> <p>Figure f – Corner truncation</p> 
<p>PO 8 Gates do not open beyond the lot boundary</p>	<p>AO 8.1 Gates located on a lot boundary do not open outward onto the street or an <i>adjoining property</i>.</p>

Table 9.3.6.1 – Residential activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

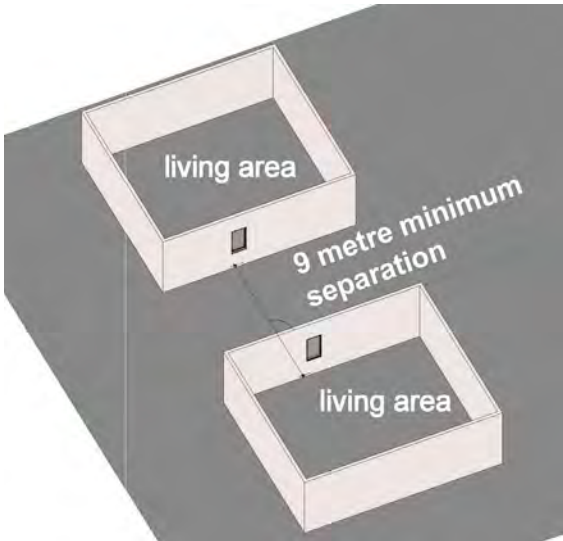
Performance outcomes	Acceptable outcomes
Privacy and amenity	
<p>PO 9 Development provides for privacy both within the <i>site</i> and between <i>adjoining sites</i>.</p>	<p>AO 9.1 A window of a habitable room is at least 9 metres from:</p> <ul style="list-style-type: none"> (a) a window of an opposite habitable room or bathroom of another <i>dwelling</i>; and (b) an opposite area of private open space for another <i>dwelling</i> (Refer Figure g). <p>Figure g – Minimum separation of opposite windows of habitable rooms</p>  <p>OR</p> <p>AO 9.2 Where a window of a habitable room, bathroom or an area of private open space is located opposite, and within 9 metres of a window of a habitable room or an area of private open space of an adjoining <i>dwelling</i>:</p> <ul style="list-style-type: none"> (a) window sill heights are at least 1.7 metres above floor level (Refer Figure h(a)); or (b) opaque glazing is applied to any part of a window that is below 1.7 metres above floor level (Refer Figure h(b)); or (c) there is an angle of at least 45 degrees between two lines drawn from the same point on the subject window, one drawn to the nearest vertical edge of the window of the adjoining <i>dwelling</i> and the other drawn perpendicular to the subject window (Refer Figure i); or (d) permanent and fixed external screening (Refer Figure h(d)) is incorporated that is:

Table 9.3.6.1 – Residential activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**


Performance outcomes	Acceptable outcomes
	<p>(i) a solid translucent screen; or</p> <p>(ii) perforated panels with openings not greater than 50 per cent; or</p> <p>(iii) trellises with openings not greater than 50 per cent; or</p> <p>Note—Figure h and Figure i are located at the end of the Residential activities code.</p> <p>(e) if the proposed <i>or</i> adjoining <i>dwellings</i> have located on <i>ground level</i>:</p> <p>(i) a window of a habitable room; or</p> <p>(ii) an area of private open space.</p> <p>A solid fence is constructed at least 1.8 metres in height, measured from <i>ground level</i>, on the boundary between the proposed and adjoining <i>dwellings</i>.</p> <p>AND</p> <p>AO 9.3 Any direct view from a window, private open space area, communal area or public area of the proposed <i>dwelling</i> into a private open space area of an adjoining <i>dwelling</i> is screened to block the view.</p>
Landscaping	
<p>PO 10 <i>Landscaping:</i></p> <p>(a) provides an attractive <i>streetscape</i> and enhances the amenity of the zone; and</p> <p>(b) reduces the visual and environmental impact of hard surface areas; and</p> <p>(c) achieves maximum on-site storm/rainwater infiltration; and</p> <p>(d) minimises any additional burden on drainage infrastructure.</p>	<p>AO 10.1 For development other than a single <i>dwelling house</i>, a densely planted landscape strip is provided (Refer Figure j) that:</p> <p>(a) extends along the entire length of any <i>road frontage</i>, except for the areas required for vehicle and pedestrian access; and</p> <p>(b) is within the boundary of the lot; and</p> <p>(c) is at least 2 metres in width; and</p> <p>Figure j – Landscaping along road frontages</p>  <p>AO 10.2 At least 15 per cent of the <i>site</i> incorporates soft <i>landscaping</i>.</p>

Table 9.3.6.1 – Residential activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
<p>PO 11 For <i>residential activities</i> excluding:</p> <ul style="list-style-type: none"> • <i>dwelling house</i>; • <i>dual occupancy</i>; • <i>caretakers accommodation</i>; • <i>dwelling unit</i>. <p><i>landscaping</i> provides appropriate buffers to non-<i>residential activities</i>.</p>	<p>AO 11.0 A densely planted 2 metre landscape buffer is provided along all boundaries abutting a non-<i>residential activity</i>.</p>
Traffic, parking and access	
<p>PO 12 Parking and access layout must:</p> <ol style="list-style-type: none"> (a) promote safe and efficient vehicular movement; and (b) be designed to be visually unobtrusive from the street; and provide all weather parking; and (c) not adversely impact upon the amenity of the neighbourhood; and (d) ensure minimal loss of on-street parking spaces. 	<p>AO 12.1 Development (other than in the Rural zone) is accessed via a constructed and sealed road.</p> <p>AO 12.2 A maximum of one vehicle crossing is constructed per <i>site</i>.</p> <p>AO 12.3 For a <i>dwelling house</i>, <i>dual occupancy</i>, <i>dwelling unit</i> or <i>caretaker's accommodation</i>, at least one of the required minimum of two car parks is under a covered area.</p> <p>AO 12.4 On-site car parking is not located between the building and the <i>primary road frontage</i>.</p> <p>AO 12.5 For development involving more than eight <i>dwellings</i>, an on-site maneuvering area for service vehicles is provided and designed in accordance with Schedule 6: Engineering works and services planning scheme policy.</p>
Services	
<p>PO 13 Development provides for communal clothes drying facilities where individual drying facilities (exclusive of open space areas) are not provided.</p>	<p>AO 13.1 For a <i>multiple dwelling</i> or <i>rooming accommodation</i>, a communal outdoor clothes drying area(s) is provided that:</p> <ol style="list-style-type: none"> (a) has an area of at least 5m² for each: <ul style="list-style-type: none"> • <i>dwelling in a multiple dwelling</i>; or • room in a <i>community residence</i> or <i>rooming accommodation</i>; and (b) has a minimum dimension of 2 metres; and (a) has a maximum area of 60m²; and (c) is screened so as not to be visible from the street; and (d) has an impervious surface.

Table 9.3.6.1 – Residential activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Steep Slopes or unstable Soils	
<p>PO 14 Development must adequately address the constraints of steeply sloping or unstable land.</p>	<p>AO 14.1 Building work is not undertaken on land that has a maximum slope greater than 15 per cent.</p> <p>AO 14.2 Building work undertaken on a slope greater than 10 per cent does not involve cut and/or fill greater than:</p> <p>(a) 1 metre in height or depth at any point; and (b) 50m³ in total volume.</p> <p>AO 14.3 Areas between a building's floor and the <i>ground level</i>, or between outdoor deck areas and the <i>ground level</i>, are screened from public view by using lattice or similar screening.</p> <p>AO 14.4 Driveways are not steeper than 20 per cent.</p>
Open space: where for a caretaker's accommodation, dual occupancy, dwelling house, dwelling unit, multiple dwelling, residential care facility or retirement facility	
<p>PO 15 The development incorporates open space that:</p> <p>(a) meets the needs of the occupants with respect to leisure and privacy; and (b) is convenient and attractive to use; and (c) enhances the amenity of the development; and (d) provides sun and weather protection due to the harsh climate of Mount Isa.</p>	<p>AO 15.1 Where the main living area is at <i>ground level</i>, private open space is provided that:</p> <p>(a) is directly accessible from the main living area; and (b) has a single area of at least 16m² per <i>dwelling</i>; and (c) has with a minimum width of 4 metres; and; (d) has an area with dimensions of at least 3 metres by 4 metres that is completely covered for sun and weather protection; and (e) has a maximum gradient of 1 in 10; and (f) is fenced or screened to protect privacy between adjacent <i>dwellings</i>; and (g) does not have air-conditioning units or other services located in this space; and (h) is provided with access to a tap.</p> <p>Refer Figure k Note—Figure k is located at the end of the Residential activities code.</p> <p>OR</p> <p>AO 15.2 Where the main living area is above <i>ground level</i>, private open space is provided that:</p>

Table 9.3.6.1 – Residential activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<p>(a) has a single area of at least 10m² per <i>dwelling</i>; and</p> <p>(b) has a minimum width of 3 metres; and;</p> <p>(c) is directly accessible from the main living area; and</p> <p>(d) is completely covered for sun and weather protection; and</p> <p>(e) is fenced or screened to protect privacy between adjacent <i>dwellings</i>; and</p> <p>(f) does not have air-conditioning units or other services located in this space.</p> <p>Refer Figure I Note—Figure I is located at the end of the Residential activities code.</p> <p>AND</p> <p>AO 15.3 For <i>multiple dwelling</i> developments exceeding 10 <i>dwellings</i>, communal public open space for residents of the development (in addition to private open space above) is provided that:</p> <p>(a) has an area of at least 10m² per <i>dwelling</i>; and</p> <p>(b) has a minimum dimension of 6 metres; and;</p> <p>(c) has a maximum gradient of 1 in 10; and</p> <p>(d) has access for people with disability; and</p> <p>(e) is located at least 3 metres from <i>dwellings</i> on <i>adjoining lots</i>, or screened by a 1.8-metre-high solid screen fence along the common boundary.</p>
Additional requirements for a multiple dwelling	
<p>PO 16 <i>Multiple dwellings</i> are located and designed to achieve a density that is suitable for the <i>site</i> and surrounding area.</p>	<p>AO 16.1 <i>Multiple dwellings</i> in the Medium density residential zone have a maximum density of one <i>dwelling</i> per 250m² of <i>site</i> area.</p>
<p>PO 17 Where mail delivery facilities are required, they are provided in an attractive and convenient manner.</p>	<p>AO 17.1 Mailboxes are:</p> <p>(a) contained in a single structure on the <i>road frontage</i> adjoining the main pedestrian entry to the <i>site</i>; or</p> <p>(b) contained in, or adjoining, the building foyer and readily accessible to mail delivery services.</p> <p>AO 17.2 Mailboxes are compliant with Australia Post standards for letterboxes</p>

Table 9.3.6.1 – Residential activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
<p>PO 18 <i>Multiple dwellings</i> in mixed use buildings have a safe, convenient, and easily identifiable entrance that is separate from the entrance to any non-residential activity in the building.</p>	<p>AO 18.1 The <i>multiple dwelling</i> has an entrance from the street that is:</p> <ul style="list-style-type: none"> (a) separate from the entrance to the non-residential use; and (b) clearly identifiable from the street.
Additional requirements for a caretaker's accommodation	
<p>PO 19 <i>Caretaker's accommodation</i> is designed and sited to ensure its use</p> <ul style="list-style-type: none"> (a) is safe for visitors and residents; and (b) does not compromise the productivity of the primary use. 	<p>AO 19.1 The <i>caretaker's accommodation</i> is separated from:</p> <ul style="list-style-type: none"> (a) any <i>low impact industry</i> use by at least 6 metres; and (b) any <i>medium impact industry</i> use by at least 10 metres. <p>AO 19.2 Only one <i>caretaker's accommodation</i> is provided per <i>site</i>.</p> <p>AO 19.3 <i>Caretakers accommodation</i> includes a fenced private open space area.</p>
Additional requirements for dwelling units	
<p>PO 20 <i>Dwelling units</i> are designed to ensure a high level of safety, security and amenity for residents.</p>	<p>AO 20.1 The <i>dwelling unit</i> has an entrance from the street that is separate from the entrance to the non-residential activity that is clearly identified from the street.</p> <p>AO 20.2 The <i>dwelling unit</i> number is clearly displayed on the <i>dwelling unit</i> entrance and letter box.</p>
Additional requirements for uses other than a caretaker's accommodation, dual occupancy, dwelling house, dwelling unit or multiple dwelling.	
<p>PO 21 Development does not adversely impact on the existing or future amenity of adjoining and nearby land uses, including, but not limited to, the impacts of:</p> <ul style="list-style-type: none"> (a) air pollution; and (b) noise; and (c) vibration; and (d) odour; and (e) a loss of privacy; and (f) dust; and (g) other emissions. 	<p>AO 21.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>.</p> <p>AO 21.2 Development achieves the acoustic quality objectives for sensitive receptors set out in the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>AO 21.3 The use does not involve an Environmentally Relevant Activity (ERA).</p> <p>AO 21.4 Vibrations produced on-site do not exceed the maximum acceptable levels identified in <i>Australian Standard 2670.2 Evaluation of human exposure to whole of body vibration</i>,</p>

Table 9.3.6.1 – Residential activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<p><i>Part 2: continuous and shock induced vibration in buildings (1-80Hz).</i></p> <p>AO 21.5 Odour emissions produced on-site cannot be detected beyond the boundaries of the <i>site</i>.</p> <p>AO 21.6 Where food or cooking odour is released:</p> <p>(a) exhaust vents are separated from adjacent uses by at least 6 metres horizontally; and</p> <p>(b) odour is discharged vertically and directed away from the adjacent uses.</p> <p>AO 21.7 Impacts from dust produced on-site do not extend beyond the boundaries of the <i>site</i>.</p> <p>AO 21.8 Where the development has a common boundary with land located in the Low density residential zone, Medium density residential zone, Rural residential zone, Mixed use zone or Township zone, or an existing <i>sensitive land use</i>:</p> <p>(a) a 1.8-metre-high solid fence and a 2.5-metre-wide densely planted <i>landscaping</i> buffer are provided along all common boundaries; and</p> <p>(b) noise emitting devices, such as air-conditioning equipment, pumps and ventilation fans are:</p> <p>(c)</p> <p style="padding-left: 20px;">(i) located as far as practicable from every common boundary; and</p> <p style="padding-left: 20px;">(ii) screened from the common boundary; and</p> <p>(d) it does not include outdoor dining, or outdoor entertainment or smoking areas between the side and/or rear wall of the building and the common boundary.</p>
Domestic outbuildings and swimming pools	
<p>PO 22 The design, location and scale of <i>domestic outbuildings</i> retain the residential character of the area and do not negatively impact on the amenity of <i>adjoining properties</i>.</p>	<p>AO 22.1 <i>Domestic outbuildings</i>:</p> <p>(a) have a maximum height of 4.5 metres; and</p> <p>(b) do not exceed 100m² in size.</p>
<p>PO 23 The design, location and scale of <i>domestic outbuildings</i> and swimming pools do not dominate the <i>road frontage</i> or negatively impact the amenity of <i>adjoining properties</i>.</p>	<p>AO 23.1 Garages:</p> <p>(a) are located behind the front building line; or</p>

Table 9.3.6.1 – Residential activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
	<p>(b) have an opening that does not exceed 6 metres or 60 per cent of the <i>road frontage</i> whichever is less.</p> <p>AO 23.2 Carports:</p> <p>(a) have a maximum height of 4.5 metres; and</p> <p>(b) have an opening that does not exceed 6 metres or 60 per cent of the <i>road frontage</i> whichever lesser; and</p> <p>(c) do not enclose the side facing the <i>primary road frontage</i> by a door.</p> <p>AO 23.3 Swimming pools (above ground or partially above ground) where located between the <i>front building line</i> and the <i>road frontage</i> do not exceed 1.5 metres in height.</p>
Development in the Rural zone	
<p>PO 24 In the Rural zone, <i>residential activities</i> have safe all weather road access.</p>	<p>AO 24.1 A formed road access is provided to the <i>residential activity</i>, constructed in accordance with Schedule 6.2 Engineering works and services planning scheme policy.</p>
<p>PO 25 Development of a <i>sensitive land use</i> in the Rural zone is adequately separated of buffered to avoid impacts from rural activities (such as odour, noise, dust, and spray drift).</p>	<p>AO 25.1 The development of a <i>sensitive land use</i> in the Rural zone does not encroach within 150 metres from an existing <i>rural activity</i> on an adjoining property.</p>

Table 9.3.6.2 – Residential activities code:

- **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Amenity and safety	
<p>PO 1 Development incorporates key elements of Crime Prevention Through Environmental Design (CPTED) to enhance safety of the <i>site</i>, adjoining streets and surrounding area.</p>	<p>AO 1.1 Development design and layout provides:</p> <p>(a) opportunities for casual surveillance and sightlines; and</p> <p>(b) exterior building designs which promote safety; and</p> <p>(c) adequate identification of uses and ownership; and</p> <p>(d) adequate lighting; and</p> <p>(e) appropriate way-finding mechanisms (e.g. signage); and</p> <p>(f) prevention of entrapment locations; and</p> <p>(g) prevention of access to roof areas and other premises.</p>
<p>PO 2 All development is located, designed, orientated and constructed to prevent any adverse impacts</p>	<p>No acceptable outcome is prescribed.</p>

Table 9.3.6.2 – Residential activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
on the development that may be caused by noise, odour, lighting and dust emissions from existing lawful uses, including <i>Industry activities and rural activities</i> .	
Built form, character, design and scale	
PO 3 Development addresses the street, enhances the character of the area, and facilitates casual surveillance of the street.	AO 3.1 Buildings: (a) are oriented to the <i>road frontage</i> ; and (b) facilitate casual surveillance of streets and public spaces from habitable rooms.
PO 4 Buildings are designed to enhance the character of the <i>streetscape</i> and amenity of the surrounding area by achieving a high quality aesthetic standard and <i>built form</i> character.	AO 4.1 Building design incorporates a combination of high quality, attractive, durable and low-maintenance materials.
PO 5 The visual impact of any development does not adversely impact on the character of the area.	AO 5.1 Development displays elements of domestic residential form and character, including architectural detailing and materials.
Environmental management and ecological sustainability	
PO 6 Building design, <i>site layout</i> and <i>landscaping</i> facilitates the construction of energy efficient buildings that respond to local climatic conditions.	AO 6.1 Building designs: (a) maximise solar access to the north in winter; and (b) minimise solar access to the east and west in the summer; and (c) maximise access to any prevailing summer breezes; and (d) minimise exposure to prevailing winter winds.
PO 7 The <i>site layout</i> responds sensitively to on-site and surrounding topography, drainage patterns and vegetation.	AO 7.1 Development ensures: (a) earthworks on site are minimised; and (b) natural drainage lines are retained; and existing vegetation (including street trees) is retained.

Table 9.3.6.2 – Residential activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Open Space	
<p>PO 8 The development incorporates open space that meets the needs of the occupants with respect to leisure and privacy, is convenient and attractive to use and enhances the amenity of the development.</p>	<p>AO 8.1 For development involving more than 10 rooms, communal public open space for residents of the development (in addition to private open space) is provided that:</p> <ul style="list-style-type: none"> (a) has an area of at least 10m² per room; and (b) has a minimum dimension of 6 metres; and (c) has a maximum gradient of 1 in 10; and (d) has access for people with disability; and (e) is located at least 3 metres from <i>dwelling</i>s on <i>adjoining lots</i>, or screened by a 1.8-metre-high solid screen fence along the common boundary.
Steep Slopes or Unstable Soils	
<p>PO 9 Where building work is undertaken on a <i>site</i> that contains or adjoins a steep slope or is subject to unstable soils, adequate protection measures are utilised to prevent the risk of land slippage or erosion.</p>	<p>AO 9.1 Where building work is undertaken on a <i>site</i> that:</p> <ul style="list-style-type: none"> (a) is on land subject to a slope greater than 15 per cent; or (b) adjoins land that has a slope greater than 15 per cent; or (c) is subject to unstable land <p>A site-specific geotechnical analysis in accordance with AGS2007 is prepared by a registered professional engineer to demonstrate that the site is not subject to landslide hazard. It must certify that:</p> <ul style="list-style-type: none"> • the stability of the site, including associated buildings and infrastructure, will be maintained over the operational life of the development; and • the site is not subject to risk of landslide activity originating from other land, including land above the site; and • the development will not increase the risk of landslide on other land; and • specific reference is made to assembly uses, essential community infrastructure, vulnerable uses or difficult to evacuate uses.

Table 9.3.6.2 – Residential activities code:

- **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Traffic, parking and access	
<p>PO 10 The traffic and parking generated by the proposed development does not:</p> <p>(a) adversely affect the surrounding or future planned road network; or</p> <p>(b) generate traffic in excess of that reasonably expected in the local area; or</p> <p>(c) result in an increased demand for on-street parking.</p>	<p>AO 10.1 A traffic impact assessment report is prepared by a registered professional traffic engineer that:</p> <p>(a) identifies the traffic impacts of the development; and</p> <p>(b) outlines satisfactory mitigation measures required to address these impacts.</p>
Additional requirements for uses other than a caretaker's accommodation, dual occupancy, dwelling house, or dwelling unit	
Amenity and safety	
<p>PO 11 Pedestrian access to the <i>site</i> and building is safe and easily identifiable.</p>	<p>AO 11.1 Bollard lighting or security lighting is provided along all pedestrian access paths and entry points.</p> <p>AO 11.2 Development has a clearly defined pedestrian entrance that is visible from the street, covered, and lit for nighttime identification and security in accordance with <i>Australian Standard 1158 Set 2010 Lighting for Roads and Public Spaces</i>.</p>
Built form, character, design and scale	
<p>PO 12 Development incorporates graffiti-prevention measures.</p>	<p>AO 12.1 Building and <i>site</i> design incorporates a combination of the following features:</p> <p>(a) shrubbery planted against walls and fences; and</p> <p>(b) designs with absence of natural ladders; and</p> <p>(c) minimal unbroken vertical service area; and</p> <p>(d) graffiti-deterrent surfaces.</p>
Storage and waste management	
<p>PO 13 Storage areas for equipment, goods, and materials and refuse containers are provided which are:</p> <p>(a) screened from the street and any <i>adjoining property</i>; and</p> <p>(b) adequately sized to accommodate the refuse generated on-site; and</p> <p>(c) conveniently accessible to collection and delivery vehicles; and</p> <p>(d) able to be kept clean and dust free at all times.</p>	<p>AO 13.1 Refuse container storage areas are:</p> <p>(a) provided within the <i>site</i>; and</p> <p>(b) not located within any required <i>setbacks</i> from an <i>adjoining land use</i> or road boundary; and</p> <p>(c) not located within a <i>flood hazard area</i>; and</p> <p>(d) screened from view by a minimum 1.8-metre-high solid fence or wall; and</p> <p>(e) provided on an imperviously sealed pad that drains to an approved waste disposal system; and</p> <p>(f) provided with a lockable tap within 5 metres; and</p>

Table 9.3.6.2 – Residential activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
	<p>(g) separated by at least 3m from the common boundary of any <i>adjoining lot</i> containing a <i>sensitive land use</i>, or located in the Low density residential zone or Medium density residential zone; and</p> <p>(h) large enough to accommodate at least one standard commercial refuse bin (if required) that is of a size appropriate to the nature and scale of the use.</p> <p>AO 13.2 Other outdoor storage areas are:</p> <p>(a) not located within any required <i>setback</i> from a zone or road boundary prescribed by this code or the applicable zone code; and</p> <p>(b) in an enclosed area or otherwise screened from view from the street, other public areas and <i>adjoining properties</i>.</p> <p>AO 13.3 Materials stored on-site that are capable of generating air contaminants either by wind or when disturbed, are managed by:</p> <p>(a) being wholly enclosed in a building or storage bins; or</p> <p>(b) suppressed so material cannot become airborne.</p>
Traffic, parking and access	
<p>PO 14 The traffic and parking generated by the proposed development does not:</p> <p>(a) adversely affect the surrounding or future planned road network; and</p> <p>(b) adversely affect the amenity of the surrounding neighbourhood; and</p> <p>(c) create safety conflicts with pedestrians; and</p> <p>(d) result in an increased demand for on-street parking.</p>	<p>AO 14.1 A traffic impact assessment report is prepared by a registered professional traffic engineer that:</p> <p>(a) identifies the traffic impact, including any potential safety conflicts related to the development and on-street car parking demands; and</p> <p>(b) demonstrates the <i>site</i> has safe and convenient vehicular and pedestrian access; and</p> <p>(c) outlines mitigation measures to address the related traffic impacts.</p>

Table 9.3.6.2 – Residential activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
<p>PO 15 Development facilitates a functional overall road hierarchy and maximise the safety and efficiency of the State-controlled road network.</p>	<p>AO 15.1 Where new or upgraded road access is proposed:</p> <ul style="list-style-type: none"> If development fronts more than one road, access to the site is via the lowest order road as indicated in Major Infrastructure Overlay – Road Hierarchy Maps 1 to 11 (OM-RH-01 to OM-RH-11) <p>Note—State Controlled Roads are considered higher order than non-State Controlled Roads.</p>
Provisions specific to the Rural zone	
<p>PO 16 Development in the Rural zone does not adversely impact on the ongoing operation of nearby <i>rural activities</i>.</p>	<p>No acceptable outcome is prescribed.</p>
<p>PO 17 Development of <i>non-resident work force accommodation</i> in the Rural zone is temporary in nature, close to Mount Isa and does not affect the amenity and function of surrounding land uses.</p>	<p>AO 17.1 <i>Non-resident work force accommodation</i> is for a period not exceeding six months</p> <p>AO 17.2 <i>Non-resident work force accommodation</i> does not exceed 5000 square metres in area.</p> <p>AO 17.3 <i>Non-resident work force accommodation</i> is constructed within 20km of the urban area of Mount Isa</p> <p>Note—EDQ Non-resident worker accommodation PDA Guideline No.3 May 2015 provide guidance for the design of <i>Non-resident work force accommodation</i></p>

Table 9.3.6.3 Residential activities - minimum side and rear boundary setbacks

Width of lot	Side boundary setback	Rear boundary setback
<ul style="list-style-type: none"> • Low density residential • Medium density Residential • Township 		
Not greater than 12.5 metres	0.9 metre	Ground floor: 1.5 metres second storey: 2 metres
Not greater than 12.5 metres, but less than 15.0 metres	1 metre	Ground floor: 1.5 metres second storey: 2 metres
Not greater than 15.0 metres, but less than 20 metres	Ground floor: 1 metre; second storey: 1.5 metres	Ground floor: 1.5 metres second storey: 2 metres
20.0 metres or greater	Ground floor: 1.2 metres; second storey: 2.0 metres	Ground floor: 1.5 metres second storey: 2 metres
Any width	Third storey and above: 2 metres	Third storey and above: 2 metres
Mixed Use Zone		
N/A	3 Metres	6 Metres
Rural Zone		
N/A	100 metres	100 metres
Rural residential zone		
N/A	20 metres	20 metres
Local Centre Zone		
N/A	Refer Table 9.3.1.3 – Local centre zone boundary setbacks	Refer Table 9.3.1.3 – Local centre zone boundary setbacks
Principal centre zone		
N/A	Refer Table 9.3.1.4 – Principal centre zone boundary setbacks	Refer Table 9.3.1.4 – Principal centre zone boundary setbacks
All other zones		
N/A	6 metres	6 metres

Note—the Queensland Development Code setbacks apply for dwelling houses and dual occupancies.

Figure h – Privacy solutions

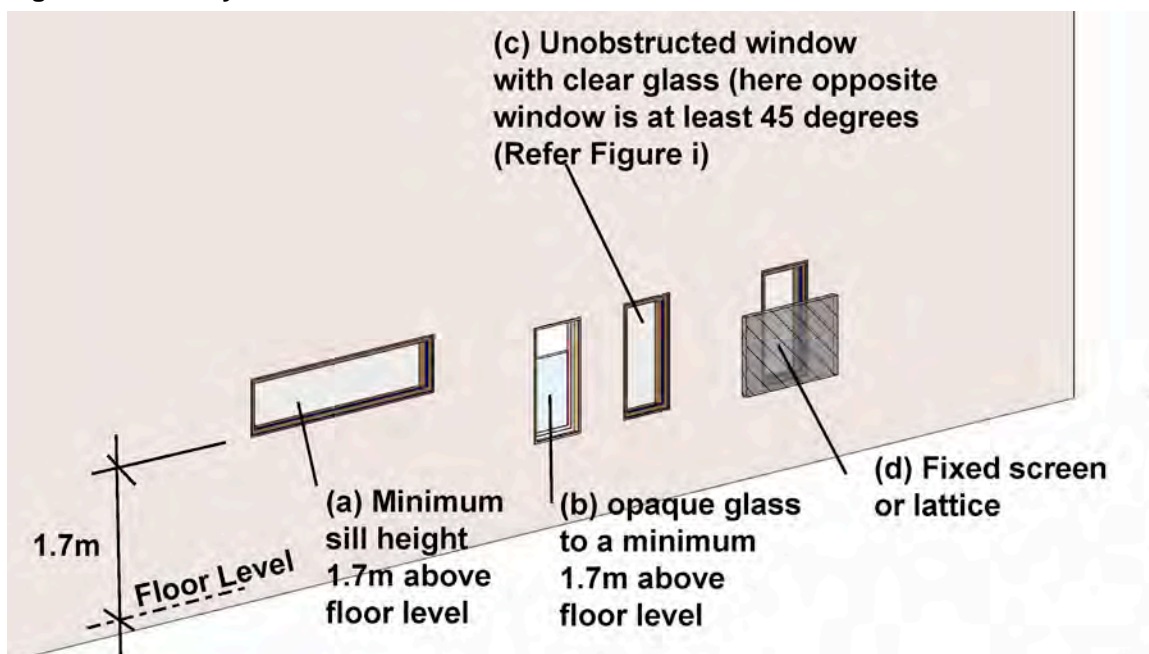


Figure i – Allowable placement of an un-obscured window facing an adjacent dwelling

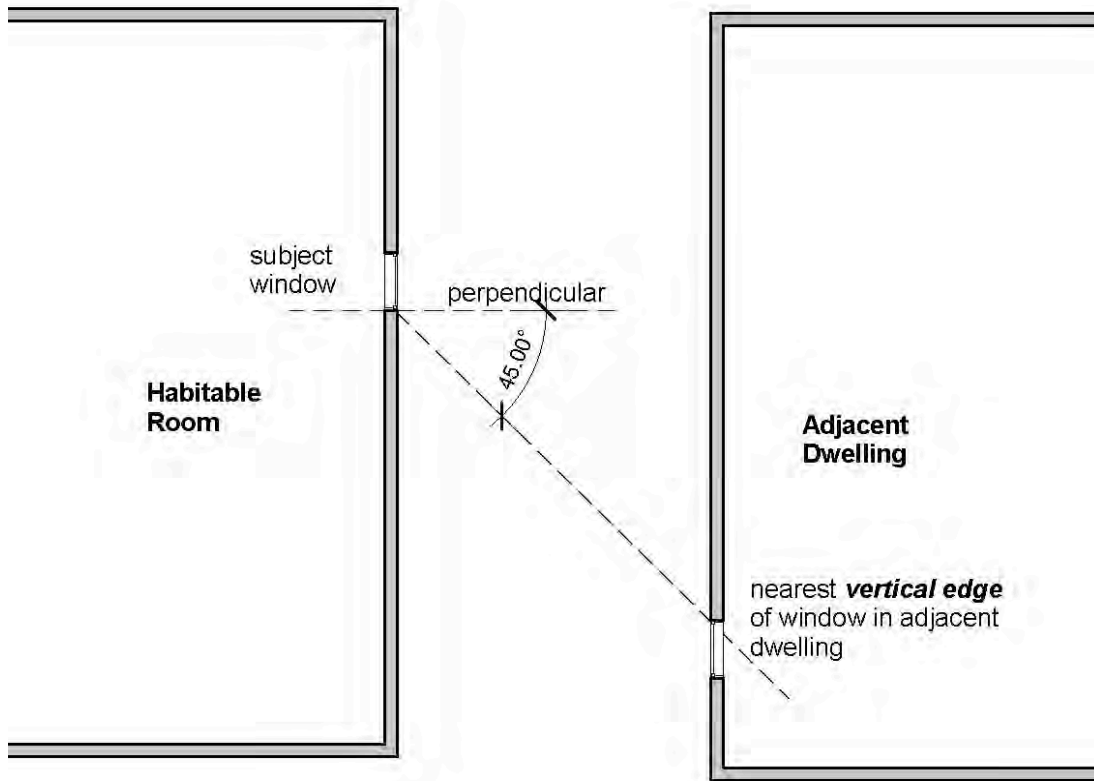


Figure k – Ground level private open space

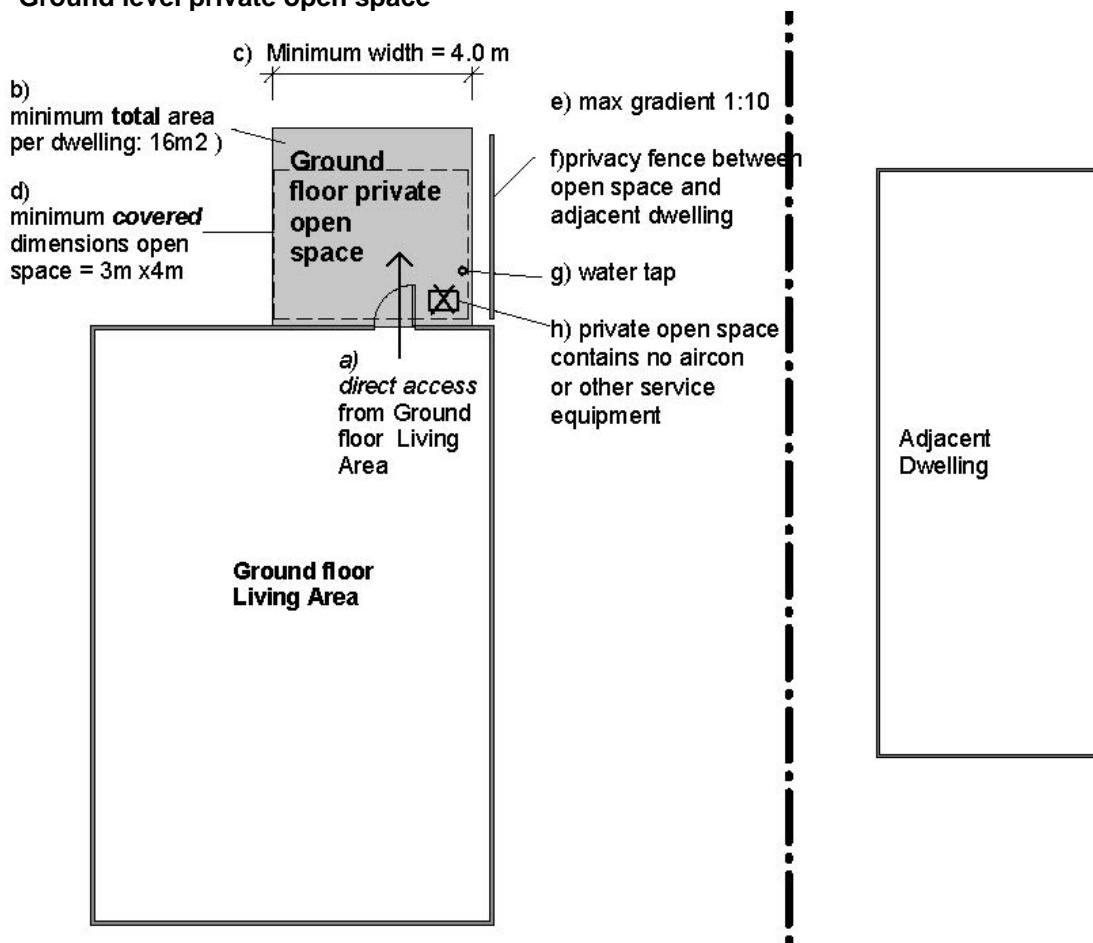
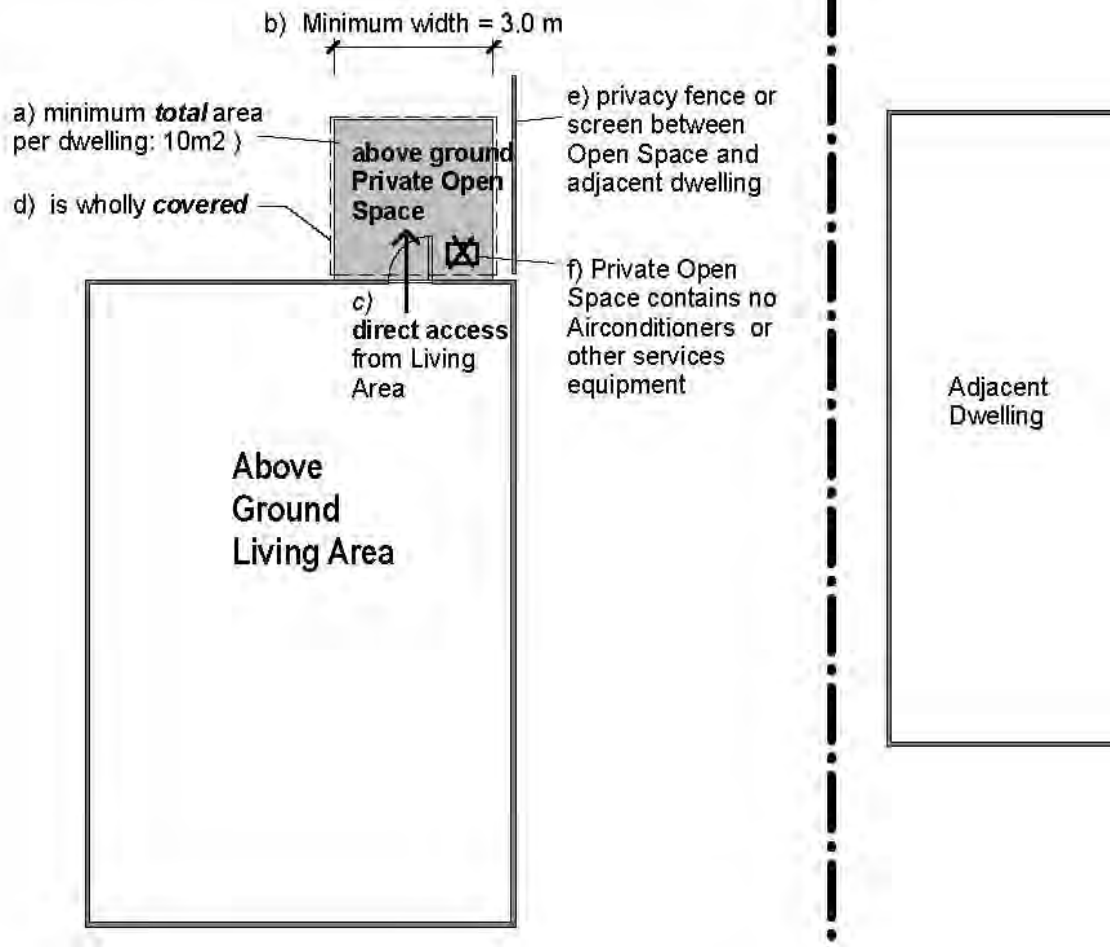


Figure 1 – Above ground level private open space



9.3.7 Rural activities code

9.3.7.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Rural activities code in the level of assessment tables in Part 5 of this Planning Scheme; and
- (2) impact assessable development for a Rural Activity listed in Schedule 1.1.1 or an undefined use of a similar nature.

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

9.3.7.2 Purpose

The purpose of the Rural activities code is to ensure that *rural activities* are appropriately located, meet the needs of the community, are designed to be consistent with the intended character and amenity of the locality and do not adversely impact on surrounding land uses and the natural environment.

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

- (1) Development of *rural activities* is commensurate with the purpose and overall outcomes of the zone in which it is located.
- (2) Development of *rural activities* facilitates rural amenity.
- (3) Development of *rural activities* does not adversely affect the operation of existing nearby land-uses.
- (4) Development of *rural activities* is located on land suitable for the occupation of rural uses with respect to size and surrounding land uses.
- (5) Development of *rural activities* provides for a density and scale that is compatible with the character and environment of the surrounding area.

9.3.7.3 Assessment benchmarks

Table 9.3.7.1 – Rural activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Amenity and Safety	
<p>PO 1 Outdoor lighting maintains the amenity of the surrounding area and enhances safety without creating obtrusive light emissions either directly or by reflection.</p>	<p>AO 1.1 Outdoor lighting is designed and installed in accordance with the parameters and requirements of <i>AS4282-Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
<p>PO 2 Development does not adversely impact on the amenity of adjoining and nearby sensitive land uses, including, but not limited to the impacts of:</p> <p>(a) air pollution; and (b) noise; and (c) vibration; and (d) odour; and (e) dust; and (f) other emissions.</p>	<p>AO 2.1 <i>Rural activities</i> are not located within 150 metres of a lot containing an existing <i>sensitive land use</i>, or a lot in the Low density residential zone, Medium density residential zone, Community facilities zone or Mixed use zone.</p>
<p>PO 3 Development does not adversely affect residents of the <i>site</i> or <i>adjoining sites</i>, and does not adversely affect the amenity of the local area.</p>	<p>AO 3.1 Non-residential buildings, animal enclosures (excluding stabling), storage facilities, and waste water disposal areas are <i>setback</i> at least 50 metres from any <i>dwelling</i> that is not located on the <i>subject site</i>.</p>
<p>PO 4 Development is appropriately scaled and sited to protect rural amenity, maintain local character and avoid nuisance to neighbours.</p>	<p>AO 4.1 <i>Building height</i> (excluding silos, windmills or other similar agricultural infrastructure) does not exceed:</p> <p>(a) 10.5 metres in the Rural and Rural residential zones; or (b) 8.5 metres in all other zones.</p> <p>Note—in the Rural and Rural residential zones, elevated water tanks may exceed this height where required for pressurised water supply.</p> <p>AO 4.2 <i>Site cover</i> is not greater than:</p> <p>(a) 5 per cent in the following zones: <ul style="list-style-type: none"> • Rural residential; or • Open space; or </p> <p>(b) 25 per cent in the Sport and recreation zone; or</p> <p>(c) 50 per cent in the following zones: <ul style="list-style-type: none"> • Low density residential; or • Township; or </p> <p>(d) 60 per cent in the following zones: <ul style="list-style-type: none"> • Medium density residential; or • Mixed use; or • Local centre; or </p> <p>(e) 70 per cent in the Principal centre zone; or (f) 75 per cent in the following zones:</p>

Table 9.3.7.1 – Rural activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**


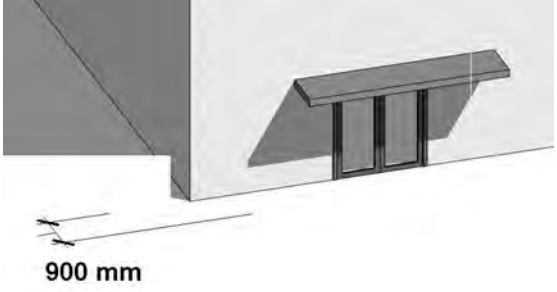
Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> • Low impact industry; or • Medium Impact industry; or • Special industry; or • Community facilities; or • Special purpose. <p>AO 4.3 Buildings and structures are <i>setback</i> from any <i>road frontage</i> and side and rear boundaries, in accordance with Table 9.3.7.3 – Rural activities, road and boundary setbacks.</p>
Environmental management and ecological sustainability	
<p>PO 5 Building design, <i>site</i> layout and <i>landscaping</i> facilitates the construction of energy efficient buildings that respond to local climatic conditions.</p>	<p>AO 5.1 Development incorporates:</p> <p>(a) window tints (Refer Figure a); or (b) window hoods or eaves that protrude at least 600 millimetres from the window when measured perpendicular to the window (Refer Figure a).</p> <p>Figure a – Climatic solutions</p>  <p>AO 5.2 Pedestrian entries incorporate sun and rain shelter; such as overhangs or awnings that protrude at least 900 millimetres from the door when measured perpendicular to the door (Refer Figure b).</p> <p>Figure b – Overhangs and awnings</p> 

Table 9.3.7.1 – Rural activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Fences and Gates	
<p>PO 6 Gates do not open beyond the property boundary.</p>	<p>AO 6.1 Gates located on a property boundary do not open outward onto the street or an <i>adjoining property</i>.</p>
Stables	
<p>PO 7 The development and management of racehorse stables do not result in the impact on the safety and amenity of the subject site and adjoining properties.</p>	<p>AO 7.1 Stables not within the Racehorse stables precinct of the Medium density residential zone are separated by at least 15 metres from any <i>residential activity</i> buildings within or external to the <i>site</i>.</p> <p>AO 7.2 Stables within the Racehorse stables precinct of the Medium density residential zone are:</p> <ul style="list-style-type: none"> (a) not located within 10 metres from any <i>residential activity</i> buildings external to the <i>site</i>; and (b) not located within 10 metres from any activity involved in the production of food for other than domestic purposes; and (c) located at the rear of the property; and (d) set back a minimum of 2 metres from side and rear boundary of the premises where not abutting Buchanan Park; and (e) set back a minimum of 0 metres from any boundary of the premises directly abutting Buchanan Park. <p>AO 7.3 Racehorses stabled within the Racehorse stables precinct of the Medium density residential zone must be registered with Racing Queensland</p> <p>AO 7.4 Stables are constructed and managed in accordance with Mount Isa City Council Subordinate Local Law No. 2 (Animal Management) 2013.</p> <p>Note—the stabling of horses may require a permit under Mount Isa City Council Subordinate Local Law No. 2 (Animal Management) 2013.</p>

Table 9.3.7.1 – Rural activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Steep Slopes	
<p>PO 8 Development must adequately address the constraints of steeply sloping or unstable land.</p>	<p>AO 8.1 Building work is not undertaken on land with a slope that is greater than 15 per cent;</p> <p>AO 8.2 Development on a slope that is greater than 10 per cent does not involve cut and fill greater than:</p> <p>(a) 1 metre in height or depth at any point; and (b) 50 m³ in total volume.</p> <p>AO 8.3 Driveways are not steeper than 20 per cent.</p>

Table 9.3.7.2 – Rural activities code:

- **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Amenity and safety	
<p>PO 1 All development is located, designed, orientated and constructed to prevent any adverse impacts on the development that may be caused by noise, odour, lighting and dust emissions from existing lawful uses, including <i>industry activities</i> and <i>rural activities</i>.</p>	No acceptable outcome is prescribed.
Built form, design, character and scale	
<p>PO 2 Building materials and design features contribute to a high quality aesthetic standard and built form character.</p>	<p>AO 2.1 Building design incorporates a combination of high quality, attractive, durable and low-maintenance materials.</p> <p>AO 2.2 Building design incorporates articulation and variations in colour, parapet design and roofing heights, where possible.</p>
Environmental management and ecological sustainability	
<p>PO 3 Development does not degrade the land and does not compromise sustainable production</p>	No acceptable outcome is prescribed.
<p>PO 4 The <i>site</i> layout responds sensitively to on-site and surrounding topography, drainage patterns and vegetation.</p>	<p>AO 4.1 Development ensures:</p> <p>(a) earthworks on site are minimised; and (b) natural drainage lines are retained; and (c) existing vegetation (including street trees) is retained.</p>

Table 9.3.7.2 – Rural activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
<p>PO 5 Building design, <i>site</i> layout and <i>landscaping</i> facilitates the construction of energy efficient buildings that respond to local climatic conditions.</p>	<p>AO 5.1 Building designs:</p> <ul style="list-style-type: none"> (a) maximise solar access to the north in winter; and (b) minimise solar access to the east and west in the summer; and (c) maximise access to any prevailing summer breezes; and (d) minimise exposure to prevailing winter winds.
Steep Slopes or Unstable Soils	
<p>PO 6 Where building work is undertaken on a <i>site</i> that contains or adjoins a steep slope or is subject to unstable soils, adequate protection measures are utilised to prevent the risk of land slippage or erosion.</p>	<p>AO 6.1 Where building work is undertaken on a <i>site</i> that:</p> <ul style="list-style-type: none"> (a) is on land subject to a slope greater than 15 per cent; or (b) adjoins land that has a slope greater than 15 per cent; or (c) is subject to unstable land. <p>A site-specific geotechnical analysis in accordance with AGS2007 is prepared by a registered professional engineer to demonstrate that the site is not subject to landslide hazard. It must certify that:</p> <ul style="list-style-type: none"> • the stability of the site, including associated buildings and infrastructure, will be maintained over the operational life of the development; and • the site is not subject to risk of landslide activity originating from other land, including land above the site; and • the development will not increase the risk of landslide on other land; and • specific reference is made to assembly uses, essential community infrastructure, vulnerable uses or difficult to evacuate uses.
Traffic, parking and access	
<p>PO 7 The traffic and parking generated by the proposed development does not:</p> <ul style="list-style-type: none"> (a) adversely affect the surrounding or future planned road network; or (b) generate traffic in excess of that reasonable expected in the local area; or (c) result in an increased demand for on-street car parking. 	<p>AO 7.1 A traffic impact assessment report is prepared by a registered professional (traffic) engineer that:</p> <ul style="list-style-type: none"> (a) identifies the traffic impacts of the development; and (b) outlines satisfactory mitigation measures required to address the impacts.

Table 9.3.7.2 – Rural activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Development in the Rural residential zone	
<p>PO 8 In the Rural residential zone, <i>rural activities</i>:</p> <p>(a) are compatible with the semi-rural character of the Rural residential zone; and</p> <p>(b) are of a scale consistent with the surrounding Rural residential activity; and</p> <p>(c) do not detract from the amenity of nearby <i>residential activities</i>.</p>	No acceptable outcome is prescribed.

Table 9.3.7.3 – Rural activities, road and boundary setbacks.

Zone	Minimum <i>Setback</i> to road frontage	<i>Setback</i> to side and rear boundaries
Rural residential	30 metres	20 metres
Rural	200 metres	100 metres
All other zones	6 metres	6 metres

Note—where other acceptable outcomes prescribe a greater *setback* than in this table, the other acceptable outcomes prevail.

9.4 Other development codes

9.4.1 Advertising devices code

9.4.1.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Advertising devices code in the level of assessment tables in Part 5 of this Planning Scheme; and
- (2) all impact assessable development not specifically identified in the level of assessment tables in Part 5 of this Planning Scheme.

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

9.4.1.2 Purpose

The purpose of the Advertising devices code is to regulate *advertising devices* throughout the Mount Isa local government area.

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

- (1) *Advertising devices* do not impact on the visual amenity of Mount Isa City.
- (2) *Advertising devices* do not result in visual clutter.
- (3) *Advertising devices* do not impact amenity due to lighting.
- (4) *Advertising devices* are designed, constructed and located to ensure public safety.

9.4.1.3 Assessment benchmarks

Table 9.4.1.1 – Advertising devices code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Visual impact	
<p>PO 1 <i>Advertising devices</i> do not dominate the landscape or detract from the scenic quality of the area including views and vistas.</p>	<p>AO 1.1 Within the Rural zone no <i>advertising device</i> is located closer than 1 kilometre from another <i>advertising device</i> on the same side of the road.</p> <p>Note—This provision does not apply to an advertising device that is ancillary to or associated with a lawful use of the premises</p>
<p>PO 2 <i>Advertising devices</i> are designed and located to avoid visual clutter and other adverse impacts on the visual amenity of the locality.</p>	<p>AO 2.1 <i>Advertising devices</i> not ancillary to or associated with a lawful use of the <i>premises</i> are only located within the Rural zone.</p> <p>Note—such advertising devices can include but are not limited to: billboards, bunting and advertising structures</p>
<p>PO 3 <i>Advertising devices</i> are maintained in a presentable and readable form.</p>	<p>AO 3.1 Where <i>an advertising device</i> is:</p> <p>(a) damaged beyond repair; or (b) becomes illegible;</p> <p>immediate action is taken to remove or restore the <i>advertising device</i>.</p>
Amenity	
<p>PO 4 Illumination and lighting of <i>advertising devices</i>:</p> <p>(a) is appropriate to the location of the sign and does not create an environmental nuisance; and (b) does not detract visually from the amenity of the surrounding area.</p>	<p>AO 4.1 Outdoor lighting is designed, installed, operated and maintained in accordance with the parameters and requirements of <i>AS4282- Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>
Traffic and pedestrian safety	
<p>PO 5 <i>Advertising devices</i> are designed, located and constructed to:</p> <p>(a) maintain the efficient function of roads; and (b) not adversely impact safe vehicular and pedestrian movements.</p>	<p>AO 5.1 <i>Advertising devices</i> do not:</p> <p>(a) resemble traffic control devices; or (b) give instructions to traffic; or (c) resemble a hazard or warning light through colour or method of operation, if visible from a road; or (d) cause interference with the visibility and effectiveness of hazard or warning lights or (e) encroach onto any part of a road, road reserve, pedestrian or cycle path; or (f) incorporate highly reflective materials and finishes; or (g) cause significant visual or physical obstruction of, or distraction to, vehicular or pedestrian traffic.</p>

Table 9.4.1.1 – Advertising devices code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
<p>PO 6 <i>Advertising devices</i> accord with the requirements of the <i>Department of Transport and Main Roads</i>.</p>	<p>AO 6.1 <i>Advertising devices</i> visible from State controlled roads are designed in accordance with the requirements of the <i>Department of Transport and Main Roads Roadside Advertising Manual (October 2017)</i>.</p> <p>Note—Requirements and standards may change in time. It is advised to contact the Department of Transport and Main Roads to confirm the most up to date requirements.</p>
Safety	
<p>PO 7 <i>Advertising devices</i> are designed, <i>sited</i> and constructed to ensure that public safety is not compromised.</p>	<p>AO 7.1 <i>Advertising devices</i> are:</p> <p>(a) not displayed on or attached to a tree, roadside pole or official traffic or safety sign; and</p> <p>(b) not attached to any electricity infrastructure.</p>
<p>PO 8 <i>Advertising devices</i> are appropriately constructed, secured and supported so as to cause no injury or damage to persons or property</p>	<p>No acceptable outcome is prescribed.</p>

9.4.2 Engineering works and services code

9.4.2.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Engineering works and services code in the tables of assessment in Part 5 of this Planning Scheme; and
- (2) all impact assessable development not specifically identified in the categories of development and assessment tables in Part 5 of this Planning Scheme.

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

9.4.2.2 Purpose

The purpose of the Engineering works and services code is to ensure that development is provided with an appropriate level of infrastructure and services that are sustainable, safe and consistent with the setting in which the development is located.

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

- (1) Appropriate infrastructure and services are provided to support land use and development in a manner that avoids adverse effects on the environment and community wellbeing;
- (2) Infrastructure and services meet the current and future needs of the community, whilst being safe and not increasing hazards;
- (3) Infrastructure and services do not negatively impact the amenity of the locality;
- (4) Infrastructure and services are well placed to ensure they are convenient for users and for maintenance;
- (5) Infrastructure and services are well integrated with surrounding infrastructure and service networks;
- (6) Development over or near infrastructure does not compromise or interfere with its effective operation or level of service;
- (7) Infrastructure and services do not cause unacceptable off-site impacts on the natural environment or adjacent properties;
- (8) Infrastructure is provided at minimum cost to the community for the life of the infrastructure and has a suitable design life, is easy and cost effective to maintain and replace; and
- (9) The site is suitable for the provision of infrastructure and services.

9.4.2.3 Assessment benchmarks

Table 9.4.2.1 – Engineering works and services code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

Performance outcomes	Acceptable outcomes
Infrastructure services	
<p>PO 1 Development is provided with a water supply that is adequate for the current and future needs of the intended uses.</p>	<p>AO 1.1 Development is connected to the reticulated water supply infrastructure network and is designed and constructed in accordance with Schedule 6: Engineering works and services planning scheme policy.</p>
<p>PO 2 Development has a safe and effective means of sewerage treatment and disposal for the level of demand generated.</p>	<p>AO 2.1 Development is connected to the reticulated sewerage infrastructure network and is designed and constructed in accordance with Schedule 6: Engineering works and services planning scheme policy.</p>
<p>PO 3 Development is provided with an appropriate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.</p>	<p>AO 3.1 (a) Development is connected to the reticulated electricity infrastructure network; or (b) An alternative energy supply is provided in accordance with the standards of the relevant regulatory authority.</p>
<p>PO 4 Development is connected to appropriate telecommunications infrastructure.</p>	<p>AO 4.1 Development is connected to telecommunication infrastructure in accordance with the standards of the relevant regulatory authority.</p>
<p>PO 5 Development provides safe and sufficient lighting and signage.</p>	<p>AO 5.1 Street lighting must comply with <i>d Australian Standard 1158 Set:2010 Lighting for Roads and Public Spaces..</i></p> <p>AO 5.2 Road signage is provided in accordance with Schedule 6: Engineering works and services planning scheme policy.</p>
<p>PO 6 Development has a safe and effective means of sewerage treatment and disposal for the level of demand generated.</p>	<p>AO 6.1 Where a connection to the reticulated sewerage infrastructure network is not available, sufficient area is to be provided on the development site for an appropriately sized on-site effluent treatment and disposal system to meet the needs of the development.</p>

Table 9.4.2.1 – Engineering works and services code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Protection against natural hazards	
<p>PO 7 Essential services maintain their function during the occurrence of natural hazards.</p>	<p>AO 7.1 Components of the systems that deliver electricity supply, gas supply, water supply, sewerage and telecommunications services, that will be adversely affected by the inundation by or infiltration of floodwater are:</p> <ul style="list-style-type: none"> (a) located above the 1 in 100-year <i>Annual recurrence interval (ARI)</i> flood level; or (b) designed and constructed to exclude inundation of floodwater during the 1 per cent AEP; or (c) designed to resist the hydrostatic and hydrodynamic forces that result from such inundation.
Roads and access	
<p>PO 8 Roads and access are designed and constructed to ensure that:</p> <ul style="list-style-type: none"> (a) the alignment of new roads provides for safe and efficient movement of traffic; and (b) road pavement surfaces: <ul style="list-style-type: none"> (i) are durable enough to carry estimated wheel loads of travelling and parked vehicles; and (ii) provide for the safe passage of vehicles, pedestrians and cyclists; and (iii) provide for the discharge of stormwater run-off from contributing catchments; and (iv) preserve all-weather access; and (c) kerb and channel: <ul style="list-style-type: none"> (i) controls vehicle movement by delineating the carriageway for all users; and (ii) conveys road pavement runoff to stormwater drainage; and (d) verges and footpaths provide: <ul style="list-style-type: none"> (i) safe access for pedestrians clear of obstructions; and (ii) an access area for vehicles onto properties; and (iii) a corridor allocated for public utilities; and (iv) additional amenity for minor roads. 	<p>AO 8.1 Roads are designed and constructed in accordance with Schedule 6: Engineering works and services planning scheme policy.</p>

Table 9.4.2.1 – Engineering works and services code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Stormwater drainage	
<p>PO 9 Stormwater drainage systems or networks have the capacity to control stormwater flows so that:</p> <p>(a) overland runoff is directed to areas where there is no damage to property or hazards for motorists; and</p> <p>(b) runoff is directed to a lawful point of discharge through controlled outlet structures; and</p> <p>(c) development retains the existing hydrological regime (surface and groundwater cycle and flow) to protect vegetation and habitats in and adjoining watercourses.</p>	<p>AO 9.1 All stormwater runoff from surfaces that are constructed, altered or otherwise affected by development on an allotment is discharged to a lawful point of discharge.</p> <p>AO 9.2 Development does not require the use of stormwater pumps in order to achieve a lawful point of discharge.</p> <p>AO 9.3 Stormwater drainage is designed and constructed in accordance with Schedule 6: Engineering works and services planning scheme policy.</p> <p>AO 9.4 Where the stormwater drainage system includes an underground pipe drain system, runoff from roofs and paved areas is to be connected directly to the pipe drain system.</p>

Table 9.4.2.2 – Engineering works and services code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Infrastructure services	
<p>PO 1 Development is provided with a water supply that is adequate and safe for the current and future needs of the intended uses.</p>	<p>AO 1.1 Where a connection to the reticulated water supply is not available, a water supply is to be provided to the development that is: suitable for human consumption in accordance with the National Health and Medical Research Council’s Australian Drinking Water Guidelines, 2011 as updated from time to time; and sized and designed to meet the water usage requirements of the development.</p>
Location of underground services	
<p>PO 2 The location of underground services does not impede future development.</p>	<p>AO 2.1 Where underground services cross another person’s land to service the development, the services are to be located parallel to and within 2 metres of an allotment boundary</p> <p>AO 2.2 Services are not located over a part of a lot that may in future be a suitable location for a development.</p>
Stormwater drainage	
<p>PO 3 Stormwater drainage systems or networks have the capacity to control the quantity and quality of stormwater flows so that:</p> <ul style="list-style-type: none"> (a) overland runoff is directed to areas where there is no damage to property or hazards for motorists; and (b) runoff is directed to a lawful point of discharge through controlled outlet structures; and (c) development retains the existing hydrological regime (surface and groundwater cycle and flow) to protect vegetation and habitats in and adjoining watercourses. 	<p>AO 3.1 Where stormwater pumps are proposed to be used to achieve a lawful point of discharge, evidence is provided to Council that all other options have been exhausted.</p> <p>AO 3.2 Stormwater pumping systems must be designed in accordance with Schedule 6: Engineering works and services planning scheme policy.</p>

9.4.3 Excavation and filling code

9.4.3.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Excavation and filling code in the tables of assessment in Part 5 of this Planning Scheme; and
- (2) all impact assessable development not specifically identified in the level of assessment tables in Part 5 of this Planning Scheme.

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

9.4.3.2 Purpose

The purpose of the Excavation and filling code is to ensure that

- (1) disturbance to the soil surface is appropriately managed to minimise erosion and
- (2) changed patterns of run off and stormwater and
- (3) development is in character with the surrounding area and
- (4) the site is fully rehabilitated.

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

- (1) Filling and excavation does not adversely or unreasonably impact on the natural environment or adjoining properties.
- (2) Filling and excavation limits or minimises the amount of site disturbance;
- (3) Filling and excavation do not result in any contamination of land;
- (4) Filling and excavation do not result in erosion of land and sedimentation of watercourses;
- (5) Development controls runoff and sediment movement and does not cause an increase in flooding or drainage problems;
- (6) Sites are appropriately rehabilitated once filling and excavation is completed;
- (7) Filling and excavation does not cause land instability, or create hazards for the environment, persons or property on the subject site or adjoining sites; and
- (8) Development does not adversely impact on visual character or amenity values.

9.4.3.3 Assessment benchmarks

Table 9.4.3.1 – Excavation and filling code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Contamination	
<p>PO 1 Excavation or filling does not result in contamination of land or waters.</p>	<p>AO 1.1 Development that requires filling ensures that no contaminated material is used.</p> <p>AO 1.2 Development that requires excavation ensures that no contaminated material is disturbed or excavated.</p>
Driveways	
<p>PO 2 Excavation or filling does not prevent or create difficult access to the property</p>	<p>AO 2.1 Driveways are not constructed with a slope of greater than 20 per cent or 1 in 5.</p> <p>AO 2.2 Driveways are constructed and maintained in accordance with the requirements of Schedule 6: Engineering works and services planning scheme policy.</p>
Effect on adjoining land	
<p>PO 3 Excavation or filling does not adversely impact on the privacy or visual amenity of the adjoining or surrounding land.</p>	<p>AO 3.1 Filling does not exceed 0.3 metres above <i>natural ground level</i> at any point.</p>
<p>PO 4 Excavation or filling does not impact drainage paths.</p>	<p>AO 4.1 Excavation or filling does not change existing <i>ground levels</i> by 1 metre or more of any part of the land or where any drainage paths are affected.</p>
<p>PO 5 Excavation or filling does not result in any instability, <i>slope wash</i> or any other effect of un-retained earth material on adjoining or surrounding land.</p>	<p>AO 5.1 Where earthworks result in a ground surface level at the boundary of an allotment which differs by more than 100 millimetres from the ground surface level at the corresponding location on an <i>adjoining lot</i>, a retaining structure is to be provided, either to retain the new work to prevent collapse onto <i>adjoining land</i>, or to retain the pre-existing earth material on <i>adjoining land</i> to prevent collapse.</p> <p>AO 5.2 Retaining structures which are equal to or more than 1-metre-high are to be constructed in accordance with a design certified by a RPEQ.</p>
Erosion and sedimentation	
<p>PO 6 Excavation or filling does not result in increased erosion and sedimentation.</p>	<p>AO 6.1 Erosion and sedimentation controls are implemented in accordance with Schedule 6: Engineering works and services planning scheme policy.</p>

Table 9.4.3.1 – Excavation and filling code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Flooding and drainage	
<p>PO 7 Excavation or filling does not result in any increase in flooding or drainage problems.</p>	<p>AO 7.1 Development ensures that:</p> <ul style="list-style-type: none"> (a) water does not pond on any land; and (b) the afflux caused by the works does not affect other land by way of a heightened water level during the 100-year <i>Annual recurrence interval (ARI)</i> flood event as identified in the Flood Hazard Overlay; and (c) there is no loss of floodplain storage below the 100-year <i>Annual recurrence interval (ARI)</i> flood level as identified in the Flood Hazard Overlay; and (d) any runoff diverted by the works must be discharged directly to a point of lawful discharge in such a way that the pre-existing runoff patterns for surface water are not altered.
General	
<p>PO 8 The location and extent of excavation or filling is consistent with the intended use of the <i>site</i>.</p>	<p>AO 8.1 The extent of excavation and filling is in accordance with an existing development approval for a material change of use, reconfiguring a lot or building work (that has not lapsed).</p>
Site rehabilitation	
<p>PO 9 As the excavation and filling of each section of the <i>site</i> is completed it is to be rehabilitated in a manner that results in optimal future land use and that avoids adverse impacts on ecological and hydrological processes.</p>	<p>AO 9.1 The rehabilitation is completed in compliance with an approved <i>site</i> plan</p> <p>AO 9.2 The final surface of the <i>site</i> is topsoiled, sloped, drained and vegetated or otherwise treated to minimise erosion, infiltration and to prevent ponding of stormwater.</p> <p>AO 9.3 Rehabilitation ensures that the <i>site</i> is stable and poses no threat to ground or surface water quality.</p>
Structural stability	
<p>PO 10 All earth structures formed both during and at the completion of the works must be structurally stable.</p>	<p>AO 10.1 Earthworks and retaining walls are designed and constructed by an RPEQ in accordance with Schedule 6: Engineering works and services planning scheme policy.</p>

Table 9.4.3.1 – Excavation and filling code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Excavation and filling near bulk water and high-pressure gas pipelines	
PO 11 Development adjacent or close to bulk water infrastructure and high-pressure gas pipelines maintains integrity of these pipelines and allows for access for required maintenance and upgrade activities.	AO 11.1 No acceptable outcome is prescribed

9.4.4 Water quality code

9.4.4.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Water quality code in the level of assessment tables in Part 5 of this Planning Scheme; and
- (2) all impact assessable development not specifically identified in the level of assessment tables in Part 5 of this Planning Scheme.

Where the following circumstances apply:

- (1) The stormwater management and management of new or expanded artificial waterways sections of the code apply to development that is:
 - (a) Material change of use for urban purposes that involves:
 - (i) a land area of more than 2500m²; or
 - (ii) six or more additional dwellings; or
 - (b) Reconfiguring a lot for urban purposes that:
 - (i) will result in six or more residential allotments or that provides for six or more *dwellings*; or
 - (ii) involves a land area of more than 2500m² and results in an increased number of lots; or
 - (iii) involves operational work disturbing more than 2500 m² of land; or
 - (c) Operational work for urban purposes that involves disturbing greater than 2500 m² of land.
- (2) Development involving waste water management (other than contaminated stormwater and sewage), and industrial or commercial development that is:
 - (a) Material change of use for urban purposes involving waste water discharge; or
 - (b) Reconfiguring a lot for urban purposes involving waste water discharge; or
 - (c) Operational works for urban purposes involving waste water discharge.
- (3) The code also applies when land is proposed to be designated for community infrastructure involving any development described in (1) or (2) above.

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

9.4.4.2 Purpose

The purpose of the Water quality code is to ensure that development including community infrastructure is planned, designed, constructed and operated to manage stormwater and waste water in ways that help protect the environmental values specified in the Environmental Protection (Water) Policy 2009.

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

- (1) Development impacts on the environment, natural landforms, wetlands, water courses and riparian corridors arising from altered stormwater quality and flow are avoided or minimised during development and construction activities; and
- (2) Development impacts of waste water other than contaminated stormwater are avoided or minimised and the quality of surface and groundwater is protected; and

- (3) Development facilitates an efficient use of water resources; and adverse impacts as a result of flooding and the effects of drainage are avoided.

9.4.4.3 Assessment benchmarks

Table 9.4.4.1 – Water quality code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Plan to avoid/minimise new impacts	
<p>PO1 The development is planned and designed considering the land use constraints of the <i>site</i> for achieving stormwater design objectives.</p>	<p>AO 1.1 A <i>site</i> Stormwater quality management plan (SQMP) is prepared, and:</p> <p>is consistent with any local area stormwater management planning, and provides for achievable stormwater quality treatment measures meeting design objectives listed below in Table 9.4.4.2. - Stormwater management design objectives and current best practice environmental management, reflecting land use constraints, such as:</p> <ul style="list-style-type: none"> • erosive, dispersive and/or saline soil types • landscape features (including landform) • management of nutrients of concern • rainfall erosivity <p>Note—Local area stormwater management planning may include Urban Stormwater Quality Management Plans, or Catchment or waterway management plans, Healthy Waters Management Plans, Water Quality Improvement Plans, Natural Resource Management Plans.</p>
<p>PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that <i>site</i>.</p>	<p>AO 2.1 A Wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses:</p> <ul style="list-style-type: none"> (a) wastewater type, and (b) climatic conditions, and (c) water quality objectives (WQOs), and (d) best-practice environmental management, and <p>AO 2.2 The WWMP provides that wastewater is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> (a) avoids wastewater discharges to waterways, or (b) if wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.

Table 9.4.4.1 – Water quality code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
<p>PO3 Any non-tidal artificial waterway is located in a way that is compatible with the land use constraints of the <i>site</i> for protecting water environmental values in existing natural waterways.</p>	<p>AO 3.1 If the proposed development involves an artificial waterway:</p> <ul style="list-style-type: none"> (a) environmental values in downstream waterways are protected, and (b) any groundwater recharge areas are not affected, and (c) the location of the waterway incorporates low lying areas of a catchment connected to an existing waterway, and (d) existing areas of ponded water are included, and <p>AO 3.2 Artificial waterways are located:</p> <ul style="list-style-type: none"> (a) outside natural wetlands and any associated buffer areas, and (b) to minimise disturbing soils or sediments.
Construct to avoid/minimise new impacts	
<p>PO4 Construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO 4.1 An Erosion and sediment control plan (ESCP) demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed below in Table 9.4.4.2 - Stormwater management design objectives for:</p> <ul style="list-style-type: none"> (a) drainage control, and (b) erosion control, and (c) sediment control, and (d) water quality outcomes, and <p>AO 4.2 Erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions and appropriate recommendations from a suitably qualified person, or</p> <p>AO 4.3 The ESCP demonstrates how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent to Acceptable Outcome AO 4.1.</p>

Table 9.4.4.1 – Water quality code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Operate to avoid/minimise new impacts	
<p>PO5 Operational activities for the development avoid or minimises changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.</p>	<p>AO 5.1 Development incorporates stormwater flow control measures to achieve the design objectives set out below in Table 9.4.4.2 - Stormwater management design objectives and best practice environmental management, including management of frequent flows, peak flows, and construction phase hydrological impacts.</p>
<p>PO6 Any treatment and disposal of waste water to a waterway accounts for:</p> <ul style="list-style-type: none"> (a) the applicable water quality objectives for the receiving waters, and (b) adverse impact on ecosystem health or receiving waters, and (c) in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset. 	<p>AO 6.1 A WWMP is prepared in accordance with AO 2.1.</p>
<p>PO 7 Wastewater discharge to a waterway is managed in a way that maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.</p>	<p>AO 7.1 Wastewater discharge waterways is managed to avoid or minimize the release of nutrients of concern so as to minimize the occurrence, frequency and intensity of coastal algal blooms.</p>

Table 9.4.4.1 – Water quality code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
<p>PO 8 Any non-tidal artificial waterway is managed and operated by suitably qualified persons in ways that demonstrate achievement of water quality objectives in natural waterways.</p>	<p>AO 8.1 The artificial waterway is designed, constructed and managed under the responsibility of a suitably qualified RPEQ with specific experience in establishing and managing artificial waterways.</p> <p>AO 8.2 Monitoring and maintenance programs adaptively manage water quality in the waterway to achieve relevant water quality objectives downstream of the waterway.</p> <p>AO 8.3 Aquatic weeds are managed in ways that achieve a low percentage of coverage of the water surface area (less than 10 per cent). Pests and vectors (such as mosquitoes) are managed such as by avoiding stagnant water areas, providing for native fish predators, and if necessary, other best practices for monitoring and treating pests.</p> <p>AO 8.4 The artificial waterway is managed and operated by a responsible entity under agreement for the life of the waterway. The responsible entity is to implement a deed of agreement for the management and operation of the waterway that:</p> <ul style="list-style-type: none"> (a) identifies the waterway; and (b) states a period of responsibility for the entity; and (c) states a process for any transfer of responsibility for the waterway; and (d) states required actions under the agreement for monitoring of the water quality of the waterway and receiving waters; and (e) states required actions under the agreement for maintaining the waterway to achieve the outcomes of this policy and any relevant approval conditions of the development; and (f) identifies funding sources for the above including bonds, infrastructure charges or levies.

Table 9.4.4.2 - Stormwater management design objectives

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

9.4.5 Landscaping code

9.4.5.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Landscaping code in the level of assessment tables in Part 5 of this Planning Scheme; and
- (2) all impact assessable development not specifically identified in the level of assessment tables in Part 5 of this Planning Scheme.

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

9.4.5.2 Purpose

The purpose of the Landscaping code is to manage *landscaping* associated with development.

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

- (1) Landscaping complements and enriches the physical environment of Mount Isa;
- (2) Landscaping ensures privacy and buffering between uses is achieved where appropriate;
- (3) The amenity, appearance of development is enhanced and visual interest is provided;
- (4) Public health and safety is maintained and improved;
- (5) Landscaping is efficient to maintain and environmentally sustainable.

9.4.5.3 Assessment benchmarks

Table 9.4.5.1 –Landscaping code:

- Assessment benchmarks for assessable development and
- Requirements for accepted development

Performance outcomes	Acceptable outcomes
Landscape Design	
<p>PO 1 <i>Landscaping</i> contributes to the amenity and appearance of the development and the character of the city.</p>	<p>AO 1.1 Planting for landscape buffers incorporate:</p> <ul style="list-style-type: none"> (a) endemic or other native species as provided in Schedule 6.4: Preferred plants planning scheme policy; and (b) planting with a size at maturity that is: <ul style="list-style-type: none"> (i) in the case of street trees, a minimum height of 7 metres, except under power lines; or (ii) in the case of trees on other land, a minimum height of at least 75 per cent of the <i>building height</i> of the largest structure on the allotment; and (c) all ground surfaces not covered by paving are covered by a groundcover; and (d) water reticulation for landscape maintenance. <p>AO 1.2 Planting for landscape buffers is at the following minimum densities:</p> <ul style="list-style-type: none"> • large trees, 8 metre centres; or • small trees, 3 metre centres; or • shrubs, 1.5 metre centres; or • groundcover, 0.5 - 1 metre centres.

Table 9.4.5.2 – Landscaping code:

- Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Planting Standards	
<p>PO 1 Landscape planting is installed at an appropriate standard and adequately established and maintained.</p>	<p>AO 1.1 Minimum plant stock sizes are:</p> <ul style="list-style-type: none"> • for street and feature trees:45 litre bag; • for other trees: 25 litre bag; • for shrubs, 200 millimetre pot; • for groundcovers, 140 millimetre pot. <p>AO 1.2 Spacing for trees, shrubs and groundcover is:</p> <ul style="list-style-type: none"> • for trees higher than 10 metres at maturity: 8-10 metre centres; • for trees between 5 metres and 10 metres high at maturity: 5-8m centres; • for shrubs higher than 1.5 metres at maturity: 1 - 2 metre centres;

Table 9.4.5.2 – Landscaping code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> • for groundcovers, other than grass: 0.5 - 1 metre centres. <p>AO 1.3 <i>Landscaping</i> is installed and established in accordance with Schedule 6: Engineering works and services planning scheme policy.</p>
Landscaping Principles	
<p>PO 2 Development is to have an area of the allotment appropriately landscaped to enhance its appearance and provide an adequate level of amenity for occupants and <i>adjoining land uses</i>.</p>	<p>AO 2.1 For <i>residential activities</i> other than a <i>dwelling house</i>, <i>landscaping</i> includes:</p> <ul style="list-style-type: none"> (a) a minimum of 1 tree for every 6 metres of <i>site</i> perimeter; and (b) shrubs of sufficient height and size at maturity are placed so as to completely screen blank walls, sheds, plant and machinery, refuse storage areas and similar elements of the development; and (c) low shrubs and groundcover provide complete coverage of unsealed surfaces; and (d) at least 10 per cent of the area of the allotment is landscaped in such a way that the full effect of the <i>landscaping</i> is visible from the street. <p>AO 2.2 For activities other than <i>residential activities</i>, <i>landscaping</i> includes:</p> <ul style="list-style-type: none"> (a) large trees that achieve a canopy spread at maturity over a minimum of 40 per cent of the perimeter of the <i>site</i>; and (b) at least 25 per cent of trees that achieve a height at maturity above the level of the building parapet or eave; and (c) spreading trees and shrubs to maximise the screening effect of vegetation; and (d) 1 spreading canopy tree with mulched surround and groundcover for every 6 car parking spaces; and (e) at least 10 per cent of the area of the allotment is landscaped in such a way that the full effect of the <i>landscaping</i> is visible from the street.

Table 9.4.5.2 – Landscaping code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Restoration of Disturbed Areas	
<p>PO 3 Ground surfaces which are disturbed by construction activities are restored to at least their original condition.</p>	<p>AO 3.1 Where the surface of the ground is disturbed by construction activities and is not subsequently covered by a building, paving or other <i>landscaping</i>, the surface is to be restored to its original condition by:</p> <ul style="list-style-type: none"> (a) stockpiling and respreading the original topsoil; and (b) planting the affected area with species to match the original plant cover; and (c) maintaining the plants until they are established; and (d) if the original vegetation required maintenance, on-going maintenance to the new plants to promote healthy and vigorous growth.
Access and Safety	
<p>PO 4 <i>Landscaping</i> enhances access and personal safety.</p>	<p>AO 4.1 Paved surfaces are slip-resistant, stable and trafficable in all weather conditions.</p> <p>AO 4.2 Landscape design complies with Australian Standard AS1428.1-2010 <i>Design for access and mobility</i>.</p> <p>AO 4.3 <i>Landscaping</i> does not obstruct visibility within parks, playgrounds, pathways and vehicle parking areas.</p> <p>AO 4.4 Trees with a clear trunk height at maturity of at least 1.8 metres and groundcover with a maximum height of 0.3 metres are used in <i>landscaping</i> along street footpaths, pathways, vehicle parking areas, street corners and street lighting.</p>

Table 9.4.5.2 – Landscaping code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Landscape buffers	
<p>PO 5 Appropriately designed landscape buffers are provided between incompatible uses for visual screening and noise attenuation.</p>	<p>AO 5.1 Where landscaped buffers strips are required by an applicable code, a combination of the following elements is incorporated or provided:</p> <ul style="list-style-type: none"> (a) earth mounding; or (b) screen fencing of durable materials and construction; or (c) planting with dense foliage which extends to the ground. <p>AO 5.2 Planting for landscape buffers is at the following minimum densities is:</p> <ul style="list-style-type: none"> • for large trees: 8 metre centres; • for small trees: 3 metre centres; • for shrubs: 1.5 metre centres; • for groundcovers: 0.5-1 metre centres.

9.4.6 Parking, access and loading code

9.4.6.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Parking, access and loading code in the level of assessment tables in Part 5 of this Planning Scheme; and
- (2) all impact assessable development not specifically identified in the level of assessment tables in Part 5 of this Planning Scheme.

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

9.4.6.2 Purpose

The purpose of the Parking, access and loading code is to ensure:

- (1) levels of access, convenience and efficiency are appropriate to Mount Isa's climate, typical vehicle size and modal split; and
- (2) parking, access and service areas are provided in a manner which is safe, convenient and sustainable and which meets the needs of development; and
- (3) the impact of parking, access and loading on the amenity of the surrounding areas is managed and minimised.

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

- (1) Access, parking, loading and maneuvering areas provided in a safe and efficient manner.
- (2) Access, parking, loading and maneuvering areas do not detract from streetscape character and do not impact on the amenity of nearby land uses.
- (3) Development facilitates cycling and end of trip facilities.

9.4.6.3 Assessment benchmarks

Table 9.4.6.1 – Parking, access and loading code:

- **Assessment benchmarks for assessable development and**
- **requirements for accepted development**

Performance outcomes	Acceptable outcomes
Access	
<p>PO 1 The layout, design and construction of the access:</p> <p>(a) is safe, convenient and legible for all users including people with disabilities, pedestrians and cyclists; and</p> <p>(b) does not interfere with the planned function, safety, capacity and operation of the transport network; and</p> <p>(c) includes appropriate and sufficient signage to ensure safe and convenient use.</p>	<p>AO 1.1 Vehicle access to the <i>site</i> complies with Australian Standard AS2890.1-2004 <i>Parking facilities – Off-street car parking</i>.</p> <p>AO 1.2 Dedicated pedestrian entry to the <i>site</i> and building is provided separately from vehicle entry and maneuvering areas.</p> <p>AO1.3 Except where for a <i>dwelling house</i> or <i>dual occupancy</i>, the development layout allows for forward entry and exit of vehicles.</p>
<p>PO 2 A suitable crossover is provided that does not compromise existing <i>landscaping</i>.</p>	<p>AO 2.1 Except in the Rural and Rural residential zones, dedicated vehicular access across the verge is provided which complies with Schedule 6: Engineering works and services planning scheme policy.</p> <p>AO 2.2 No street trees are removed.</p>
<p>PO 3 Driveway widths are minimised to maintain amenity and character of local area.</p>	<p>AO 3.1 Maximum total driveway widths are:</p> <p>(a) 6 metres for an allotment where principal use is a <i>residential activity</i>; or</p> <p>(b) 16 metres or 50 per cent of the length of the <i>road frontage</i>, whichever is the lesser for an allotment where principal use is a <i>centre activity</i>, <i>entertainment activity</i> or <i>Industry activity</i>; or</p> <p>(c) 6 metres where the principal use is not indicated in (a) or (b) above.</p> <p>Note—For the purposes of this requirement the width of the driveway is to be measured at the boundary between the allotment and the road reserve carriageway.</p>

Performance outcomes	Acceptable outcomes
Vehicle Parking	
<p>PO 4 Sufficient parking spaces are provided for the number and type of vehicles likely to be associated with the development.</p>	<p>AO 4.1 Development complies with the parking requirements in Table 9.4.6.3 and Table 9.4.6.3(b) Minimum on-site parking requirements</p> <p>AO 4.2 No additional parking is required where a single use:</p> <ul style="list-style-type: none"> (a) is located in the Principal centre zone; and (b) utilises an existing building (where not increasing the GFA by more than 50m²); and (c) comprises a total GFA of not more than 100m²; and (d) does not result in the loss of any existing car parks. <p>AO 4.3 The parking spaces are located on the same lot as the use for which they are required, and are available for parking at all times that the use is being carried out.</p> <p>AO 4.4 All parking, access and maneuvering requirements are met on-site.</p>
<p>PO 5 Vehicle parking areas are designed, constructed and maintained so as to provide safe and efficient parking and circulation for vehicles, cyclists and pedestrians.</p>	<p>AO 5.1 Vehicle parking and access areas:</p> <ul style="list-style-type: none"> (a) are sealed with a durable, material that will reduce the amount of dust generated by vehicle movement; and (b) are clearly delineated; and (c) comply with <i>Australian Standard AS2890.1-2004 Parking facilities – Off-street car parking in relation to crossovers, queuing, circulation, gradient, overall design and operation (except in the case of a dual occupancy)</i>.

Table 9.4.6.2 – Parking, access and loading code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Access	
<p>PO 1 The layout, design and construction of access:</p> <p>(a) is safe, convenient and legible for all users including people with disabilities, pedestrians and cyclists; and</p> <p>(b) does not interfere with the planned function, safety, capacity and operation of the transport network; and</p> <p>(c) includes appropriate and sufficient signage to ensure safe and convenient use.</p>	No acceptable outcome is prescribed.
<p>PO 2 On-site parking and vehicle manoeuvring areas are located and designed to minimise conflicts and hazards between motor vehicles and pedestrians.</p>	No acceptable outcome is prescribed.
<p>PO 3 For <i>hardware and trade supplies</i>, on-site parking and vehicle manoeuvring areas for vehicles with trailers are located to minimise conflicts and hazards between motor vehicles and pedestrians.</p>	<p>AO 3.1 On-site parking and manoeuvring areas are provided for vehicles with trailers separate from the main car park area and pedestrian access.</p>
<p>PO 4 Convenient access is provided for vehicles (including taxis) carrying wheelchair bound passengers.</p>	<p>AO 4 Where for a <i>health care services</i> use involving a medical centre, a drop off / set down area is provided at the entrance to the medical centre.</p>
Amenity	
<p>PO 5 The amenity of adjoining <i>residential activities</i> is not diminished by lighting and noise impact from vehicle parking areas.</p>	<p>AO 5.1 Parking areas are fenced with a 1.8-metre-high solid screen wall or fence at the common boundary with any land in the Low density residential or Medium density residential zone or adjacent to any <i>sensitive land use</i>.</p>
Service vehicles	
<p>PO 6 Provision is made for vehicle loading and unloading to be carried out in a safe and efficient manner on-site and does not utilise the public carriageway.</p>	<p>AO 6.1 The design and operation of vehicle loading and unloading areas complies with Australian Standard AS2890.2-2002 <i>Parking facilities – Commercial vehicle facilities</i>.</p> <p>AO 6.2 Adequate circulation space is to be provided on-site for delivery and collection vehicles in accordance with the standard turning templates given in Austroads publication no AP - G34 -13: <i>Design Vehicles and Turning Path Templates</i> (1995).</p>

Table 9.4.6.2 – Parking, access and loading code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Landscaping	
<p>PO 7 Vehicle parking areas are landscaped in a manner which enhances their appearance and assists in buffering surrounding land uses.</p>	<p>AO 7.1 Except where otherwise provided by the applicable activity or zone code, parking areas and driveways are screened by:</p> <ul style="list-style-type: none"> (a) a <i>landscaping</i> buffer of at least 1.5 metres width where adjacent to the Low density residential zone or Medium density residential zone, or <i>sensitive land use</i>; or (b) a <i>landscaping</i> buffer of at least 2 metres width where adjacent to a <i>road frontage</i> or public open space. <p>AO 7.2 Except for a <i>dwelling house</i> or <i>dual occupancy</i>, wheelstops or other barriers are provided in designated parking areas to prevent vehicles from driving into or damaging landscaped areas.</p>
Shade structures	
<p>PO 8 Parking areas located external to a building and ancillary to the development provide shade by way of mature trees or shade structures.</p>	<p>AO 8.1 All parking areas are shaded by either:</p> <ul style="list-style-type: none"> (a) shade trees at a maximum spacing of 1 shade tree per 4 car parks planted to achieve mature form; or (b) a shade structure that is set back from the street and consistent with the character of the area. <p>Shade structures may be in the form of awnings, pergolas, shelters or shade sails manufactured from long lasting UV stable materials that are vandal resistant and require minimal ongoing maintenance, or permanent structures of colorbond or similar roofing.</p> <p>Note—unenclosed shade structures solely for parking purposes are not included for the purposes of Site Cover calculation.</p>

Table 9.4.6.2 – Parking, access and loading code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Bicycle and Pedestrian Facilities	
<p>PO 9 Development provides appropriate on-site end of trip facilities including bicycle parking, shower and change rooms to encourage walking and cycling as an alternative to private car travel.</p>	<p>AO 9.1 Development provides on-site bicycle parking spaces at the minimum rates specified in Table 9.4.6.3(a) and Table 9.4.6.3(b) Minimum on-site parking requirements</p> <p>AO 9.2 Development provides bicycle parking and storage that:</p> <ul style="list-style-type: none"> (a) is identifiable, convenient and safely accessible; and (b) does not adversely impact on visual amenity; and (c) does not impede the movement of pedestrians or other vehicles. <p>AO 9.3 Development provides bicycle end of trip facilities including:</p> <ul style="list-style-type: none"> (a) shower facilities; and (b) bicycle storage; and (c) personal storage. <p>For <i>long-stay</i> bicycle parking, facilities are provided in accordance with Table 9.4.6.4 Minimum standards for bicycle <i>long-stay</i> end of trip facilities.</p>

Table 9.4.6.3 (a) Minimum on-site parking requirements

For the purpose of interpreting column 5 – Service vehicle provision rate the following definitions apply:	
No specific rate	Required number of parking spaces (of facilities for service vehicles) will be based on the circumstances of the specific proposal and assessed against the performance criteria and information provided with the application.
SRV	Small Rigid Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS 2890.2 – Off Street Parking – Commercial Vehicle Facilities)
HRV	Heavy Rigid Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS 2890.2 – Off Street Parking – Commercial Vehicle Facilities)
AV	Articulated Vehicle (for vehicle dimensions and manoeuvring requirements see Australian Standard AS 2890.2 – Off Street Parking – Commercial Vehicle Facilities)

Note—where a traffic impact assessment (TIA) is required below, it must be prepared by a register professional engineer. (RPAQ)

Table 9.4.6.3 (b) Minimum on-site parking requirements

Use	Minimum number of vehicle parking spaces	Minimum number of bicycle parking spaces (short stay) i.e. Visitor/shopper	Minimum number of bicycle parking spaces (<i>long-stay</i>) i.e. Employee/resident	Service vehicle provision
Adult store	1 space per 20m ² of GFA	1 per 500 m ² GFA over 1000 m ² GFA	1 space per 300m ² GFA	(1) Less than 500m ² GFA – One (1) HRV; (2) 500m ² – 1,999m ² GFA – One (1) AV; or (3) 2,000m ² GFA plus – no specific rate.
Agricultural supplies store	1 space per 100m ² of GFA	1 per 500 m ² GFA over 1000 m ² GFA	1 space per 300m ² GFA	(1) Less than 500m ² GFA – One (1) HRV; (2) 500m ² – 1,999m ² GFA – One (1) AV; or (3) 2,000m ² GFA plus – no specific rate.
Air services	No specific rate			
Animal husbandry	No requirement			
Animal keeping	1 space for manager plus 1 space per 2 equivalent full-time employees plus where a kennel or cattery 1 space per 10 enclosures	No specific rate	No specific rate	1 SRV
Aquaculture	No specific rate			
Bar	1 space per 50m ² of GFA	1 per 25 m ² bar floor area 1 per 100 m ² lounge beer garden	1 per 25 m ² bar floor area 1 per 100 m ² lounge beer garden	1 AV
Bulk landscape supplies	6 spaces plus 1 space per 500m ² of total use area	1 per 500 m ² GFA over 1000 m ² GFA	1 space per 300m ² GFA	(1) Less than 500m ² GFA – One (1) HRV;

Table 9.4.6.3 (b) Minimum on-site parking requirements

Use	Minimum number of vehicle parking spaces	Minimum number of bicycle parking spaces (short stay) i.e. Visitor/shopper	Minimum number of bicycle parking spaces (long-stay) i.e Employee/resident	Service vehicle provision
				(2) 500m ² – 1,999m ² GFA – One (1) AV; or (3) 2,000m ² GFA plus – no specific rate.
Caretaker's accommodation	2 spaces per <i>dwelling</i> (parking spaces may be provided in tandem)	No specific rate	No specific rate	No specific rate
Car wash	1 queuing space per <i>car wash</i> bay plus 1 space per 2 equivalent full-time employees	1 space per 800m ² GFA	No specific rate	No specific rate
Cemetery	No specific rate			
Child care centre	1 space per 2 equivalent full-time employees plus 1 space per 5 children able to be accommodated	1 space per 200m ² GFA	1 space	No specific rate
Club	8 spaces plus 1 space per 15m ² of GFA over 200m ²	1 per 25 m ² bar floor area 1 per 100 m ² lounge beer garden	1 per 25 m ² bar floor area 1 per 100 m ² lounge beer garden	1 SRV
Community care centre	Applicant to provide TIA			
Community residence	2 spaces per <i>dwelling</i>	No specific rate	No specific rate	
Community use	1 space per 25m ² of GFA	1 per 200m ² of GFA	4 plus 2 per 200m ² of GFA	1 SRV
Crematorium	Applicant to provide TIA	No specific rate	No specific rate	
Cropping	No specific rate			
Detention facility	Applicant to provide TIA			
Dual occupancy	1 space per <i>dwelling</i> plus 1 space for visitor parking (visitor space may be provided in tandem)	No specific rate	No specific rate	No specific rate
Dwelling house	2 spaces per <i>dwelling house</i> (parking spaces may be provided in tandem)	No specific rate	No specific rate	No specific rate
Dwelling unit	1 space per <i>dwelling</i> for a <i>dwelling</i> with up to 2 bedrooms, 2 spaces per <i>dwelling</i> for a <i>dwelling</i> with 3+ bedrooms (parking spaces may be provided in tandem)	No specific rate	No specific rate	No specific rate
Educational establishment	Where a pre-school, primary school or secondary school, 1 space per full-time equivalent employee; Where a tertiary or further education facility, 1 space per full-time equivalent	1 per 5 pupils over year 4	No specific rate	1 SRV

Table 9.4.6.3 (b) Minimum on-site parking requirements

Use	Minimum number of vehicle parking spaces	Minimum number of bicycle parking spaces (short stay) i.e. Visitor/shopper	Minimum number of bicycle parking spaces (long-stay) i.e Employee/resident	Service vehicle provision
	employee plus 1 space per 10 students able to be accommodated at any time; For all facilities, provision for loading and unloading of passengers.			
Emergency services	Applicant to provide TIA			
Environment facility	Applicant to provide TIA			
Extractive industry	Applicant to provide TIA			
Food and drink outlet	1 space per 10m ² of GFA available to the public (including outdoor dining); plus 1 space per 50m ² of GFA for food preparation; plus AND 1 space per 100m ² of GFA used for storage.	For a restaurant/cafe: 2 For a take-away: 1 space per 50m ² GFA	For a restaurant: 1 space per 100m ² GFA of public area For a cafe: 1 space per 25m ² GFA of public area For a take-away: 1 space per 100m ² GFA	1 SRV
Function facility	1 space per 15m ² of GFA	2	1 space per 25m ² GFA public area	1 SRV
Funeral parlour	Applicant to provide TIA			
Garden centre	6 spaces plus 1 space per 500m ² of total use area.	1 per 500 m ² GFA sales floor	1 space per 300m ² GFA sales floor	1 HRV
Hardware and trade supplies	1 space per 40m ² of total use area.	1 per 500 m ² GFA sales floor	1 space per 300m ² GFA sales floor	(1) Less than 500m ² GFA – One (1) HRV; (2) 500m ² – 1,999m ² GFA – One (1) AV; or (3) 2,000m ² GFA plus – no specific rate.
Health care services	1 space per 20m ² of GFA; or 4 spaces per medical practitioner and 1 space per 2 equivalent full-time employees, whichever is the greater.	1 space per 4 practitioners	1 space per 8 practitioners	1 space for ambulance vehicle pick-up and set down.
High impact industry	Applicant to provide TIA			

Table 9.4.6.3 (b) Minimum on-site parking requirements

Use	Minimum number of vehicle parking spaces	Minimum number of bicycle parking spaces (short stay) i.e. Visitor/shopper	Minimum number of bicycle parking spaces (long-stay) i.e Employee/resident	Service vehicle provision
Home based business	2 spaces (in addition to standard <i>dwelling</i> requirement, and may be provided in tandem For a <i>dwelling unit</i> or <i>dwelling</i> within a multiple <i>dwelling</i> or mixed use building, no additional car parking is provided.	No specific rate	No specific rate	Refer to Home based business code
Hospital	Applicant to provide TIA	1 space per 15 beds	1 space per 30 beds	Applicant to provide TIA
Hotel	1 space per 15m ² of <i>total use area</i> available to the public (excluding accommodation rooms); plus 1 space per accommodation room; plus For any drive-through facility, queuing space within the <i>site</i> for 3 vehicles being served or awaiting service.	1 per 25 m ² bar floor area 1 per 100 m ² beer garden	1 per 25 m ² bar floor area 1 per 100 m ² beer garden	1 AV
Indoor sport and recreation	Applicant to provide TIA	1 per 200 m ² GFA	1 space per 4 employees	No specific rate
Intensive animal industry	Applicant to provide TIA			
Intensive horticulture	1 space per two full-time equivalent employees	No specific rate	No specific rate	1 SRV
Landing	No specific rate			
Low impact industry	1 space per 50m ² of GFA up to 500m ² plus 1 space per 100m ² of GFA thereafter.	No specific rate	1 space per 1000m ² GFA	(1) Less than 1,000m ² GFA – One (1) HRV. (2) 1,000m ² – 1,999m ² GFA – One (1) AV. (3) 2,000m ² GFA plus – No specific rate.
Major electricity infrastructure	No specific rate			
Major sport, recreation and entertainment facility	Applicant to provide TIA	1 per 250 spectator spaces	1 per 1500 spectator spaces	Applicant to provide TIA

Table 9.4.6.3 (b) Minimum on-site parking requirements

Use	Minimum number of vehicle parking spaces	Minimum number of bicycle parking spaces (short stay) i.e. Visitor/shopper	Minimum number of bicycle parking spaces (long-stay) i.e Employee/resident	Service vehicle provision
Marine industry	No specific rate			
Market	8 spaces per 100m ² of stall area	1 space per 10 stalls	No specific rate	No specific rate
Medium impact industry	1 space per 50m ² of GFA up to 500m ² plus 1 space per 100m ² of GFA thereafter.	No specific rate	1 space per 1000m ² GFA	(1) Less than 1,000m ² GFA – One (1) HRV. (2) 1,000m ² – 1,999m ² GFA – One (1) AV. (3) 2,000m ² GFA plus – No specific rate.
Motor sport facility	Applicant to provide TIA	No specific rate	No specific rate	No specific rate
Multiple dwelling	1 space per one or two bedroom dwelling; 2 spaces per three bedroom (or above) dwelling; plus 0.5 visitor spaces per dwelling.	1 space per 3 dwellings	1 space per 12 dwellings	1 SRV where more than ten dwellings
Nature-based tourism	Applicant to provide TIA			
Nightclub entertainment facility	1 space per 50m ² of GFA	1 per 25 m ² bar floor area 1 per 100 m ² beer garden	1 per 25 m ² bar floor area 1 per 100 m ² beer garden	1 AV
Non-resident workforce accommodation	Applicant to provide TIA	No specific rate	No specific rate	No specific rate
Office	1 space per 30m ² GFA	1 per 750 m ² GFA over 1000 m ² GFA	1 per 200 m ² GFA	No specific rate
Outdoor sales	1 space per 2 equivalent full-time employees plus 1 space per 50m ² of display area.	No specific rate	No specific rate	1 AV
Outdoor sport and recreation	Applicant to provide TIA	If for a swimming pool: 2 per 20 m ² of pool area Otherwise: Applicant to provide TIA	Applicant to provide TIA	Applicant to provide TIA
Outstation	Applicant to provide TIA			
Park	No requirement			
Parking station	No requirement			
Permanent plantation	No requirement			
Place of worship	1 space per 10 persons capable of being seated or 1 space per 15m ² of GFA, whichever is greater.	No specific rate	No specific rate	1 SRV
Port service	No requirement			

Table 9.4.6.3 (b) Minimum on-site parking requirements

Use	Minimum number of vehicle parking spaces	Minimum number of bicycle parking spaces (short stay) i.e. Visitor/shopper	Minimum number of bicycle parking spaces (long-stay) i.e Employee/resident	Service vehicle provision
Relocatable home park	1 space per relocatable home site; plus 1 space per 10 relocatable home sites for visitor parking; plus 1 space for resident manager; plus 1 space per 2 equivalent full-time employees.	1 space per 3 dwellings	1 space per 12 dwellings	No specific rate
Renewable energy facility	No specific rate		No specific rate	1 SRV
Research and technology industry	Applicant to provide TIA			
Residential care facility	0.25 per resident room, plus 1 space per 2 full-time equivalent employees, plus 0.25 per unit for visitor parking.	1 space per 60 beds	1 space per 7 beds	1 SRV 1 space for ambulance vehicle pick-up and set down.
Resort complex	Applicant to provide TIA	No specific rate	No specific rate	No specific rate
Retirement facility	1 space per unit, plus 1 space per 2 full-time equivalent employees, plus 0.25 per unit for visitor parking.	1 space per 60 beds	1 space per 7 beds	1 space for ambulance vehicle pick-up and set down.
Roadside stall	No requirement			
Rooming accommodation	01 per room up to five rooms, plus 0.25 visitor space per room, plus 1 space for on-site manager; or where more than five rooms, applicant to provide TIA.	1 space per 16 lodging rooms	1 space per 4 lodging rooms	No specific rate
Rural industry	1 space per 100m ² GFA.	No specific rate	No specific rate	(1) Less than 1,000m ² GFA – One (1) HRV. (2) 1,000m ² – 1,999m ² GFA – One (1) AV. (3) 2,000m ² GFA plus – No specific rate.
Rural workers' accommodation	No specific rate			
Sales office	2 spaces	1 per 750 m ² GFA over 1000 m ² GFA	1 per 200 m ² GFA	No specific rate

Table 9.4.6.3 (b) Minimum on-site parking requirements

Use	Minimum number of vehicle parking spaces	Minimum number of bicycle parking spaces (short stay) i.e. Visitor/shopper	Minimum number of bicycle parking spaces (long-stay) i.e Employee/resident	Service vehicle provision
Service industry	1 space per 50m ² of GFA up to 500m ² plus 1 space per 100m ² of GFA thereafter.	No specific rate	1 space per 800m ² GFA	(1) Less than 500m ² GFA – One (1) HRV. (2) 500m ² – 1,999m ² GFA – One (1) AV. (3) 2,000m ² GFA plus – No specific rate.
Service station	1 space per fuel pump plus 1 space per 2 equivalent full-time employees	1 per 500 m ² GFA over 1000 m ² GFA	1 space per 300m ² GFA	1 AV
Shop	1 space per 20m ² of GFA	1 per 500 m ² GFA over 1000 m ² GFA	1 space per 300m ² GFA	(1) Less than 500m ² GFA – One (1) HRV. (2) 500m ² – 1,999m ² GFA – One (1) AV. (3) 2,000m ² GFA plus – No specific rate.
Shopping centre	1 space per 20m ² of GFA	1 per 500 m ² GFA over 1000 m ² GFA	1 space per 300m ² GFA	Applicant to submit TIA
Short-term accommodation	1 space per room, up to five rooms; plus p1 space for manager's residence; plus p1 space per 2 equivalent full-time employees; or, where more than five rooms, applicant is to provide TIA.	No specific rate	1 space per 40 rooms	1 SRV
Showroom	2 spaces plus 1 space per 50m ² of GFA	1 per 500 m ² GFA over 1000 m ² GFA	1 space per 300m ² GFA	(1) Less than 1,000m ² GFA – One (1) HRV. (2) 1,000m ² – 1,999m ² GFA – One (1) AV. (3) 2,000m ² GFA plus – No specific rate.
Special industry	1 space per 2 equivalent full-time employees	No specific rate		(1) Less than 1,000m ² GFA – One (1) HRV.

Table 9.4.6.3 (b) Minimum on-site parking requirements

Use	Minimum number of vehicle parking spaces	Minimum number of bicycle parking spaces (short stay) i.e. Visitor/shopper	Minimum number of bicycle parking spaces (long-stay) i.e. Employee/resident	Service vehicle provision
				(2) 1,000m ² – 1,999m ² GFA – One (1) AV. (3) 2,000m ² GFA plus – No specific rate.
Substation	No specific rate	No specific rate	No specific rate	No specific rate
Telecommunications facility	No specific rate	No specific rate	No specific rate	No specific rate
Theatre	1 space per 20m ² of GFA	No specific rate	No specific rate	1 SRV
Tourist attraction	Applicant to provide TIA	No specific rate	No specific rate	No specific rate
Tourist park	1 space per caravan site, camp site or room; plus p1 space per 10 caravan or camp sites for visitor parking; plus p1 space for resident manager; plus p1 space per 2 equivalent full-time employees	No specific rate	No specific rate	No specific rate
Transport depot	1 space per 2 equivalent full-time employees	No specific rate	No specific rate	No specific rate
Utility installation	1 space per 50m ² of GFA	No specific rate	No specific rate	No specific rate
Veterinary services	1 space per 30m ² of GFA plus 1 space per professional staff plus 1 space per 2 equivalent full-time employees	1 per 500 m ² GFA over 1000 m ² GFA	1 space per 300m ² GFA	1 SRV
Warehouse	2 spaces plus 1 space per 100m ² of GFA	No specific rate	1 space per 800m ² GFA	(1) Less than 1,000m ² GFA – One (1) HRV. (2) 1,000m ² – 1,999m ² GFA – One (1) AV. (3) 2,000m ² GFA plus – no specific rate.
Wholesale nursery	6 spaces plus 1 space per 500m ² of total use area.	No specific rate	No specific rate	(1) Less than 500m ² GFA – One (1) HRV;

Table 9.4.6.3 (b) Minimum on-site parking requirements

Use	Minimum number of vehicle parking spaces	Minimum number of bicycle parking spaces (short stay) i.e. Visitor/shopper	Minimum number of bicycle parking spaces (<i>long-stay</i>) i.e Employee/resident	Service vehicle provision
				(2) 500m ² – 1,999m ² GFA – One (1) AV; or (3) 2,000m ² GFA plus – no specific rate.

Table 9.4.6.4 Minimum standards for bicycle *long-stay* end of trip facilities

No. <i>long-stay</i> bicycle spaces provided	No. lockers	No. Showers
1-2	1-2	0
3-5	3-5	1
6-10	6-10	2 (one male, one female)
11-20	11-20	2 (one male, one female)
More than 20	20 or more	4 (two male, two female) Plus, Additional showers at the rate of 2 showers (one male, one female) for every 1 <i>long-stay</i> parking space over 20 provided thereafter

9.4.7 Reconfiguring a lot code

9.4.7.1 Application

This code applies to:

- (1) Reconfiguring a lot as requiring assessment against the Reconfiguring a lot code in the categories of development and assessment tables in Part 5 of this Planning Scheme; and

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

9.4.7.2 Purpose

The purpose of the Reconfiguring a lot code is to:

- (1) Ensure that new lots are configured to address site constraints and protect important natural features and values, economic resources and places of cultural heritage significance.
- (2) Ensure that a variety of usable and accessible lots are created that have access to appropriate infrastructure, services, transport connection and open space.
- (3) Ensure that the uses intended for the created lots are compatible with existing or proposed development on adjacent land.
- (4) Ensure lots are responsive to the surrounding streetscape, character, landmarks and views and vistas.
- (5) Ensure that efficient and well integrated urban form is achieved, and in the Rural zone ensure that sustainable use of land and natural resources is achieved.

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

- (1) Development provides the opportunity for convenient and safe movement of people by motor vehicle, walking, cycling and public transport.
- (2) Development creates a variety of usable and accessible lots that are of a suitable size and dimensions for their intended purpose, including minimum lot area, width and road frontage.
- (3) Lot layout addresses the surrounding streetscape, character, landmarks and views and vistas.
- (4) Reconfiguration does not result in the creation of hatchet or rear lots.
- (5) Development provides for lots that are responsive to site constraints in order to minimise adverse effects on people and property from natural or other hazards including flooding, bushfire, slope instability, contaminated sites and sites producing significant levels of emissions.
- (6) Areas containing environmental values, economic resources and places of cultural heritage significance are protected from development and associated impacts.
- (7) Lot design enables the potential dwellings and other buildings to provide for adequate private outdoor space and amenity, energy efficient design, solar access, casual surveillance, vehicular access and on-site car parking.
- (8) Development provides appropriate infrastructure and services, including stormwater drainage systems, sealed roads in urban areas and reticulated water and sewerage, where available.
- (9) Infrastructure is not adversely affected.
- (10) Development facilitates compatible relationships between different land uses and activities.
- (11) Development provides an integrated network of roads, pathways, open space and infrastructure that maximises accessibility and efficiency throughout the area.

9.4.7.3 Assessment benchmarks

Table 9.4.7.1 – Reconfiguring a lot code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Amenity and safety	
<p>PO 1 Development avoids land subject to severe bushfire risk.</p>	<p>AO 1.1 New allotments are not created within areas identified as MSES – Very High (Potential Intensity) in Bushfire hazard overlay, refer State Planning Policy (SPP) Interactive Mapping System – Safety and Resilience to Hazards: Natural Hazards Risk and Resilience.</p>
<p>PO 2 Development provides safe and efficient access for vehicles.</p>	<p>AO 2.1 All new lots have legal road access.</p>
<p>PO 3 Reconfiguration avoids risk to human safety and the environment from contaminated land.</p>	<p>AO 3.1 Development on contaminated land is supported by a contamination report prepared by a suitable qualified professional demonstrating that the <i>site</i> is suitable for development.</p>
<p>PO 4 The reconfiguration is designed in accordance with Crime Prevention Through Environmental Design (CPTED) Guidelines, including:</p> <p>(a) personal and property security; and (b) casual surveillance of footpaths and parkland; and (c) activity and interaction within public spaces and movement networks</p>	<p>No acceptable outcome is prescribed.</p>
<p>PO 5 Reconfiguration does not result in lots intended for <i>residential activities</i> or <i>sensitive land uses</i> being subject to adverse air quality or impacts.</p>	<p>No acceptable outcome is prescribed.</p>
Climatic response	
<p>PO 6 Development conserves non-renewable energy sources through climate-responsive siting, design and subdivision layout, In particular:</p> <p>(a) facilitate the siting of <i>dwellings</i> and buildings to take advantage of and respond to local climate conditions; (b) allow adequate solar access; and (c) where possible, lot layout is designed so as to achieve the maximum number of north-south facing lots.</p>	<p>No acceptable outcome is prescribed.</p>
Community Management	
<p>PO 7 Community management schemes are established where appropriate.</p>	<p>No acceptable outcome is prescribed.</p>

Table 9.4.7.1 – Reconfiguring a lot code:

- **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Environmental management and ecological sustainability	
PO 8 Development conserves significant vegetation, wildlife corridors, riparian corridors and habitat areas.	No acceptable outcome is prescribed.
PO 9 Development avoids disturbing natural drainage paths and floodways.	No acceptable outcome is prescribed.
General	
PO 10 Development: (a) occurs in a logical pattern and sequence that facilitates a mix of lot sizes and development choices; and (b) has access to public spaces and parks; and (c) creates a high quality <i>streetscape</i> ; and (d) is provided with all the necessary infrastructure networks.	No acceptable outcome is prescribed.
PO 11 Development is responsive to economic resources present on, adjoining or near the <i>site</i> .	No acceptable outcome is prescribed.
Heritage and Scenic Amenity	
PO 12 Development protects and maintains any places of cultural heritage significance or character areas present on or adjoining the <i>site</i> .	No acceptable outcome is prescribed.
PO 13 Development protects surrounding views, landmarks and important vistas.	No acceptable outcome is prescribed.
Infrastructure & Services	
PO 14 Development provides for an adequate amount of water supply for firefighting purposes.	No acceptable outcome is prescribed.
PO 15 Land is provided for <i>non-trunk infrastructure</i> where required for stormwater and flood management for the development.	No acceptable outcome is prescribed.

Table 9.4.7.1 – Reconfiguring a lot code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
<p>PO 16 Each lot is provided with appropriate development infrastructure and services commensurate with the nature and location of the subdivision.</p>	<p>AO 16.1 Development ensures that:</p> <ul style="list-style-type: none"> (a) a connection to the reticulated water supply infrastructure network is provided where available or otherwise potable water from an on-site water storage is provided; and (b) a connection to the reticulated sewerage infrastructure network is provided or otherwise an on-site effluent treatment and disposal system is provided; and (c) a connection to the reticulated electricity infrastructure network is provided or a separate electricity generation capacity is provided; and (d) where available, access to a high speed telecommunications network is provided.
Landscaping buffer	
<p>PO 17 Development provides that new lots:</p> <ul style="list-style-type: none"> (a) are adequately buffered to protect the users of the lot from potential adverse impacts; and (b) include adequate buffers to prevent adverse impacts on <i>adjoining land</i>. 	<p>AO 17.1 A landscaped buffer with a minimum width of 15 metres is provided and maintained between land to be reconfigured and <i>adjoining land</i> where:</p> <ul style="list-style-type: none"> (a) the land to be reconfigured is in a Residential zone and <i>adjoining land</i> is in an Industrial or Commercial zone; or (b) the land to be reconfigured is in an Industrial or Commercial zone and <i>adjoining land</i> is in a Residential zone.
Lot Design	
<p>PO 18 Lots have a regular shape and consistent dimension to facilitate efficient development of the land for its intended purposes and are of a suitable size to accommodate usable open space, <i>landscaping</i>, vehicle access and parking and on-site services.</p>	<p>AO 18.1 Development provides that:</p> <ul style="list-style-type: none"> (a) lot dimensions and size are in accordance with the requirements in Table 9.4.7.2 – Minimum lot dimension and size; and (b) Development provides that all new lots contain a usable area of land with slope(s) in accordance with the requirements in Table 9.4.7.2 – Minimum lot dimension and size

Table 9.4.7.1 – Reconfiguring a lot code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Parks and Open Space	
<p>PO 19 Development provides for parks and open space infrastructure that:</p> <ul style="list-style-type: none"> (a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community; and (b) is well distributed and contributes to the legibility, accessibility and character of the locality; and (c) creates attractive settings and focal points for the community; and (d) benefits the amenity of <i>adjoining land uses</i>; and (e) incorporates appropriate measures for stormwater and flood management; 	<p>AO 19.1 The lot reconfiguration makes provisions for the establishment of public parks in accordance with the Local government infrastructure plan (LGIP).</p> <p>OR</p> <p>AO 19.2 Where outside the LGIP area as indicated in Schedule 3, no acceptable outcome is prescribed.</p>
Roads, Access, Access links and Transport Network	
<p>PO 20 All lots are required to address the <i>road</i> with a <i>road frontage</i> in accordance with the standards in Table 9.4.7.2 – Minimum lot dimension and size.</p>	<p>PO 20.1 No hatchet lots are created.</p>
<p>PO 21 Roads are designed and constructed to provide an optimal combination of safety and amenity, convenience and economy for users.</p>	<p>No acceptable outcome is prescribed.</p>
<p>PO 22 Roads are designed and constructed to support the specified functions of the road and to ensure that:</p> <ul style="list-style-type: none"> (a) the alignment of new roads provides for safe and efficient movement of traffic; and (b) road pavement surfaces: <ul style="list-style-type: none"> (i) are durable enough to carry estimated wheel loads of travelling and parked vehicles; and (ii) provide for the safe passage of vehicles, pedestrians and cyclists; and (iii) discharge of stormwater run-off from contributing catchments and the preservation of all-weather access. and (c) kerb and channel: <ul style="list-style-type: none"> (i) controls vehicle movement by delineating the carriageway for all users; and (ii) conveys road pavement runoff to stormwater drainage. and 	<p>PO 22.1 Roads and drainage are designed and constructed in accordance with Schedule 6: Engineering works and services planning scheme policy.</p> <p>PO 22.2 Lots have direct access to an existing public road, or are connected to an existing public road by new roads and on-site access all of which are at least 150 mm above the calculated 100-year <i>Annual recurrence interval (ARI)</i> flood level.</p> <p>PO 22.3 The afflux caused by the construction of a new road or on-site access to a road is not to cause heightened flood levels on other land during the 100-year <i>Annual recurrence interval (ARI)</i> flood.</p> <p>PO 22.4 New roads are not to pass through areas subject to the Scenic amenity overlay as outlined in Scenic Amenity Overlay Maps 1 to 6 (OM-SA-01 to OM-SA-06)</p>

Table 9.4.7.1 – Reconfiguring a lot code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
<p>(d) verges and footpaths provide:</p> <ul style="list-style-type: none"> (i) safe access for pedestrians clear of obstructions; and (ii) an access area for vehicles onto properties; and (iii) a corridor allocated for public utilities; and (iv) additional amenity for minor roads. and <p>(e) Any new road layout created by reconfiguring a lot:</p> <ul style="list-style-type: none"> (i) is consistent with or establishes and makes recognisable and appropriate hierarchy of roads in the locality; and (ii) Provides convenient, safe and efficient movement of a variety of modes of transport including walking, cycling, and where viable, public transport; and (iii) provides for practical access to each new lot; and (iv) integrates with the existing road network; and (v) provides for the construction and drainage of all roads and land in the area to be reconfigured; and (vi) does not adversely impact on the existing environment including by impact on waterways or wildlife movement corridors, or vehicular traffic. 	
<p>PO 23 Development facilitates a functional overall road hierarchy and maximise the safety and efficiency of the State-controlled road network.</p>	<p>AO 23.1 Where new or upgraded road access is proposed:</p> <ul style="list-style-type: none"> • If development fronts more than one road, access to the site is via the lowest order road as indicated in Major Infrastructure Overlay – Road Hierarchy Maps 1 to 11 (OM-RH-01 to OM-RH-11) <p>Note—State Controlled Roads are considered higher order than non-State Controlled Roads.</p>

Table 9.4.7.1 – Reconfiguring a lot code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
Stormwater	
<p>PO 24 Development provides for the effective drainage of lots and roads in a manner that:</p> <ul style="list-style-type: none"> (a) maintains pre-existing or natural flow regime; and (b) effectively manages stormwater quality and quantity; and (c) ensures no adverse impacts on receiving waters and the surrounding land. 	<p>PO 24.1 Roads and drainage are designed and constructed in accordance with Schedule 6: Engineering works and services planning scheme policy</p>
Volumetric Subdivision	
<p>PO 25 Development provides that the subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area (if applicable) in which the <i>site</i> is located, or is consistent with a development approval that has not lapsed.</p>	<p>No acceptable outcome is prescribed.</p>

Table 9.4.7.2 – Minimum lot dimension and size

Zone	Minimum lot size	Minimum square or rectangle (metres) that is flood free	Minimum road frontage (metres)
Low Density Residential	700 m ²	12 x 15	15
Medium Density Residential	600 m ² ; or 500m ² where a corner allotment	12 x 15	15
Principal Centre	800 m ²	12 x 15	15
Local Centre	800 m ²	12 x 15	15
Low Impact Industry	1,000 m ²	20 x 40	20
Medium Impact Industry	2,000 m ²	20 x 40	30
Special Industry	10,000 m ²	100 x 50	50
Environmental Management and Conservation Zone	Not Specified	Not Specified	Not Specified
Open Space	Not Specified	Not Specified	Not Specified
Sport and Recreation	Not Specified	Not Specified	Not Specified
Rural	1,000 hectares	Not Specified	Not Specified
Rural Residential	2.5 hectares	50 x 100	70
Community Facilities	Not Specified	Not Specified	Not Specified
Mixed Use	700 m ²	12 x 15	15
Special Purpose	Not Specified	Not Specified	Not Specified
Township	700 m ²	12 x 15	15

Schedules



Schedule 1 Definitions

SC 1.1 Use definitions

- (1) Use definitions have a particular meaning for the purpose of the planning scheme.
- (2) Any use not listed in **Table SC1.1.2** column 1 is an undefined use.

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

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

Table SC1.1.1—Index of use definitions

<i>adult store</i>	<i>home based business</i>	<i>research and technology industry</i>
<i>agricultural supplies store</i>	<i>hospital</i>	<i>residential care facility</i>
<i>air service</i>	<i>hotel</i>	<i>resort complex</i>
<i>animal husbandry</i>	<i>indoor sport and recreation</i>	<i>retirement facility</i>
<i>animal keeping</i>	<i>intensive animal industry</i>	<i>roadside stall</i>
<i>aquaculture</i>	<i>intensive horticulture</i>	<i>rooming accommodation</i>
<i>bar</i>	<i>landing</i>	<i>rural industry</i>
<i>brothel</i>	<i>low impact industry</i>	<i>rural workers' accommodation</i>
<i>bulk landscape supplies</i>	<i>major electricity infrastructure</i>	<i>sales office</i>
<i>car wash</i>	<i>major sport, recreation and entertainment facility</i>	<i>service industry</i>
<i>caretaker's accommodation</i>	<i>marine industry</i>	<i>service station</i>
<i>cemetery</i>	<i>market</i>	<i>shop</i>
<i>child care centre</i>	<i>medium impact industry</i>	<i>shopping centre</i>
<i>club</i>	<i>motor sport facility</i>	<i>short-term accommodation</i>
<i>community care centre</i>	<i>multiple dwelling</i>	<i>showroom</i>
<i>community residence</i>	<i>nature-based tourism</i>	<i>special industry</i>
<i>community use</i>	<i>nightclub entertainment facility</i>	<i>substation</i>
<i>crematorium</i>	<i>non-resident workforce accommodation</i>	<i>telecommunications facility</i>
<i>cropping</i>	<i>office</i>	<i>theatre</i>
<i>detention facility</i>	<i>outdoor sales</i>	<i>tourist attraction</i>
<i>dual occupancy</i>	<i>outdoor sport and recreation outstation</i>	<i>tourist park</i>
<i>dwelling house</i>	<i>park</i>	<i>transport depot</i>
<i>dwelling unit</i>	<i>parking station</i>	<i>utility installation</i>
<i>educational establishment</i>	<i>party house</i>	<i>veterinary service</i>
<i>emergency services</i>	<i>permanent plantation</i>	<i>warehouse</i>
<i>environment facility</i>	<i>place of worship</i>	<i>wholesale nursery</i>
<i>extractive industry</i>	<i>port service</i>	<i>winery</i>
<i>food and drink outlet</i>	<i>relocatable home park</i>	
<i>function facility</i>	<i>renewable energy facility</i>	
<i>funeral parlour</i>		
<i>garden centre</i>		
<i>hardware and trade supplies</i>		
<i>health care service</i>		
<i>high impact industry</i>		

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
adult store	As defined in Schedule 3 of the Planning Regulation 2017.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or • the sale or display of underwear or lingerie or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose
agricultural supplies store Editor's note - The term is defined in the Planning Regulation 2017 – Regulated Requirements	Means the use of agricultural supplies store means the use of premises for the sale of agricultural supplies and products. Examples of agricultural supplies and products— animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
air service	<p>Air service means the use of premises for—</p> <ul style="list-style-type: none"> (a) the arrival or departure of aircraft; or (b) housing, servicing, refuelling, maintaining or repairing aircraft; or (c) the assembly and dispersal of passengers or goods on or from an aircraft; or (d) training and education facilities relating to aviation; or (e) aviation facilities; or (f) an activity that <ul style="list-style-type: none"> (i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and (ii) directly services the needs of aircraft passengers. <p>Examples of an air service—Airport, air strip, helipad</p>	<p>Airport, airstrip, helipad, public or private airfield</p>	
animal husbandry	<p>Animal husbandry means the use of premises for—</p> <ul style="list-style-type: none"> (a) producing animals or animal products on native or improved pastures or vegetation; or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a) <p>Examples of animal husbandry— Cattle stud, grazing of livestock, non-feedlot dairy</p>	<p>Cattle studs, grazing of livestock, non-feedlot dairying</p>	<p>animal keeping, intensive animal industry, aquaculture, feedlots, piggeries</p>

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
animal keeping	<p>Animal keeping means the use of premises for—</p> <p>(a) boarding, breeding or training animals; or</p> <p>(b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).</p> <p>Examples of animal keeping—</p> <p>Aviary, cattery, kennel, stables, wildlife refuge</p>	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 industry
bar	<p>Bar means the use of premises, with seating for 60 or less people, for—</p> <p>(a) selling liquor for consumption on the premises; or</p> <p>(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).</p>		club, hotel, nightclub entertainment facility, tavern
brothel	<p>Brothel means premises made available for prostitution by 2 or more prostitutes at the premises.</p> <p>Note: — See the Prostitution Act 1999, schedule 4.</p>		adult store, club, nightclub entertainment facility, shop
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

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
caretaker's accommodation	Caretaker's accommodation means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		dwelling house
car wash	Car wash means the use of premises for the commercial cleaning of motor vehicles		service station
cemetery	Cemetery means the use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	crematorium, funeral parlour
child care centre	<p>Child care centre means the use of premises for the care, education and minding, but not residence, of children.</p> <p>Examples of a child care centre— Before or after school care, crèche, early childhood centre, kindergarten, vacation care</p>	Crèche, early childhood centre, kindergarten, outside hours school care	educational establishment, home based child care, family day care
club	<p>Club means the use of premises for—</p> <p>(a) An association established for social, literary, political, sporting, athletic or other similar purposes; or</p> <p>(b) Preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).</p>	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	hotel, nightclub entertainment facility, place of worship, theatre

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
community care centre	<p>community care centre—</p> <p>(a) means the use of premises for</p> <p>(i) providing social support to members of the public; or</p> <p>(ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the use of premises for providing accommodation to members of the public.</p> <p>Examples of a community care centre—</p> <p>disability support service, drop-in centre, respite centre, indigenous support centre.</p>	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	child care centre, family day care, home based child care, health care services, residential care facility
community residence	<p>Community residence—</p> <p>(a) means the use of premises for residential accommodation for—</p> <p>(i) no more than 6 persons requiring assistance or support with daily living needs; and</p> <p>(ii) no more than 1 support worker; and</p> <p>(b) Includes a building or structure that is reasonably associated with the use in paragraph (a).</p>	Hospice	dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
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> <p>Examples of a community use— art gallery, community centre, community hall, library, museum</p>	Art gallery, community centre, community hall, library, museum	cinema, club, hotel, nightclub entertainment facility, place of worship
crematorium	Crematorium means the use of premises for the cremation or aquamation of bodies.		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> <p>Examples of cropping— Forestry for wood production, fodder and pasture production, producing fruits, nuts vegetables and grains, plant fibre production, sugar cane growing, vineyard</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

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
detention facility	<p>Detention facility means the use of premises for the lawful detention of persons.</p> <p>Example of a detention facility— correctional facility</p>	Prison, detention centre, youth detention centre	Police station, court cell complex
dual occupancy	<p>Dual occupancy—</p> <p>(a) means a residential use of premises for 2 households involving</p> <p>(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</p> <p>(ii) any domestic outbuilding associated with the dwellings; but</p> <p>(b) does not include a residential use of premises that involves a secondary dwelling.</p>	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the Body Corporate and Community Management Act 1997, two dwellings within the one body corporate to which the Building Units and Group Title Act 1980 continues to apply	dwelling house, multiple dwelling
dwelling house	<p>Dwelling house means a residential use of premises involving—</p> <p>(a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or</p> <p>(b) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.</p>		caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
dwelling unit	Dwelling unit means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.	'Shop-top' apartment	caretaker's accommodation, dwelling house

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
educational establishment	<p>Educational establishment means the use of premises for—</p> <p>(a) training and instruction to impart knowledge and develop skills; or</p> <p>(b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).</p> <p>Examples of an educational establishment— college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university</p>	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	child care centre, home based child care, family day care
emergency services	<p>Emergency services means the use of premises by a government entity or community organisation to provide—</p> <p>(a) essential emergency services; or</p> <p>(b) disaster management services; or</p> <p>(c) management support facilities for the services.</p> <p>Examples of emergency services— ambulance station, evacuation centre, fire station, police station</p>	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	community use, hospital, residential care facility

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
environment facility	Environment facility— (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	Extractive industry means the use of premises for— (a) extracting or processing extractive resources; and (b) any related activities, including, for example, transporting the resources to market.	Quarry	
food and drink outlet	Food and drink outlet means the use of premises for— (a) preparing and selling food and drink for consumption on or off the premises; or (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a). Examples of a food and drink outlet— café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	bar, club, hotel, shop, theatre, nightclub entertainment facility
function facility	Function facility means the use of premises for— (a) receptions or functions; or (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.	Conference centre, reception centre	community use, hotel

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
funeral parlour	Funeral parlour— (a) means the use of premises for— (i) arranging and conducting funerals, memorials and other similar events; or (ii) a mortuary; or (iii) storing and preparing bodies for burial or cremation; but (b) does not include the use of premises for the burial or cremation of bodies.		cemetery, crematorium, place of worship
garden centre	Garden centre means the use of premises for— (a) selling plants; or (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or (c) a food and drink outlet is ancillary to the use in paragraph (a).	Retail plant nursery	bulk landscape supplies, wholesale nursery, outdoor sales
hardware and trade supplies	Hardware and trade supplies means the use of premises for selling, displaying or hiring hardware and trade supplies, including for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.		shop, showroom, outdoor sales and warehouse

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
health care services	<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> <p>Examples of a health care service— dental clinic, medical centre, physiotherapy clinic</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 planning instrument applying to the premises states is a high impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity</p>	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, Low impact industry, medium impact industry, special industry
Home-based business	Home-based business means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
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 providing accommodation to tourists or travellers, 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. Examples of indoor sport and recreation— amusement parlour, bowling alley, gymnasium, squash court	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	cinema, hotel, nightclub entertainment facility, theatre

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
intensive animal industry	<p>Intensive animal industry—</p> <p>(a) means the use of premises for—</p> <p>(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</p> <p>(ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the cultivation of aquatic animals.</p> <p>Examples of intensive animal industry— feedlot, piggery, poultry and egg production</p>	Feedlots, piggeries, poultry and egg production	animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
intensive horticulture	<p>Intensive horticulture—</p> <p>(a) means the use of premises for—</p> <p>(i) the intensive production of plants or plant material carried out indoors on imported media; or</p> <p>(ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or</p> <p>(iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to a use in subparagraph (i) or (ii); but</p> <p>(b) does not include the cultivation of aquatic plants.</p> <p>Examples of intensive horticulture— greenhouse, hydroponic farm, mushroom farm</p>	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	wholesale nursery
landing	<p>Landing means the use of premises for a structure—</p> <p>(a) for mooring, launching, storing and retrieving vessels; and</p> <p>(b) from which passengers embark and disembark.</p>	Boat ramp, jetty, pontoon	Marina

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
low impact industry	<p>Low impact industry means the use of premises for an industrial activity-</p> <ul style="list-style-type: none"> (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 low impact industry; and (c) that complies with any thresholds for the activity states 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. 	Repairing motor vehicles, fitting and turning workshop	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
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 Planning Regulation 2017, schedule 6 [Development local categorising instrument is prohibited...], 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>	Powerlines greater than 66kV	Minor electricity infrastructure, substation
major sport, recreation and entertainment facility	<p>Major sport, recreation and entertainment facility means the use of premises for large-scale events, including for example, major sporting, recreation conference or entertainment events.</p> <p>Examples of a major sport, recreation and entertainment facility— Convention centre, exhibition centre, horse racing facility, sports stadium</p>	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
marine industry	<p>Marine industry means the use of waterfront premises for—</p> <ul style="list-style-type: none"> (a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or (b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a). <p>Examples of marine industry— Boat building, boat storage, dry dock</p>	Boat building, boat storage, dry dock	Marina
market	<p>Market means the use of premises on a regular basis for—</p> <ul style="list-style-type: none"> (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

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
medium impact industry	<p>Medium impact industry means the use of premises for an industrial activity -</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a medium impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p>	<p>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</p>
motor sport facility	<p>Motor sport facility means the use of premises for—</p> <p>(a) Organised or recreational motor sports; or</p> <p>(b) Facilities for spectators including, for example, stands, amenities or food and drink outlets, if the use is ancillary to the use in paragraph (a).</p> <p>Examples of a motor sport facility— Car race track, go-kart track, trail bike park, 4WD park</p>	<p>Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks</p>	<p>major sport, recreation and entertainment facility, outdoor sport and recreation</p>

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
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	<p>Nature-based tourism means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of—</p> <ul style="list-style-type: none"> (a) an area of environmental, cultural or heritage value; or (b) a local ecosystem; or (c) the natural environment. <p>Examples of nature-based tourism— Environmentally responsible accommodation facilities including cabins, huts, lodges and tents</p>	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	environment facility
nightclub entertainment facility	<p>Nightclub entertainment facility means the use of premises for—</p> <ul style="list-style-type: none"> (a) providing entertainment that is cabaret, dancing or music; or (b) selling liquor and preparing and selling 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

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
non-resident workforce accommodation	Non-resident workforce accommodation means the use of premises for— (a) accommodation for 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. Examples of an office— bank, real estate agency	Bank, real estate agent, administration building	home based business, home office, shop, outdoor sales

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
outdoor sales	<p>Outdoor sales means the use of premises for—</p> <p>(a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or</p> <p>(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).</p>	Agricultural machinery sales yard, motor vehicles sales yard	bulk landscape supplies, market
outdoor sport and recreation	<p>Outdoor sport and recreation means the use of premises for—</p> <p>(a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or</p> <p>(b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).</p> <p>Examples of outdoor sport and recreation—cricket oval, driving range, golf course, swimming pool, tennis court</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	major sport, recreation and entertainment facility, motor sport facility, park, community use
outstation	<p>Outstation means the use of premises for—</p> <p>(a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or</p> <p>(b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).</p>	Indigenous camp site	dwelling house, hostel, multiple dwelling, relocatable home park, short-term accommodation, tourist park

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
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	
Party house	Party house means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if— (a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and (b) the accommodation or facilities are provided for a period of less than 10 days; and (c) the owner of the premises does not occupy the premises during that period.		
permanent plantation	Permanent plantation means the use of premises for growing, but not harvesting, plants for the carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
place of worship	Place of worship means the use of premises for— (a) organised worship and other religious activities; or, (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).	Church, chapel, mosque, synagogue, temple	community use, child care centre, funeral parlour, crematorium

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
port service	<p>Port service means the use of premises for—</p> <ul style="list-style-type: none"> (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	<p>Relocatable home park means the use of premises for—</p> <ul style="list-style-type: none"> (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	<p>Renewable energy facility—</p> <ul style="list-style-type: none"> (a) means the use of premises for the generation of electricity or energy from a renewable energy, including, for example, source (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

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
research and technology industry	<p>Research and technology industry means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.</p> <p>Examples of research and technology industry— aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories</p>	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	
residential care facility	<p>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.</p> <p>Examples of residential care facility— Convalescent home, nursing home</p>	Convalescent home, nursing home	community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
resort complex	Resort complex means the use of premises for— (a) tourist and visitor accommodation that includes integrated leisure facilities; or Examples of integrated leisure facilities— 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.	Island resort	
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

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
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 Residential Tenancies and Rooming Accommodation Act 2008, 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> <p>Examples of rooming accommodation— boarding house, hostel, monastery, off-site student accommodation</p>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
rural industry	Rural industry means the use of premises for— (a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or (b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).	Packing shed	Intensive animal industry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
rural workers' accommodation	Rural worker's accommodation means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if— (a) the premises, and the premises where the rural use is carried out, are owned by the same person; and (b) the employees are not non-resident workers.	Farm workers' accommodation	short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
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. Examples of service industries—audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	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

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
service station	<p>Service station means the use of premises for—</p> <p>(a) Selling fuel, including for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or</p> <p>(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).</p>		car wash
shop	<p>Shop means the use of premises for—</p> <p>(a) displaying, selling or hiring goods; or</p> <p>(b) providing personal services or betting to the public.</p> <p>Examples of a shop— betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket</p>	<p>Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store</p>	adult store, food and drink outlet, showroom, market
shopping centre	<p>Shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops.</p>		

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
short-term accommodation	<p>Short-term accommodation—</p> <p>(a) means the use of premises for</p> <p>(i) providing accommodation of less than 3 consecutive months to tourists or travellers; or</p> <p>(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</p> <p>(b) does not include a hotel, nature-based tourism, resort complex or tourist park.</p>	Motel, backpackers, cabins, serviced apartments, hotel accommodation hotel, farm stay	Hostel, rooming accommodation, tourist park
showroom	<p>Showroom means the use of premises for the sale of goods that are of—</p> <p>(a) a related product line; and</p> <p>(b) a size, shape or weight that requires—</p> <p>(i) a large area for handling, display or storage; and</p> <p>(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.</p> <p>Examples of a showroom— bulk stationary supplies, bulky goods sales, motor vehicle sales showroom</p>	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	food and drink outlet, shop, outdoor sales

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
special industry	<p>Special industry means the use of premises for an industrial activity—</p> <p>(a) that is manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating products; and</p> <p>(b) that a local planning instrument applying to the premises states is a special industry; and</p> <p>(c) that complies with any thresholds for the activity states 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>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p>	<p>low impact industry, Medium impact industry, high impact industry, service industry</p>

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
substation	Substation means the use of premises— (a) as part of a transmission grid or supply network to— (i) convert or transform electrical energy from one voltage to another; or (ii) regulate voltage in an electrical circuit; or (iii) control electrical circuits; or (iv) switch electrical current between circuits; or (b) for a telecommunications facility for— (i) works, as defined under the Electricity Act, section 12(1); or (ii) workforce operational and safety communications.	substations, switching yards	major electricity infrastructure, minor electricity infrastructure
telecommunications facility	Telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by means of guided or unguided electromagnetic energy.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the Telecommunications Act 1997

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
theatre	<p>Theatre means the use of premises for—</p> <ul style="list-style-type: none"> (a) presenting movies, live entertainment or music to the public; or (b) the production of film or music; or (c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)— <ul style="list-style-type: none"> (i) preparing and selling food and drink for consumption on the premises; (ii) facilities for editing and post-production; (iii) facilities for wardrobe, laundry and make-up; (iv) set construction workshops; (v) sound stages. <p>Examples of a theatre— cinema, concert hall, film studio, music recording studio</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
tourist attraction	<p>Tourist attraction means the use of premises for—</p> <ul style="list-style-type: none"> (a) providing entertainment to, or a recreation facility or, the general public; or (b) preparing and selling food and drink for consumption non the premises, if the use is ancillary to the use in paragraph (a). <p>Examples of a tourist attraction— theme park, zoo</p>	Theme park, zoo	hotel, major sport, recreation and entertainment facility, nightclub entertainment facility

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
tourist park	<p>Tourist park means the use of premises for—</p> <p>(a) holiday, accommodation in caravans, self-contained cabins, tents or other similar structures; or</p> <p>(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).</p>	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> <p>(a) storing vehicles, or machinery, that are used for a commercial or public purpose; or</p> <p>(b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).</p> <p>Examples of a transport depot— Using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery.</p>	Premises used for storing buses, taxis, heavy vehicles or heavy machinery, contractors depot	home based business, warehouse, Low impact industry, service industry
utility installation	<p>Utility installation means the use of premises for—</p> <p>(a) a service for supplying or treating water, hydraulic power or gas; or</p> <p>(b) a sewerage, drainage or stormwater service; or</p> <p>(c) a transport service; or</p> <p>(d) a waste management service; or</p> <p>(e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).</p>	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunication s tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot

Table SC1.1.2—Use definitions

Column 1 Use Term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
veterinary services	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- (a) storing or distributing goods, whether or not carried out in a building; or (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a). Examples of a warehouse— self-storage facility, storage yard	Self-storage sheds	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

SC1.2 Defined activity groups

- (1) Defined use terms listed in **Table SC1.2.1** are able to be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined use terms listed in column 2.
- (3) An activity group is able to be referenced in Part 5 Tables of assessment section.
- (4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

Table SC1.2.1—Defined activity groups

Column 1 Activity group	Column 2 Use terms
Residential activities	<i>Caretaker's accommodation</i> <i>Dual occupancy</i> <i>Dwelling house</i> <i>Dwelling unit</i> <i>Multiple dwelling</i> <i>Non-resident workforce accommodation</i> <i>Relocatable home park</i> <i>Residential care facility</i> <i>Retirement facility</i> <i>Rooming accommodation</i>
Centre activities	<i>Adult store</i> <i>Agricultural supplies store</i> <i>Bulk landscape supplies</i> <i>Brothel</i> <i>Car wash</i> <i>Food and drink outlet</i> <i>Function facility</i> <i>Garden centre</i> <i>Health care services</i> <i>Hardware and trade supplies</i> <i>Hotel</i> <i>Market</i> <i>Office</i> <i>Outdoor sales</i> <i>Parking station</i> <i>Relocatable home park</i> <i>Sales office</i> <i>Service station</i> <i>Shop</i> <i>Shopping centre</i> <i>Short-term accommodation</i> <i>Showroom</i> <i>Veterinary services</i>
Community activities	<i>Cemetery</i> <i>Child care centre</i> <i>Community care centre</i> <i>Community residence</i> <i>Community use</i> <i>Crematorium</i> <i>Educational establishment</i> <i>Emergency services</i> <i>Environment facility</i> <i>Funeral parlour</i> <i>Hospital</i> <i>Outstation</i> <i>Place of worship</i>

Table SC1.2.1—Defined activity groups

Column 1 Activity group	Column 2 Use terms
Entertainment activities	<i>Bar Club Function facility Hotel Nature-based tourism Nightclub entertainment facility Resort complex Theatre Tourist attraction Tourist park</i>
Industry activities	<i>Extractive industry High impact industry Low impact industry Marine industry Medium impact industry Research and technology industry Special industry Service industry Warehouse</i>
Infrastructure activities	<i>Air services Detention facility Landing Major electricity infrastructure Port services Renewable energy facility Substation Telecommunications facility Transport depot Utility installation</i>
Recreation activities	<i>Indoor sport and recreation Major sport, recreation and entertainment facility Motor sport facility Outdoor sport and recreation Park</i>
Rural activities	<i>Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry Intensive horticulture Permanent plantation Roadside stall Rural industry Rural workers' accommodation Wholesale nursery Winery</i>

SC 1.3 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.
- (2) A term listed in **Table SC1.3.2** 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 definitions for the purpose of the planning scheme.

Table SC1.3.1—Index of administrative definitions

<ul style="list-style-type: none"> • Adjoining premises/ sites/ properties/ land use • Advertising device • Affordable housing • Annual recurrence interval (ARI) • Basement • Building height • Built form • Defined flood level • Development footprint • Domestic outbuilding • Dwelling • Ecosystem services • Flood hazard area 	<ul style="list-style-type: none"> • Front building line • Freeboard • Gross floor area • Ground floor • Ground level • Household • Landscaping • <i>Long-stay</i> • Minor building work • Minor electricity infrastructure • Non-resident workers/employees • Non-trunk infrastructure • Planning assumptions • Podium • Primary road frontage 	<ul style="list-style-type: none"> • Projection area(s) • Road frontage • Secondary dwelling • Secondary road frontage • Setback • Sensitive land use • Service catchment • Site • Site cover • Slopewash • Storey • Streetscape • Temporary use • Total use area • Trunk infrastructure • Ultimate development • Urban purposes
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Table SC1.3.2—Administrative terms and definitions as per the Regulated Requirements

Column 1 Administrative Term	Column 2 Definition
Adjoining premises	<i>adjoining premises</i> means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Advertising device	<i>advertising device</i> — (a) Means a permanent structure, device, sign used, or intended to be used, for advertising; and (b) It includes a structure, or part of a building, that is provided for the primary purpose of supporting the structure, device or sign mentioned in paragraph (a).
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.
Annual Recurrence Interval (ARI)	The average or expected value of the periods between exceedances of a given rainfall total accumulated over a given duration. It is implicit in this definition that the periods between exceedances are generally random.
Basement	<i>basement</i> 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.

Table SC1.3.2—Administrative terms and definitions as per the Regulated Requirements

Column 1 Administrative Term	Column 2 Definition
Building height	<p><i>building height</i>, of a building, means—</p> <ul style="list-style-type: none"> (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.
Built form	<p>Defined as:</p> <ul style="list-style-type: none"> (a) the general pattern of built form and development intensity; and (b) the structural elements that define the District physically, such as natural features, transportation corridors, open space, public facilities, as well as activity centres and focal elements. Built form refers to the physical layout and design of the city.
Defined flood level	<p>The level to which it is reasonably expected flood waters may rise. The defined flood level for a lot in a <i>flood hazard area</i> is:</p> <ul style="list-style-type: none"> (a) the level declared by a local government under the Building Regulation 2006, section 13, to be the defined flood level for the part of the area where the lot is located; or (b) if the defined flood level stated in a building development application for the lot is lower than the defined flood level declared by the local government – the level started in the application, subject to a concurrence agency’s response. <p>Note—If the defined flood level stated in a building development application is lower than the defined flood level declared by the local government, the local government must, as a concurrence agency, decide whether the defined flood level stated in the application is appropriate (see schedule 7, table 1, item 30 of the Sustainable Planning Regulation 2009).</p>
Development footprint	<p><i>development footprint</i>, for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by—</p> <ul style="list-style-type: none"> (a) buildings or structures, measured to their outermost projection; or (b) landscaping or open space; or (c) facilities relating to the development; or (d) on-site stormwater drainage or wastewater treatment; or (e) a car park, road, access track or area used for vehicle movement; or (f) another area of disturbance.
Domestic outbuilding	<p><i>domestic outbuilding</i> means a non-habitable class 10a building that is—</p> <ul style="list-style-type: none"> (a) a shed, garage or carport; and (b) ancillary to a residential use carried out on the premises where the building is.

Table SC1.3.2—Administrative terms and definitions as per the Regulated Requirements

Column 1 Administrative Term	Column 2 Definition
Dwelling	<i>dwelling</i> means all or part of a building that— (a) is used, or capable of being used, as a self-contained residence; and (b) contains— • food preparation facilities; and • a bath or shower; and • a toilet; and a wash basin; and facilities for washing clothes.
Ecosystem services	<i>Ecosystem services</i> are the benefits people obtain from ecosystems. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services, such as nutrient cycling, that maintain the conditions for life on Earth.
Flood hazard area	An area, whether or not mapped, designated by a local government as a <i>flood hazard area</i> under the Building Regulation 2006, section 13. For the purpose of this planning scheme a <i>flood hazard area</i> is land within the Flood hazard overlay
Freeboard	The height above the 1 in 100 <i>Annual recurrence interval</i> (ARI) that takes account of matters that may cause flood waters to rise above this flood level. The freeboard for a lot in a <i>flood hazard area</i> is: (a) if a local government has declared a freeboard for the part of the area where the lot is located, under section 13 of the Building Regulation 2006 — the height above the the flood level declared to be the freeboard; or (b) otherwise — a height of at least 300 millimetres.
Front building line	The edge of buildings that faces the road/street.
Gross floor area (GFA)	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading and manoeuvring of motor vehicles (f) unenclosed private balconies whether roofed or not.
Ground floor	The floor of a building at <i>ground level</i> .
Ground level	<i>ground level</i> means— (a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.

Table SC1.3.2—Administrative terms and definitions as per the Regulated Requirements

Column 1 Administrative Term	Column 2 Definition
Household	<i>household</i> means 1 or more individuals who— (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.
Landscaping	To improve the appearance of an area by planting trees, shrubs, or grass, or altering the contours of the ground.
Long-stay	Permanent or semi-permanent
Minor building work	minor building work means building work that increases the gross floor area of a building by no more than the lesser of the following— (a) 50m ² ; (b) an area equal to 5% of the gross floor area of the building.
Minor electricity infrastructure	<i>minor electricity infrastructure</i> means development stated in the Planning Regulation 2017, schedule 6 section 26(5).
Natural ground level	The most likely surface of the property at the time the lots were created and the roads built.
Non-resident workers/employees	Workers/employees who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.
Non-trunk infrastructure	Development infrastructure that is either internal to a development or connects development to <i>trunk infrastructure</i> .
Planning assumptions	<i>planning assumption</i> means an assumption about the type, scale, location and timing of future growth in the local government area.
Podium	A large block of two or three storeys beneath a multi-storey block of smaller area.
Primary road frontage	The street frontage that is most commonly addressed by other buildings in the block.
Projection area (s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Road frontage	Where a property boundary abuts a street or road.
Secondary dwelling	<i>secondary dwelling</i> means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
Secondary road frontage	Means the frontage of a lot which abuts a second street.

Table SC1.3.2—Administrative terms and definitions as per the Regulated Requirements

Column 1 Administrative Term	Column 2 Definition
Sensitive land uses	<p>Means a use that is a:</p> <ul style="list-style-type: none"> • <i>caretakers accommodation</i> • <i>child care centre</i> • <i>community care centre</i> • <i>community residence</i> • <i>detention facility</i> • <i>dual occupancy</i> • <i>dwelling house</i> • <i>dwelling unit</i> • <i>educational establishment</i> • <i>health care services</i> • <i>hospital</i> • <i>hotel</i> • <i>multiple dwelling</i> • <i>non-resident workforce accommodation</i> • <i>relocatable home park</i> • <i>residential care facility</i> • <i>resort complex</i> • <i>retirement facility</i> • <i>rooming accommodation</i> • <i>rural workers accommodation</i> • <i>short-term accommodation</i> • <i>tourist park.</i>
Service catchment	<p>An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>Note – for example:</p> <ul style="list-style-type: none"> • stormwater network service catchments can be delineated to align with watershed boundaries • open space network service catchment can be determined using local government accessibility standards • water network service catchment can be established as the area serviced by a particular reservoir.
Setback	<p><i>setback</i>, 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.</p>
Site	<p><i>site</i>, of development, means the land that the development is to be carried out on.</p> <p><i>Examples—</i></p> <p>1 If development is to be carried out on part of a lot, the site of the development is that part of the lot.</p> <p>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.</p>

Table SC1.3.2—Administrative terms and definitions as per the Regulated Requirements

Column 1 Administrative Term	Column 2 Definition
Site cover	<p><i>site cover</i>, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—</p> <ul style="list-style-type: none"> (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or (b) a basement that is completely below ground level and used for car parking; or (c) the eaves of a building; or (d) a sun shade.
Slopewash	The transportation of rock and soil down a slope by rain.
Steep slope	For the purpose of the planning scheme, any slope over 15 per cent.

Table SC1.3.2—Administrative terms and definitions as per the Regulated Requirements

Column 1 Administrative Term	Column 2 Definition
Storey	<p><i>storey</i>—</p> <p>(a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than—</p> <p>(i) a space containing only a lift shaft, stairway or meter room; or</p> <p>(ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or</p> <p>(iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or</p> <p>(iv) a basement with a ceiling that is not more than 1m above ground level; and</p> <p>(b) includes—</p> <p>(i) a mezzanine; and</p> <p>(ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.</p>
Streetscape	<p>Means the collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.</p>
Temporary use	<p><i>temporary use</i> means a use that—</p> <p>(a) is carried out on a non-permanent basis; and</p> <p>(b) does not involve the construction of, or significant changes to, permanent buildings or structures.</p>
Total use area	<p>The full extent of a particular use or uses.</p>
Trunk infrastructure	<p>Development infrastructure that is planned for and commonly provided by local governments.</p>
Ultimate development	<p><i>ultimate development</i>, for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.</p>
Urban purposes	<p>For the purpose of local government infrastructure plans, urban purposes, includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.</p>

Schedule 2 Mapping

Table SC2.1 Map Index

Maps	Map Title	Map Number	No. Sheets
Zone Maps			
	Zones	ZM-01 to ZM-11	11
Local Plan Maps			
	Local Plan - Mount Isa Airport	LP-01 to LP-02	2
Overlay Maps			
Airport environs overlay	<p>State Planning Policy (SPP) Interactive Mapping System</p> <p>Infrastructure: Strategic Airports and Aviation Facilities:</p> <ul style="list-style-type: none"> • ANEF Contours (ANEF 20-40) • Obstacle limitation surface contours • Obstacle limitation surface area • Airport public safety area • Light restriction zone (Zones A-D) • Lighting area buffer 6km • Wildlife hazard buffer zone (3,8 & 13 km) • Aviation facility 	n/a	n/a
Bicycle network overlay	Overlay – Bicycle Network	OM-BN-01 to OM-BN-03	3
Biodiversity overlay	<p>State Planning Policy (SPP) Interactive Mapping System</p> <p>Environment and Heritage: Biodiversity:</p> <ul style="list-style-type: none"> • MSES – Protected Areas (estate and nature refuge) • MSES – Wildlife Habitat • MSES - Regulated Vegetation (categories B,C and R) • MSES - Regulated Vegetation (essential habitat) 	n/a	n/a
Bushfire hazard overlay	<p>State Planning Policy (SPP) Interactive Mapping System</p> <p>Safety and Resilience to Hazards: Natural Hazards Risk and Resilience:</p> <ul style="list-style-type: none"> • Very high potential bushfire intensity • High potential bushfire intensity • Medium potential bushfire intensity • Potential impact buffer 	n/a	n/a
Extractive resources overlay	Overlay – Extractive Resources	OM-ER-01	1

Table SC2.1 Map Index

Maps	Map Title	Map Number	No. Sheets
Flood hazard overlay	Overlay – Flood Hazard	OM-FH-01 to OM-FH-07	7
	State Planning Policy (SPP) Interactive Mapping System Safety and Resilience to Hazards: Natural Hazards Risk and Resilience: <ul style="list-style-type: none"> Flood hazard area - Level 1 – Queensland floodplain assessment overlay 	n/a	n/a
Heritage overlay	Overlay - Heritage	OM-H-01 to OM-H-04	4
Lake Moondarra and environs overlay	Overlay – Lake Moondarra and Environs	OM-LME-01	1
Major infrastructure overlay	State Planning Policy (SPP) Interactive Mapping System: (a) Infrastructure: Energy and Water Supply: <ul style="list-style-type: none"> Major electricity infrastructure (Ergon) Electricity Substation (Ergon) (b) Infrastructure: Transport Infrastructure: <ul style="list-style-type: none"> State controlled road Future state controlled road Railway corridor (c) Economic Growth: Agriculture: <ul style="list-style-type: none"> Stock route network (d) Information Purposes: Transport Infrastructure: <ul style="list-style-type: none"> Transport noise corridor – State controlled road (mandatory) Transport noise corridor – State controlled road (voluntary) Transport noise corridor – railway 	n/a	n/a
	Overlay – Major Infrastructure – Bulk Water	OM-BW-01 to OM-BW-03	3
	Overlay – Major Infrastructure – Road Hierarchy	OM-RH-01 to OM-RH-11	11
Scenic amenity overlay	Overlay – Scenic Amenity	OM-SA-01 to OM-SA-06	6
Wetlands and waterway corridors overlay	State Planning Policy (SPP) Interactive Mapping System Environment and Heritage: Biodiversity: <ul style="list-style-type: none"> MSES – High ecological significance wetlands MSES – High Ecological value waters (wetland) MSES – High Ecological waters (watercourse) MSES - Regulated Vegetation (intersecting a watercourse) 	n/a	n/a

Note 1—Mount Isa City includes a number mining leases under the *Mineral Resources Act 1989*. Up-to-date locations of these can be downloaded from DNRM's: MinesOnlineMaps at <https://www.business.qld.gov.au/industries/mining-energy-water/resources/minerals-coal/online-services/minesonlinemaps>

Note 2—Mount Isa includes areas of historical mining activity (i.e. abandoned mines). Not all sites of historical activity are mapped, and where mapped, may not accurately depict locations of former operations. The location and extent of known historical workings across Queensland can be viewed at MinesOnlineMaps at:
<https://www.business.qld.gov.au/industries/mining-energy-water/resources/minerals-coal/online-services/minesonlinemaps>

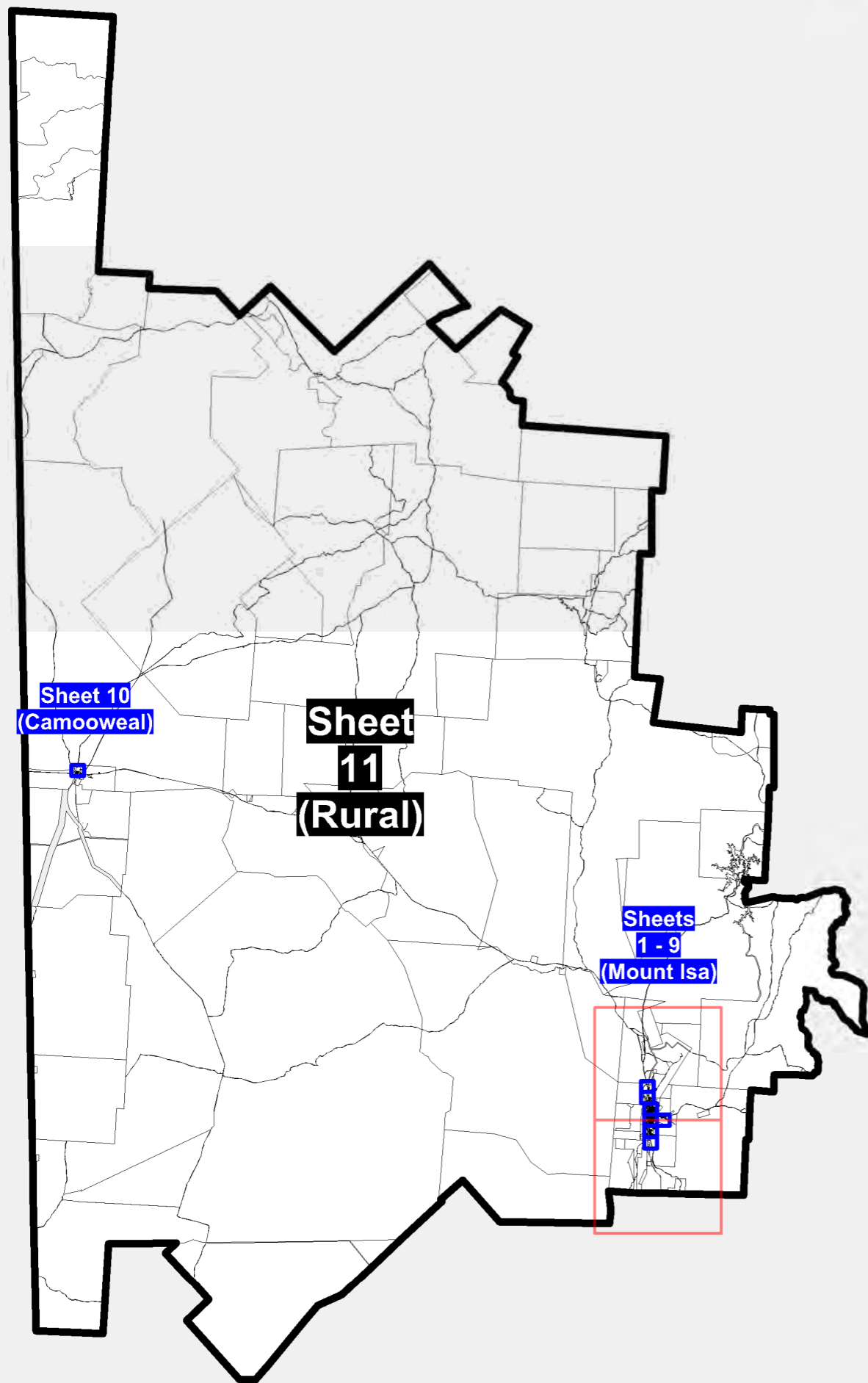
Note 3—Mount Isa City includes a number of high pressure gas pipelines. Up-to-date locations of these can be downloaded from DNRM's: MinesOnlineMaps at <https://www.business.qld.gov.au/industries/mining-energy-water/resources/minerals-coal/online-services/minesonlinemaps>

Note 4—*The Planning Act 2016* does not apply to development in the area authorised under the *Mineral Resources Act 1989*, other than:

- (a) for administering IDAS for the Heritage Act, in relation to a Queensland heritage place under the Heritage Act; and
- (b) that interested persons may obtain details of the mining tenement from the chief executive of the department in which this Act is administered

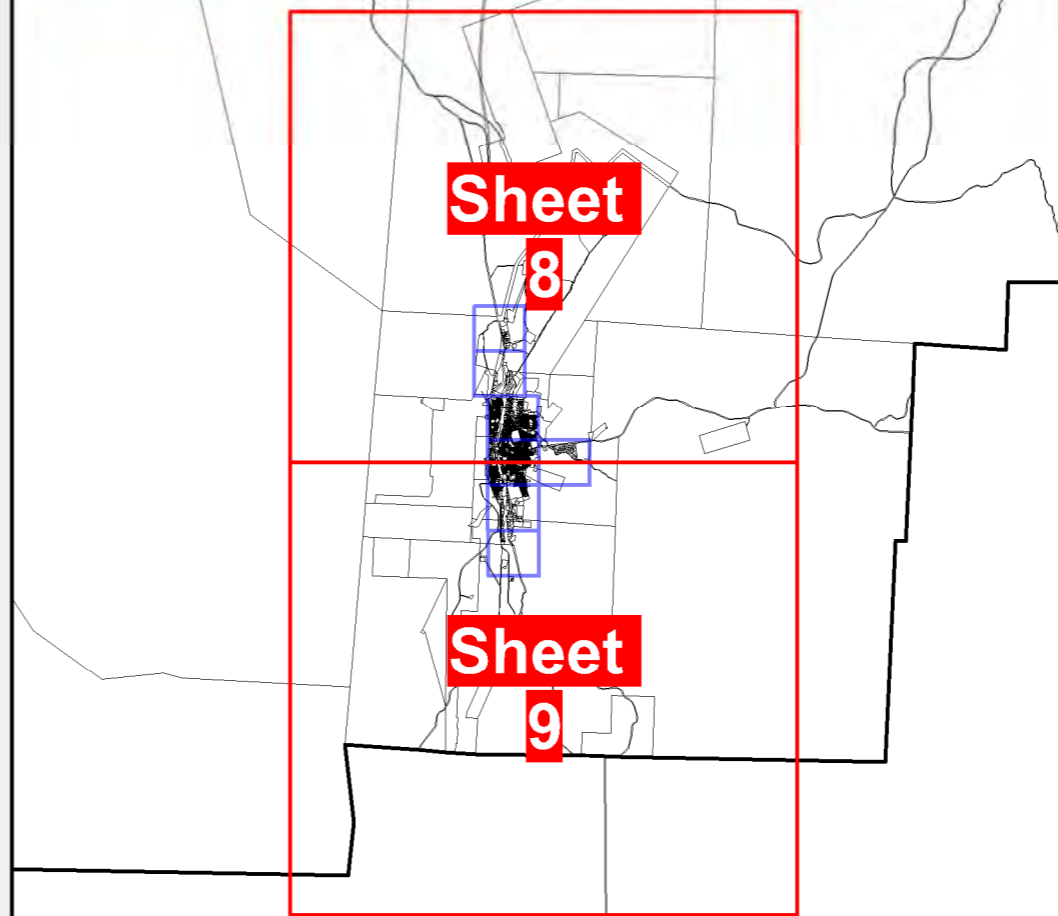
Map: Mount Isa Local Government Area

1. Refer to Sheet 11 for overlays pertaining to the full extent of the Mount Isa Region.



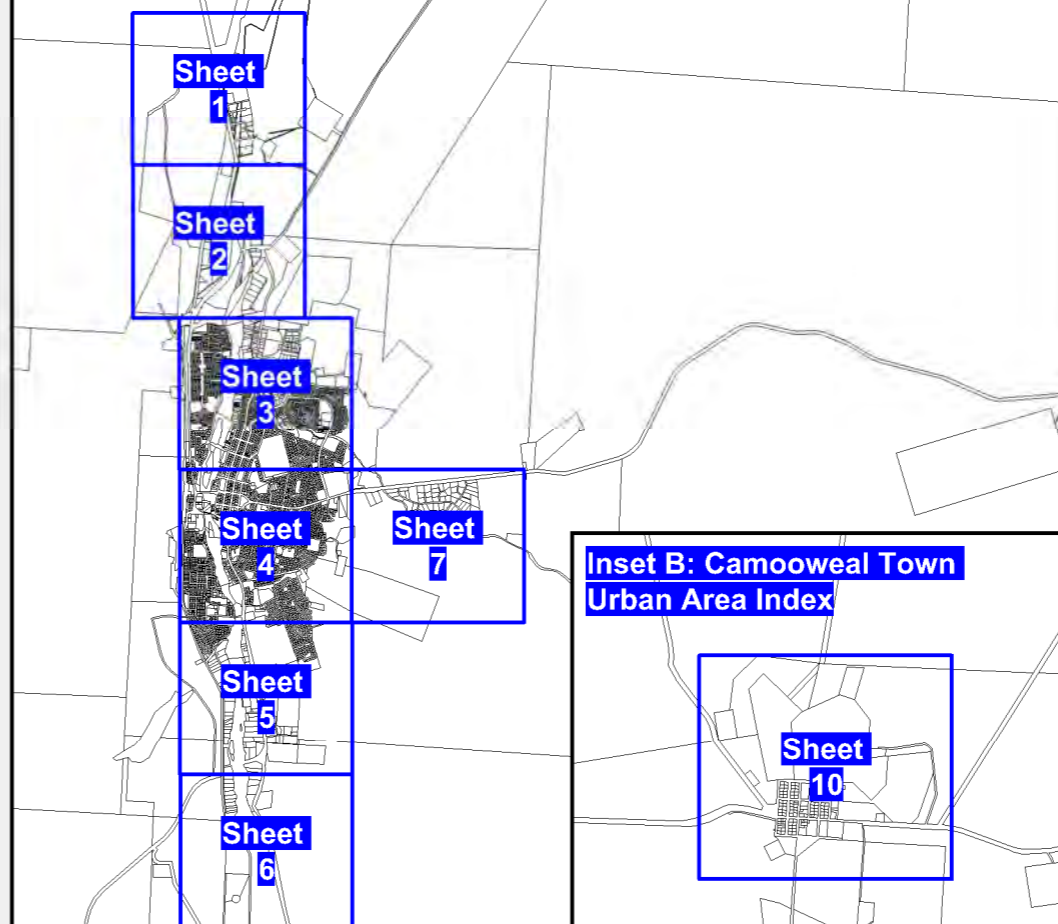
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Inset C: Mount Isa City Urban Area and Surrounds Index



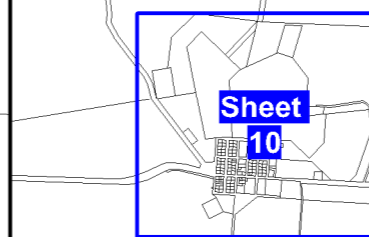
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Inset A: Mount Isa City Urban Area Index



Scale 1:10,000 (at a3)

Inset B: Camooweal Town Urban Area Index



**Mount Isa City Council
Map Sheet Index
(Sheets 1 - 11)**

- Legend**
- 1:100,000 Scaled Maps
 - 1:10,000 Scaled Maps
 - Local Government Boundary

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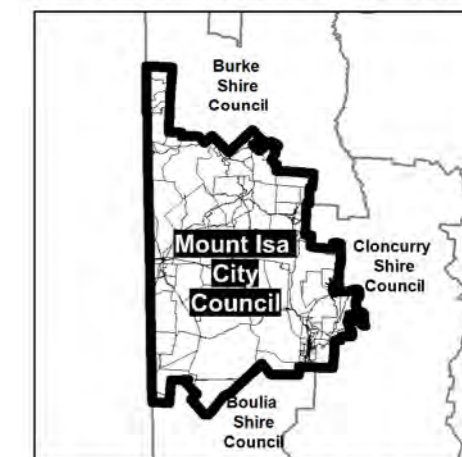
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Map Sheet Index OM-Index

**Mount Isa City Council
Zones
Map 1 (Sheet 1)**

Zones Legend

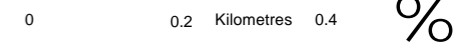
Level 1 zones

- Community Facilities
- Environmental Management and Conservation
- Local centre
- Low Impact Industry
- Medium Impact Industry
- Mixed Use
- Special industry
- Open Space
- Principal Centre
- Medium Density Residential
- Low Density Residential
- Rural
- Rural Residential
- Special purpose
- Sport and Recreation
- Township
- Cadastral Boundary
- Racehorse Stables Precinct

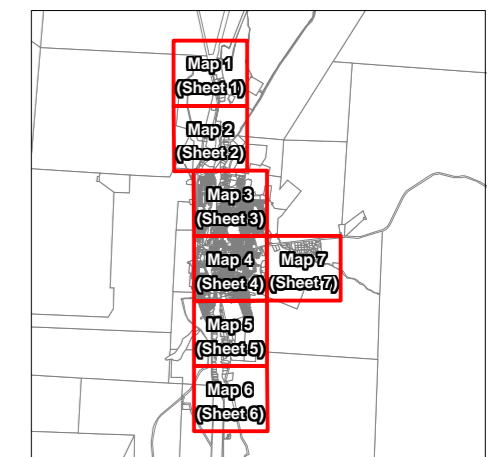
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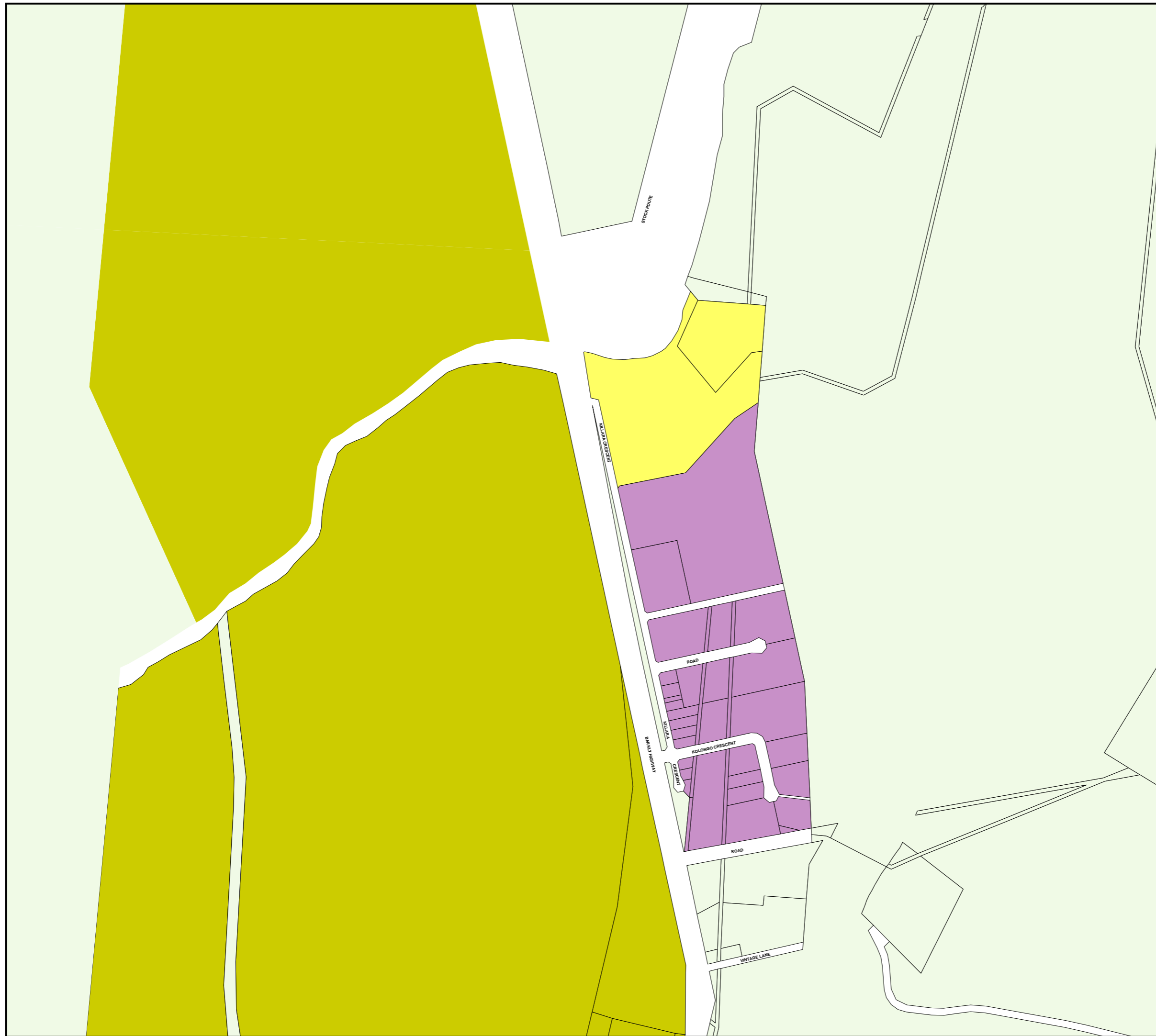
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Zones Map ZM-01



**Mount Isa City Council
Zones
Map 2 (Sheet 2)**

Zones Legend

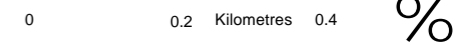
Level 1 zones

-  Community Facilities
-  Environmental Management and Conservation
-  Local centre
-  Low Impact Industry
-  Medium Impact Industry
-  Mixed Use
-  Special industry
-  Open Space
-  Principal Centre
-  Medium Density Residential
-  Low Density Residential
-  Rural
-  Rural Residential
-  Special purpose
-  Sport and Recreation
-  Township
-  Cadastral Boundary
-  Racehorse Stables Precinct

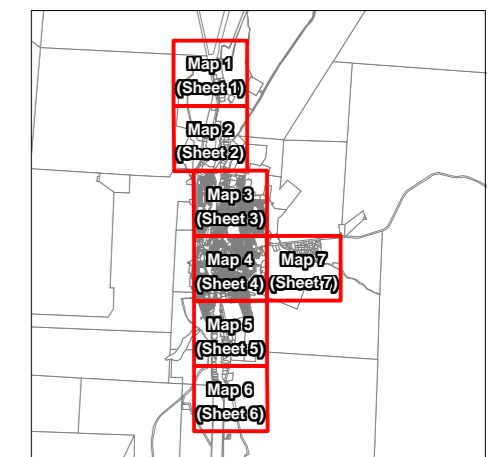
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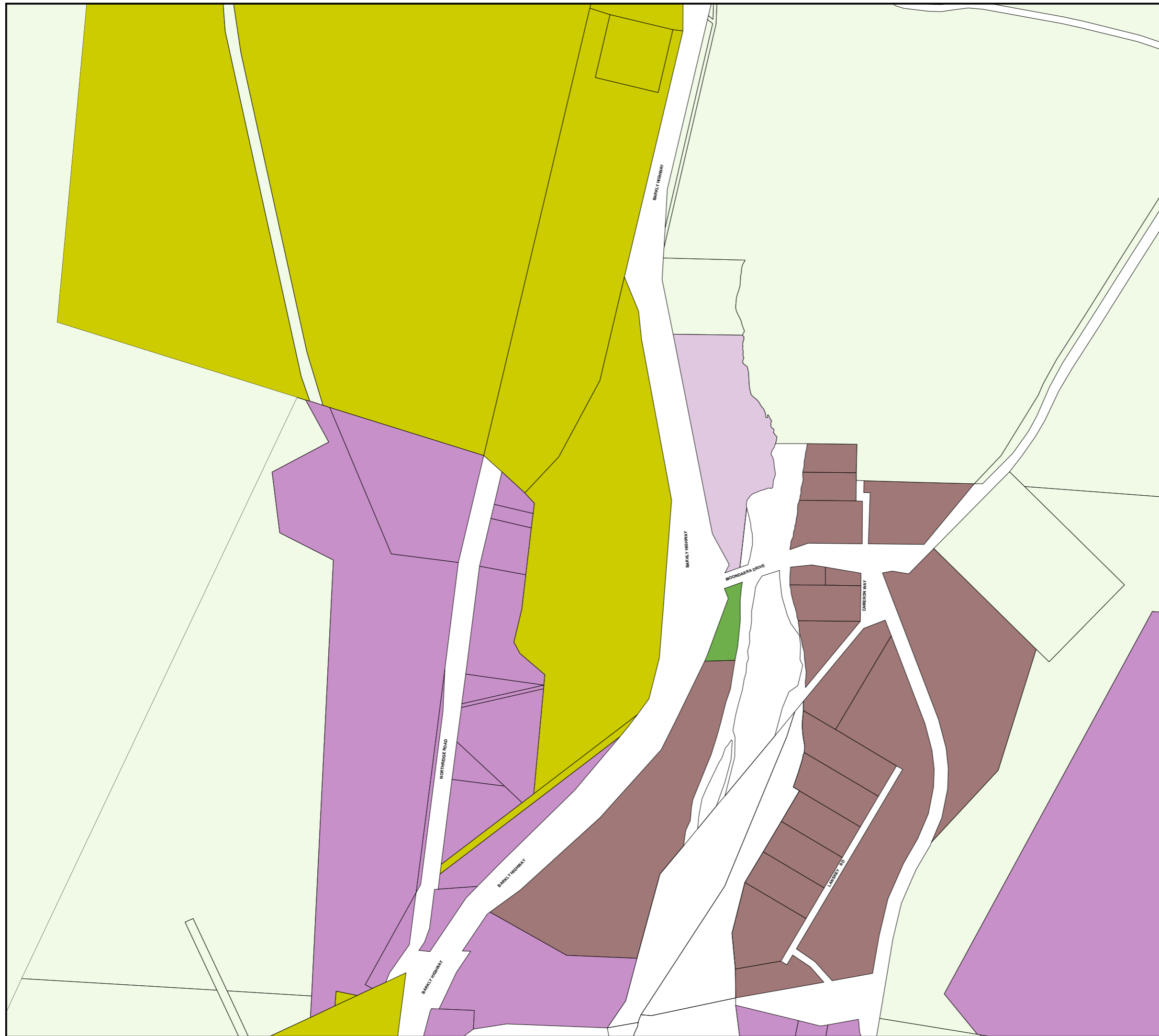
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Zones Map ZM-02



**Mount Isa City Council
Zones
Map 3 (Sheet 3)**

Zones Legend

Level 1 zones

- Community Facilities
- Environmental Management and Conservation
- Local centre
- Low Impact Industry
- Medium Impact Industry
- Mixed Use
- Special industry
- Open Space
- Principal Centre
- Medium Density Residential
- Low Density Residential
- Rural
- Rural Residential
- Special purpose
- Sport and Recreation
- Township
- Cadastral Boundary
- Racehorse Stables Precinct

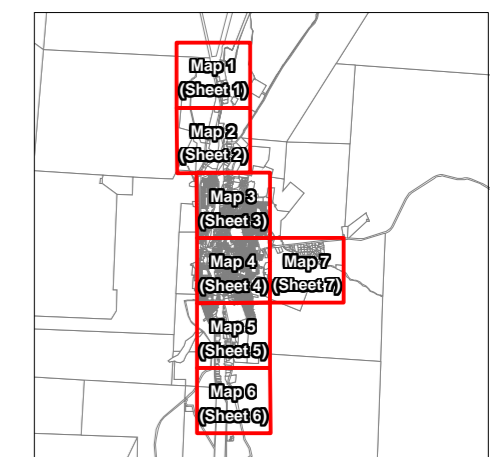
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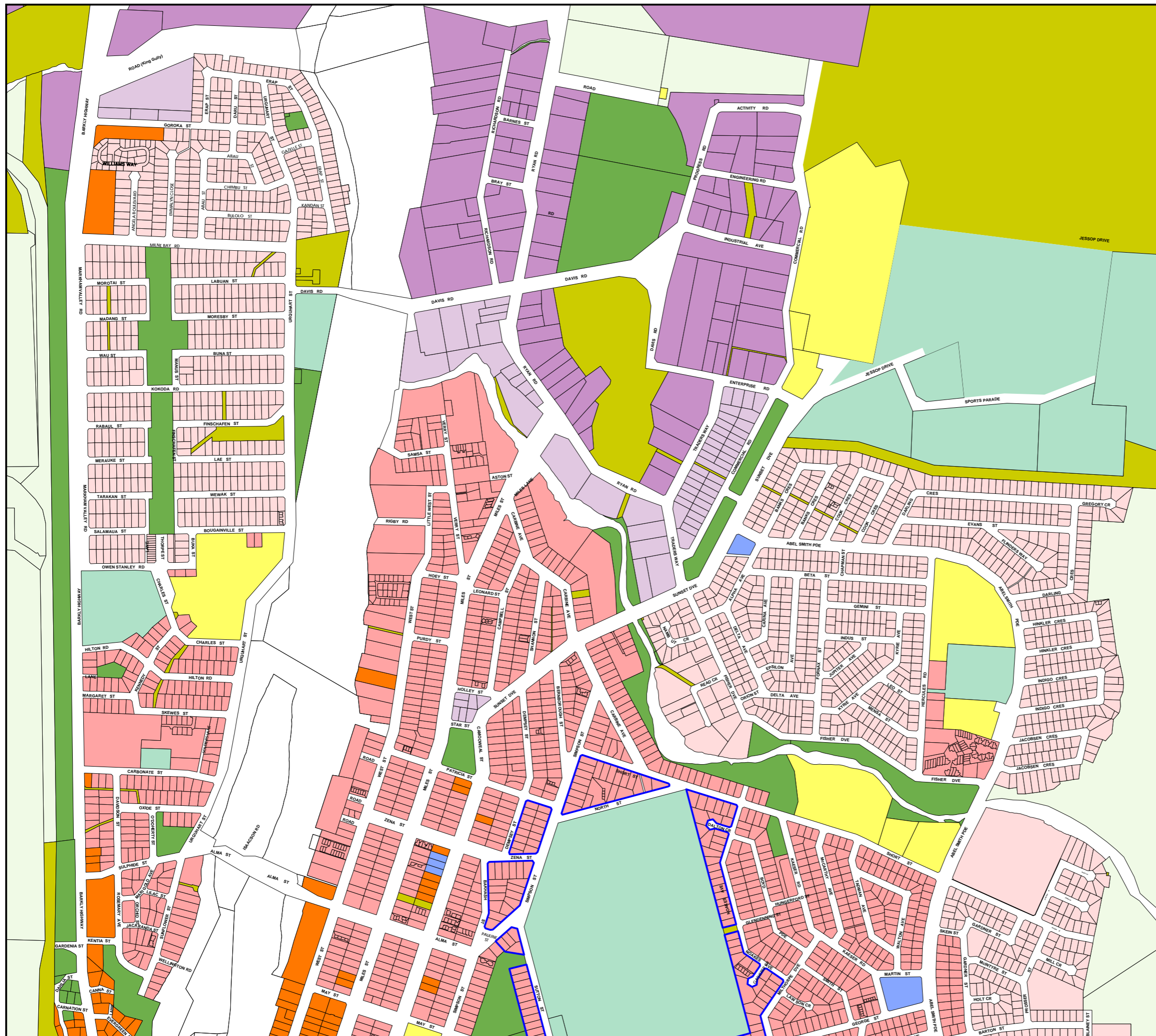
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0 0.2 Kilometres 0.4 %

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Zones Map ZM-03




Mount Isa City Council Zones Map 4 (Sheet 4)

- ### Zones Legend
- Level 1 zones**
- Community Facilities
 - Environmental Management and Conservation
 - Local centre
 - Low Impact Industry
 - Medium Impact Industry
 - Mixed Use
 - Special industry
 - Open Space
 - Principal Centre
 - Medium Density Residential
 - Low Density Residential
 - Rural
 - Rural Residential
 - Special purpose
 - Sport and Recreation
 - Township
 - Cadastral Boundary
 - Racehorse Stables Precinct

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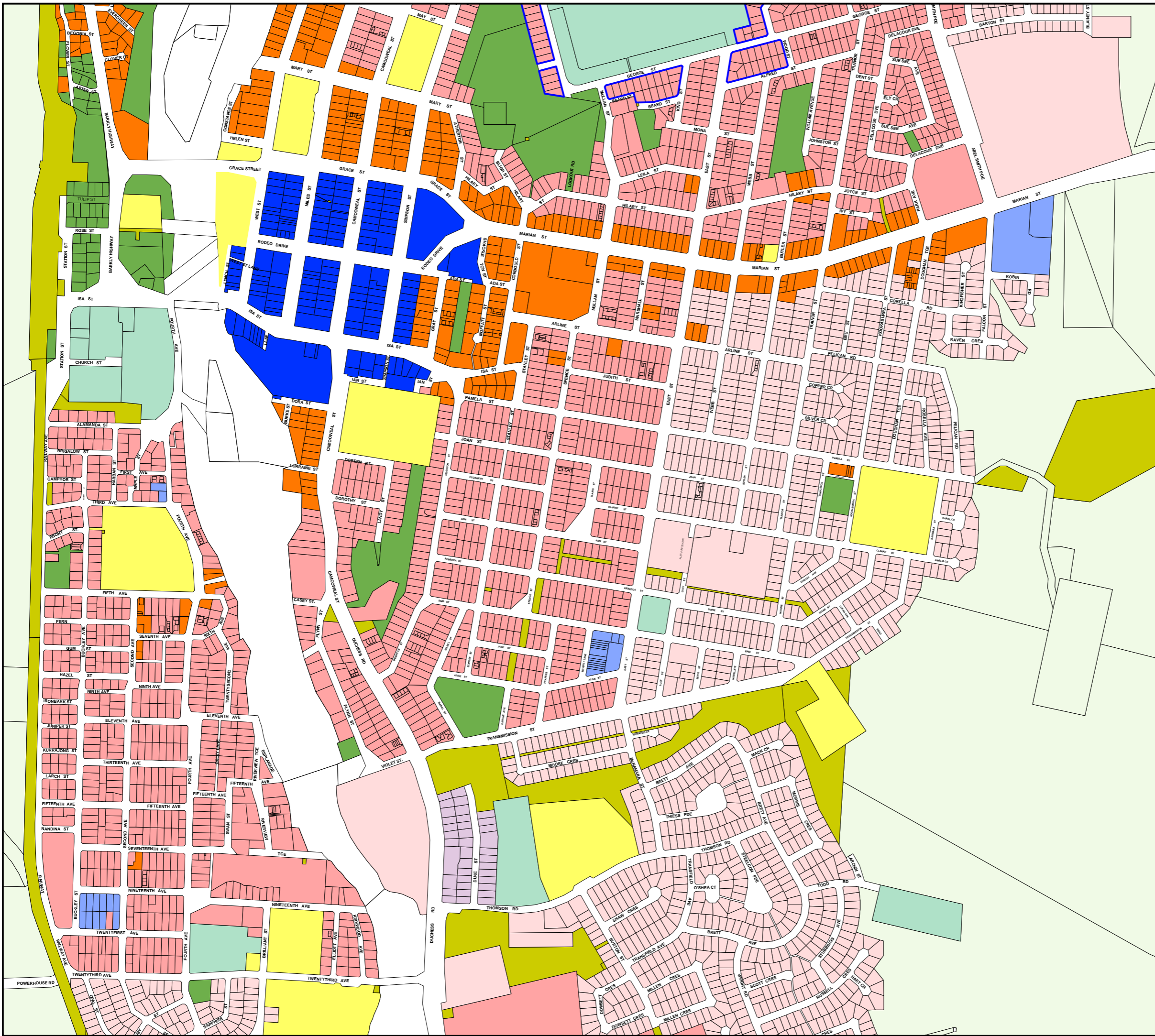
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Zones Map ZM-04



**Mount Isa City Council
Zones
Map 5 (Sheet 5)**

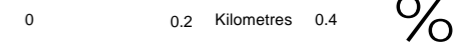
Zones Legend

- Level 1 zones**
- Community Facilities
 - Environmental Management and Conservation
 - Local centre
 - Low Impact Industry
 - Medium Impact Industry
 - Mixed Use
 - Special industry
 - Open Space
 - Principal Centre
 - Medium Density Residential
 - Low Density Residential
 - Rural
 - Rural Residential
 - Special purpose
 - Sport and Recreation
 - Township
 - Cadastral Boundary
 - Racehorse Stables Precinct

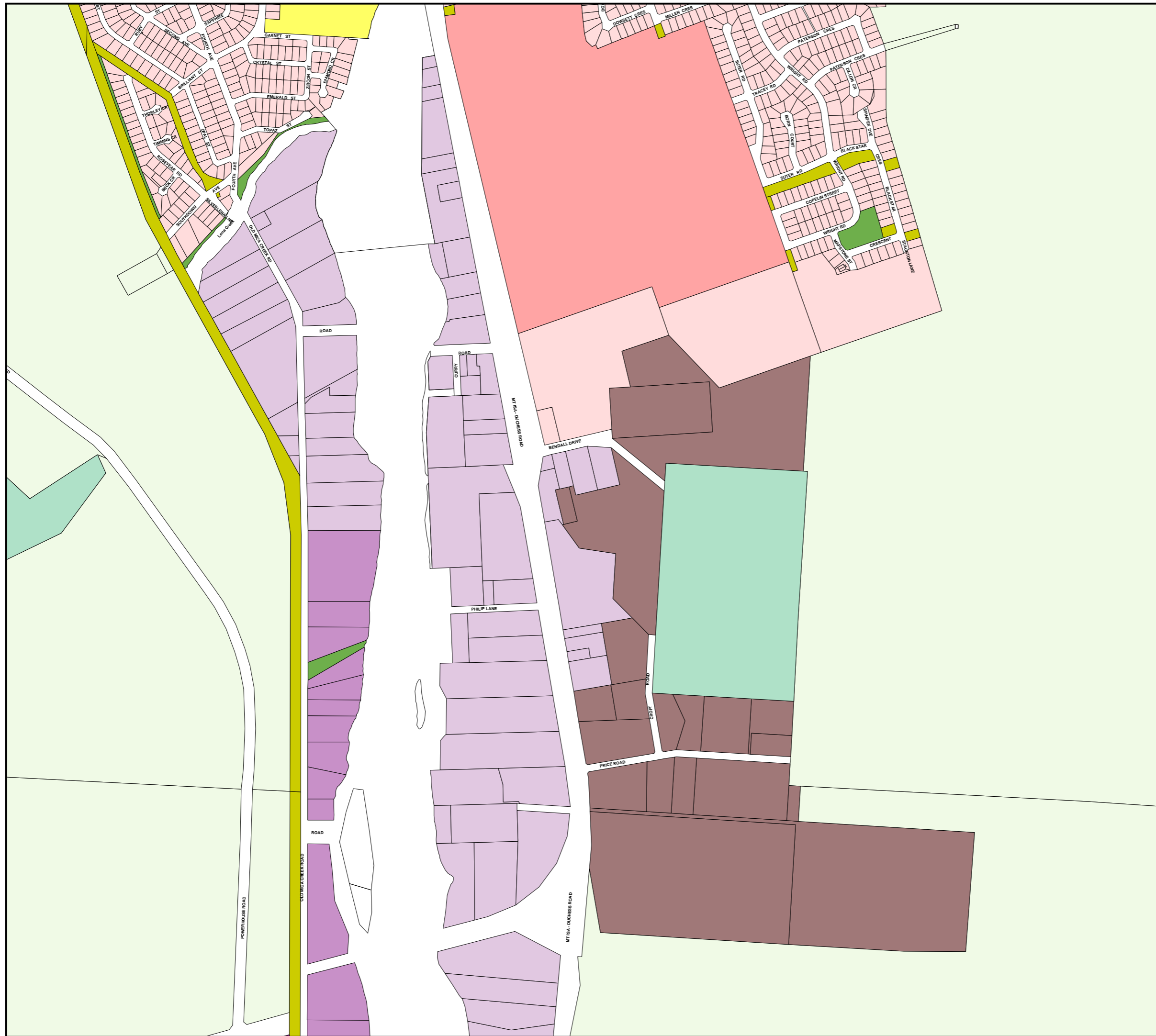
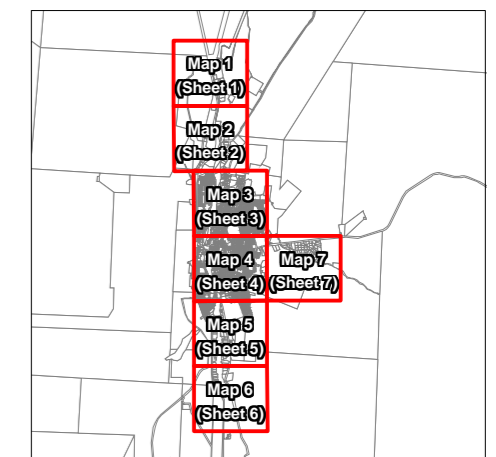
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Approximate Scale @ A3 1:10,000





















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**Mount Isa City Council
Zones
Map 6 (Sheet 6)**

Zones Legend

Level 1 zones

-  Community Facilities
-  Environmental Management and Conservation
-  Local centre
-  Low Impact Industry
-  Medium Impact Industry
-  Mixed Use
-  Special industry
-  Open Space
-  Principal Centre
-  Medium Density Residential
-  Low Density Residential
-  Rural
-  Rural Residential
-  Special purpose
-  Sport and Recreation
-  Township
-  Cadastral Boundary
-  Racehorse Stables Precinct

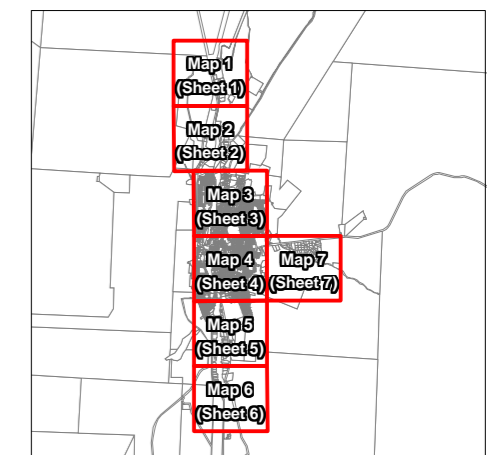
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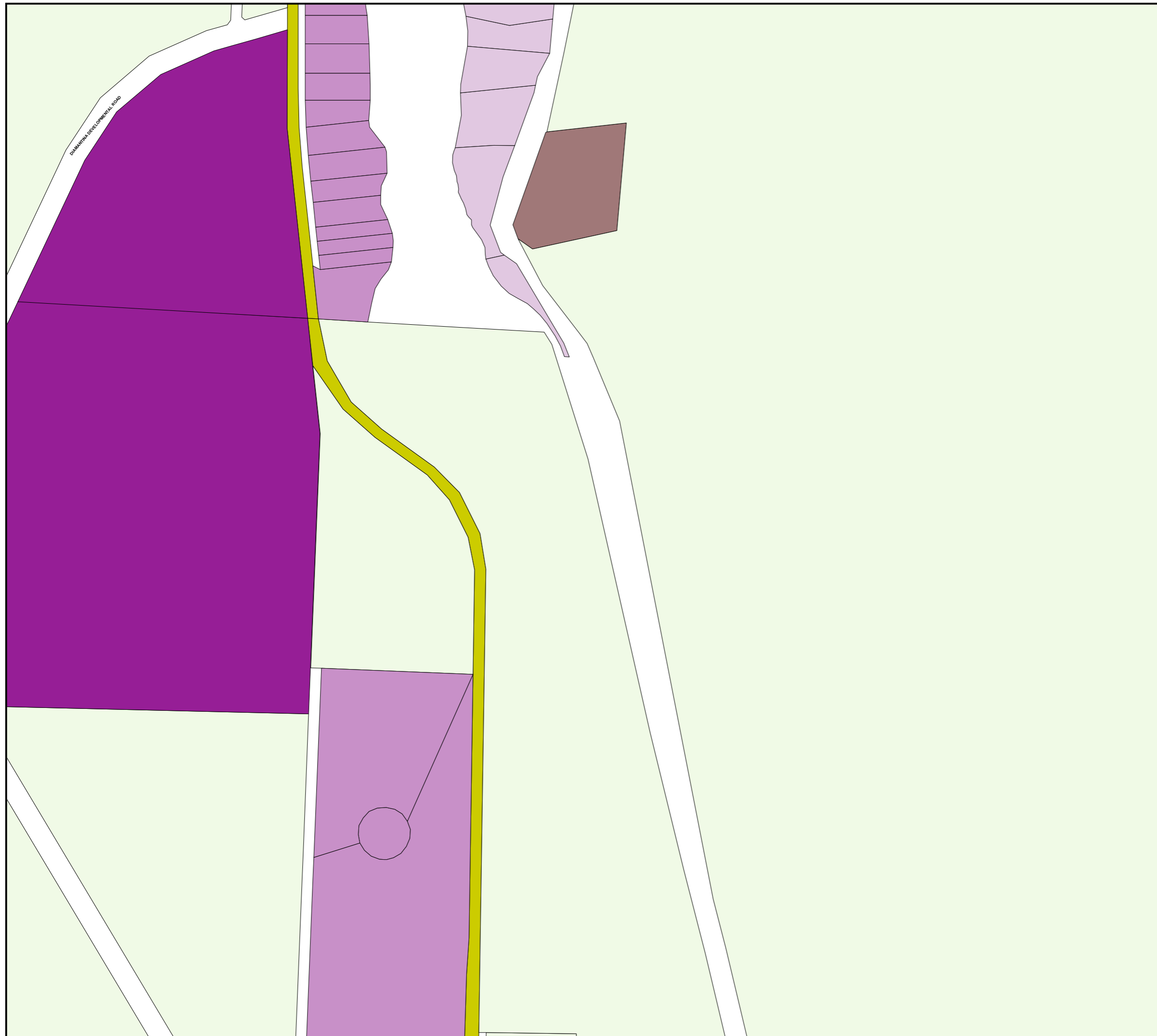
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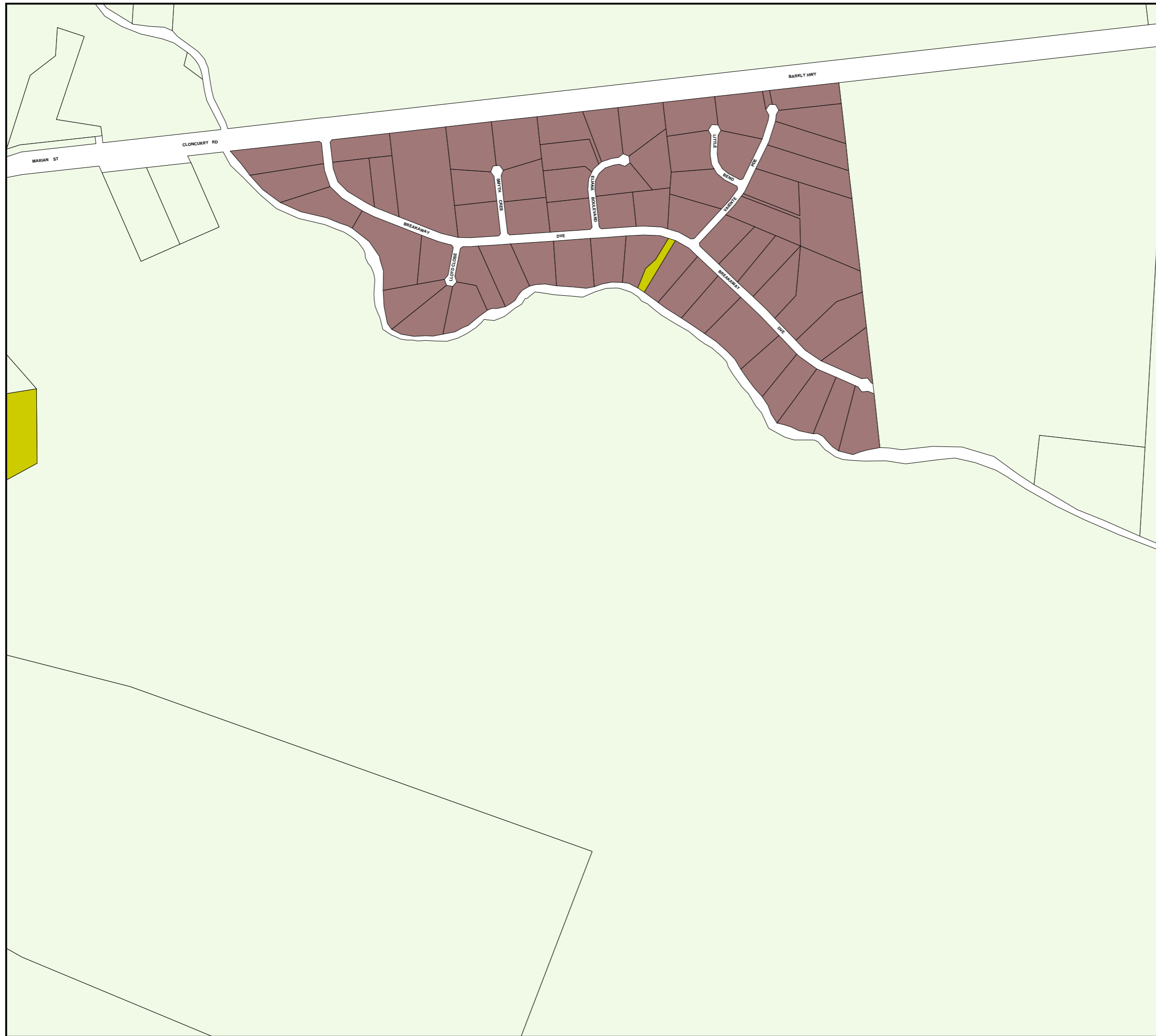
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Zones Map ZM-06



**Mount Isa City Council
Zones
Map 7 (Sheet 7)**



Zones Legend

Level 1 zones

- Community Facilities
- Environmental Management and Conservation
- Local centre
- Low Impact Industry
- Medium Impact Industry
- Mixed Use
- Special industry
- Open Space
- Principal Centre
- Medium Density Residential
- Low Density Residential
- Rural
- Rural Residential
- Special purpose
- Sport and Recreation
- Township
- Cadastral Boundary
- Racehorse Stables Precinct

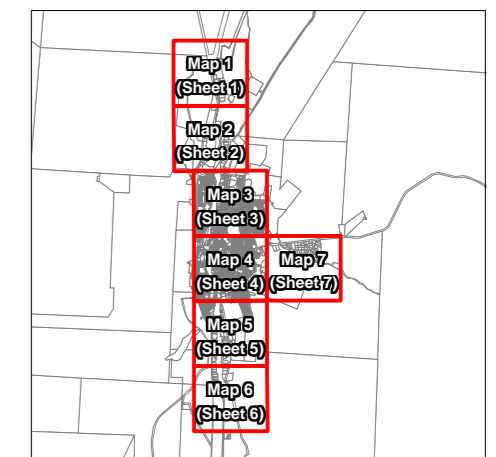
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

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**Mount Isa City Council
Zones
Map 8 (Sheet 8)**

Zones Legend

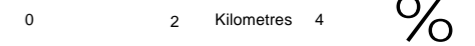
Level 1 zones

-  Community Facilities
-  Environmental Management and Conservation
-  Local centre
-  Low Impact Industry
-  Medium Impact Industry
-  Mixed Use
-  Special industry
-  Open Space
-  Principal Centre
-  Medium Density Residential
-  Low Density Residential
-  Rural
-  Rural Residential
-  Special purpose
-  Sport and Recreation
-  Township
-  Cadastral Boundary
-  Racehorse Stables Precinct

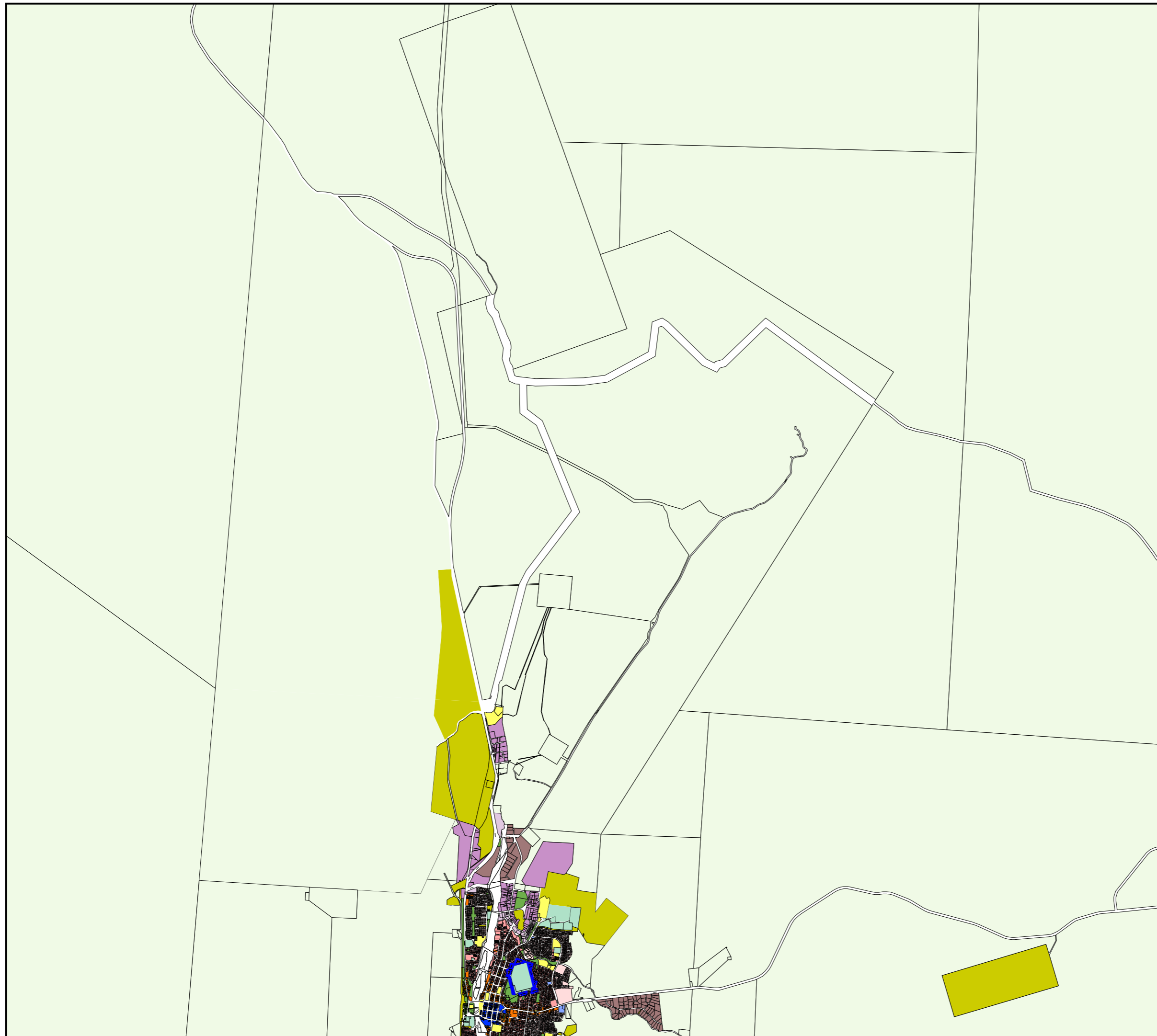
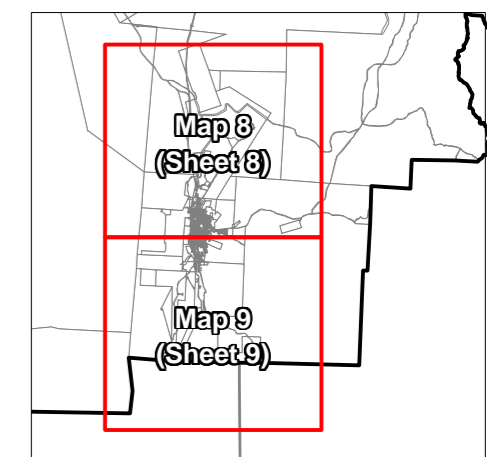
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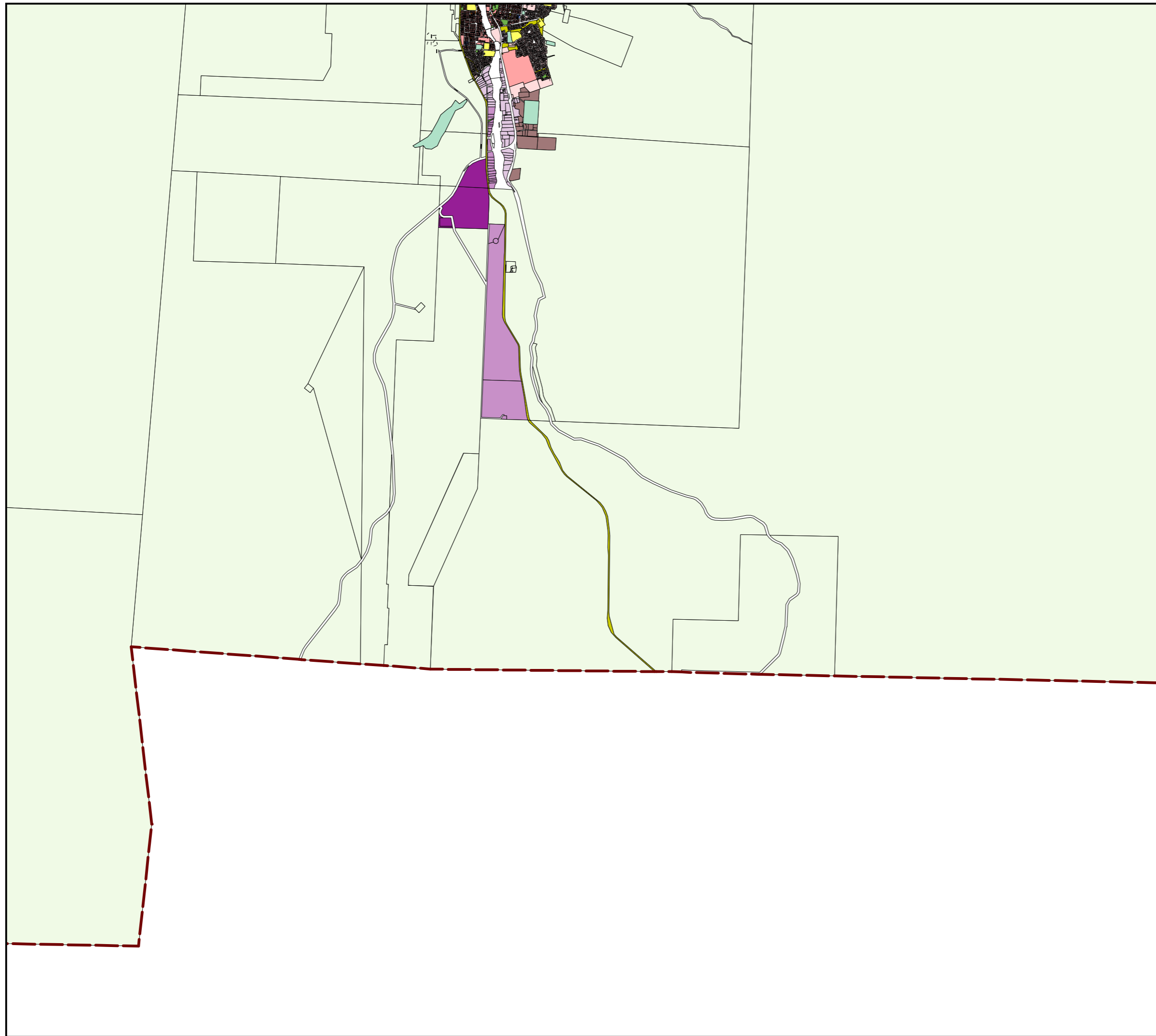
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**Mount Isa City Council
Zones
Map 9 (Sheet 9)**



Zones Legend

Level 1 zones

- Community Facilities
- Environmental Management and Conservation
- Local centre
- Low Impact Industry
- Medium Impact Industry
- Mixed Use
- Special industry
- Open Space
- Principal Centre
- Medium Density Residential
- Low Density Residential
- Rural
- Rural Residential
- Special purpose
- Sport and Recreation
- Township
- Cadastral Boundary
- Racehorse Stables Precinct

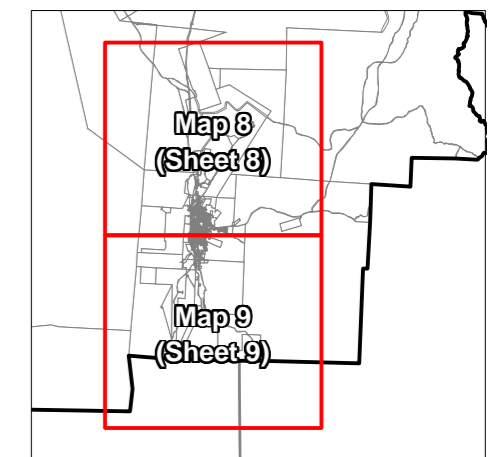
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**Mount Isa City Council
Zones
Map 10 (Sheet 10)**

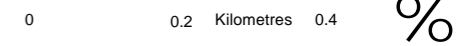
Zones Legend

- Level 1 zones**
- Community Facilities
 - Environmental Management and Conservation
 - Local centre
 - Low Impact Industry
 - Medium Impact Industry
 - Mixed Use
 - Special industry
 - Open Space
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 - Medium Density Residential
 - Low Density Residential
 - Rural
 - Rural Residential
 - Special purpose
 - Sport and Recreation
 - Township
 - Cadastral Boundary
 - Racehorse Stables Precinct

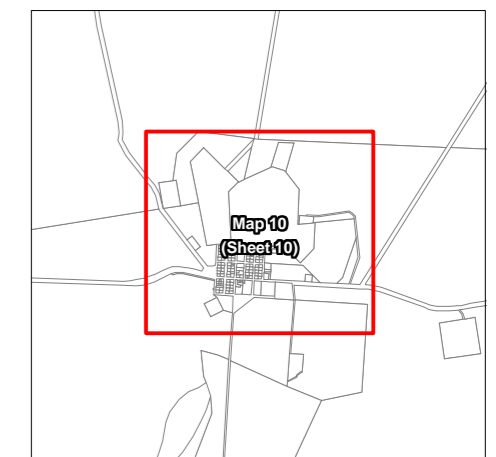
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



















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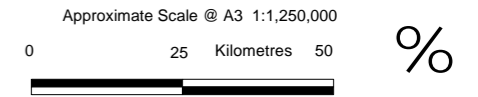
**Mount Isa City Council
Zones
Map 11 (Sheet 11)**

Zones Legend

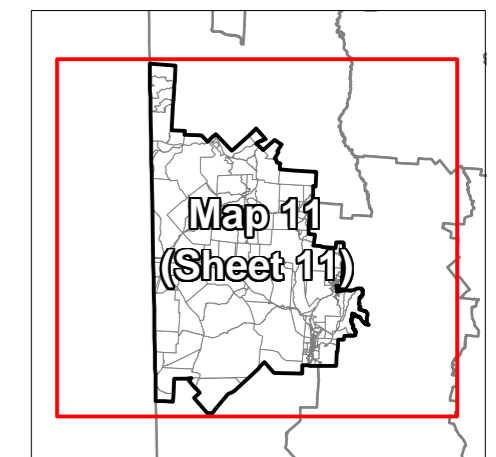
- Level 1 zones**
-  Community Facilities
 -  Environmental Management and Conservation
 -  Local centre
 -  Low Impact Industry
 -  Medium Impact Industry
 -  Mixed Use
 -  Special industry
 -  Open Space
 -  Principal Centre
 -  Medium Density Residential
 -  Low Density Residential
 -  Rural
 -  Rural Residential
 -  Special purpose
 -  Sport and Recreation
 -  Township
 -  Cadastral Boundary
 -  Racehorse Stables Precinct

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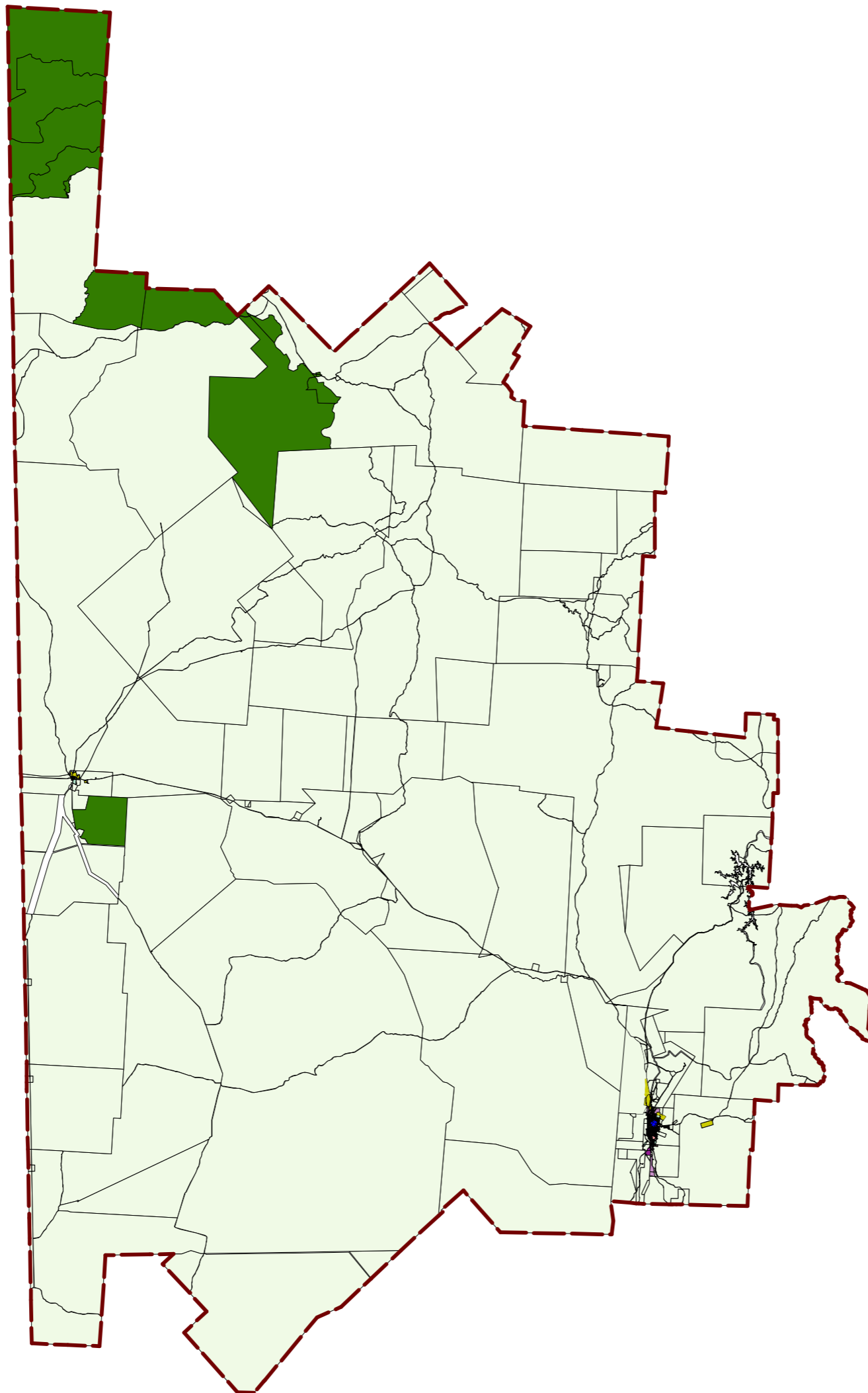
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Zones Map ZM-11




**Mount Isa City Council
Local Plan - Mount Isa Airport
Map 1 (Sheet 1)**

Legend

-  Mount Isa Airport
-  Western Airport Precinct
-  Tourist & Recreational Precinct
-  Airport Operations Precinct
-  Commercial & Low Impact Industry Precinct
-  Aircraft Manoeuvring Precinct

Cadastre

-  Cadastre



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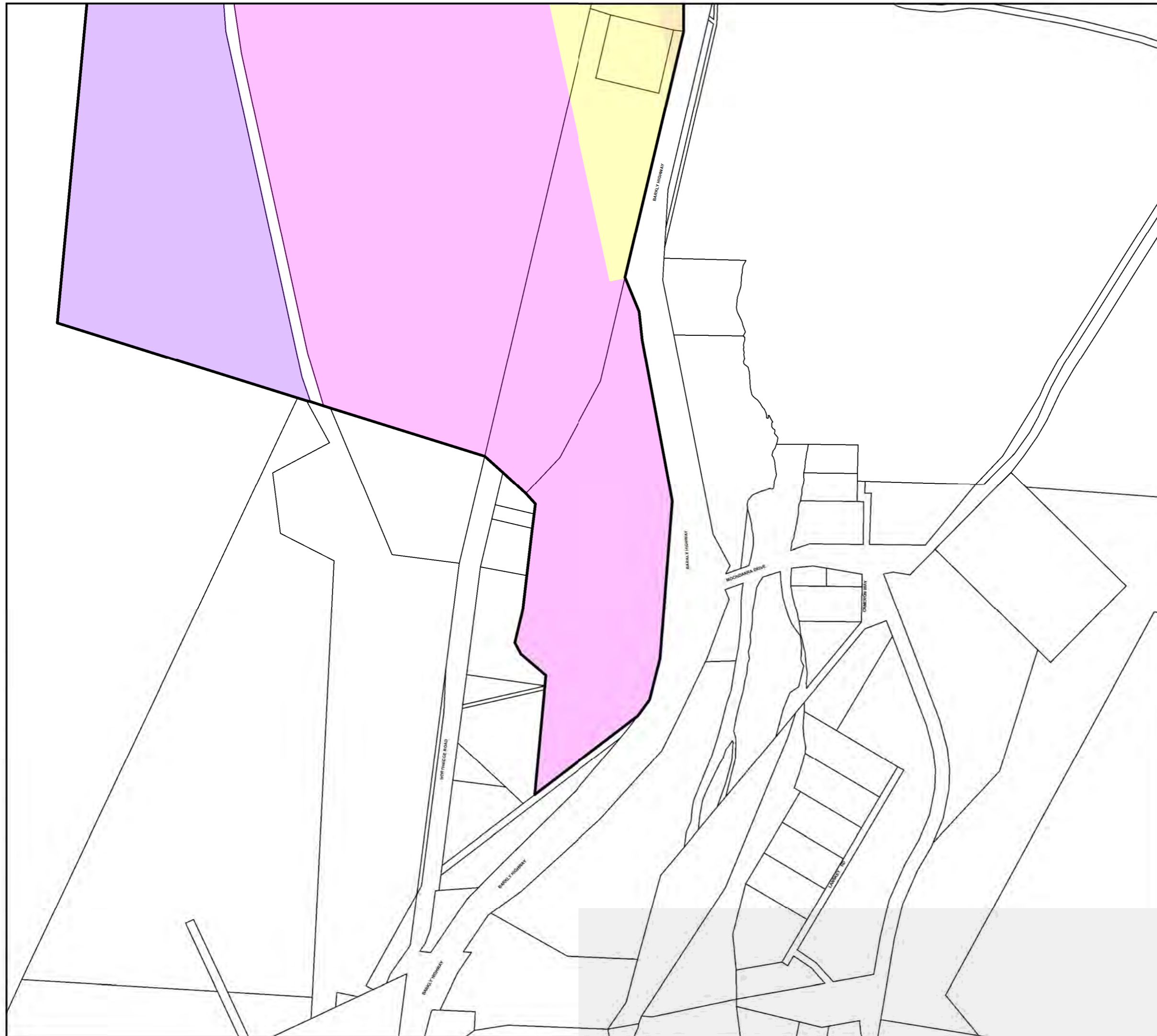
**Mount Isa City Council
Local Plan - Mount Isa Airport
Map 2 (Sheet 2)**

Legend

-  Mount Isa Airport
-  Western Airport Precinct
-  Tourist & Recreational Precinct
-  Airport Operations Precinct
-  Commercial & Low Impact Industry Precinct
-  Aircraft Manoeuvring Precinct

Cadastre

-  Cadastre



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Mount Isa City Council Overlay - Bicycle Network Map 2 (Sheet 4)

Legend

-  Principal Cycle Network Path
-  Future Principal Cycle Network Path
- General**
-  Cadastre

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Mount Isa City Council Overlay - Bicycle Network Map 3 (Sheet 5)

Legend

- Principal Cycle Network Path
- Future Principal Cycle Network Path
- General**
- Cadastre



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



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**Mount Isa City Council
Overlay - Extractive Resources
Map 1 (Sheet 8)**

Legend


-  Transport Route
-  Resource Processing Area
-  Separation Area
-  Transport Route Separation Area

Cadastre

-  Cadastre
-  Mount Isa Local Government Boundary

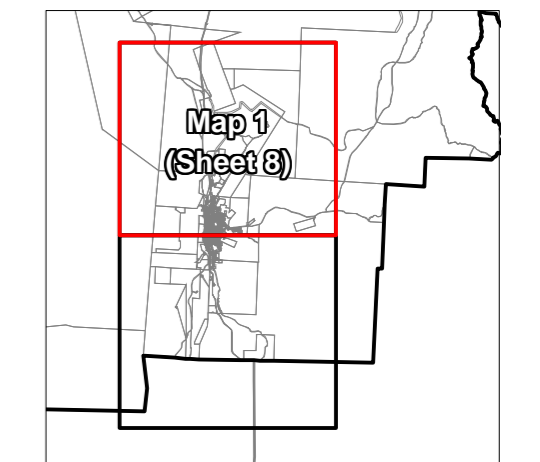
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%

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**Mount Isa City Council
Overlay - Flood Hazard
Map 1 (Sheet 2)**

Legend

 1 in 100 year ARI

General

 Cadastre

**Note: Water surface levels and depths
can be obtained for individual
allotments from Mount Isa City Council.**

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0 0.2 Kilometres 0.4



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Mount Isa City Council Overlay - Flood Hazard Map 2 (Sheet 3)

- Legend**
- 1 in 100 year ARI
 - General**
 - Cadastre

Note: Water surface levels and depths can be obtained for individual allotments from Mount Isa City Council.

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Approximate Scale @ A3 1:10,000
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Mount Isa City Council Overlay - Flood Hazard Map 3 (Sheet 4)

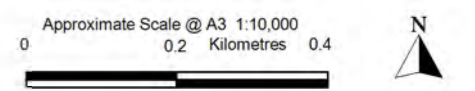


- Legend**
- 1 in 100 year ARI
 - General**
 - Cadastre

Note: Water surface levels and depths can be obtained for individual allotments from Mount Isa City Council.

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Mount Isa City Council Overlay - Flood Hazard Map 4 (Sheet 5)


Legend
 1 in 100 year ARI

General
 Cadastre

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0 0.2 Kilometres 0.4




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**Mount Isa City Council
Overlay - Flood Hazard
Map 5 (Sheet 6)**

Legend

 1 in 100 year ARI

General

 Cadastre

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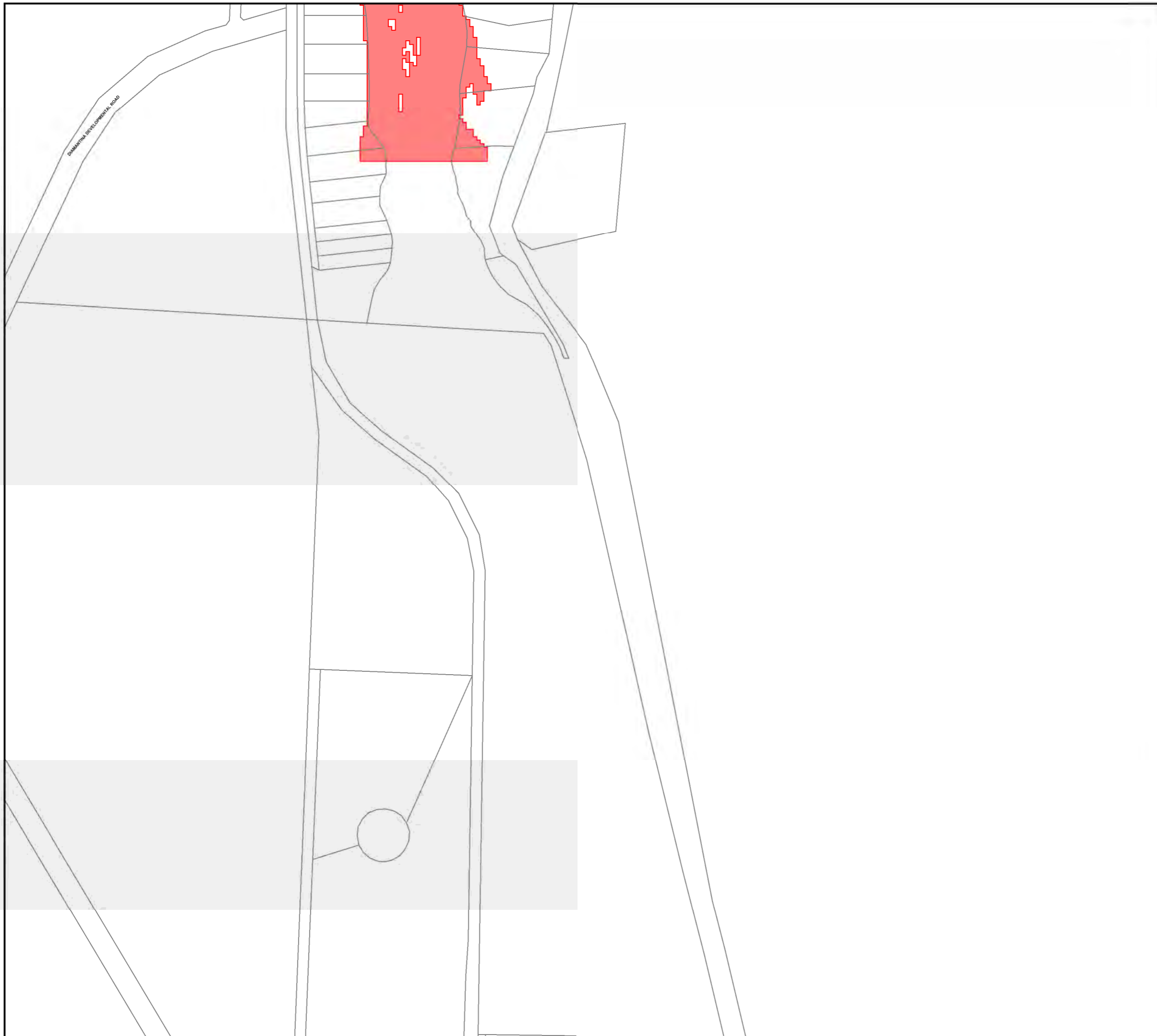
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Overlay Map OM-FH-05



**Mount Isa City Council
Overlay - Flood Hazard
Map 6 (Sheet 7)**



Legend

 1 in 100 year ARI

General

 Cadastre

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


**Mount Isa City Council
Overlay - Flood Hazard
Map 7 (Sheet 10)**

Legend

 1 in 100 year ARI

General

 Cadastre

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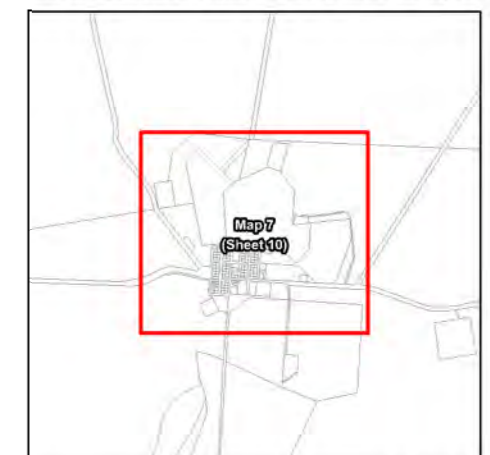
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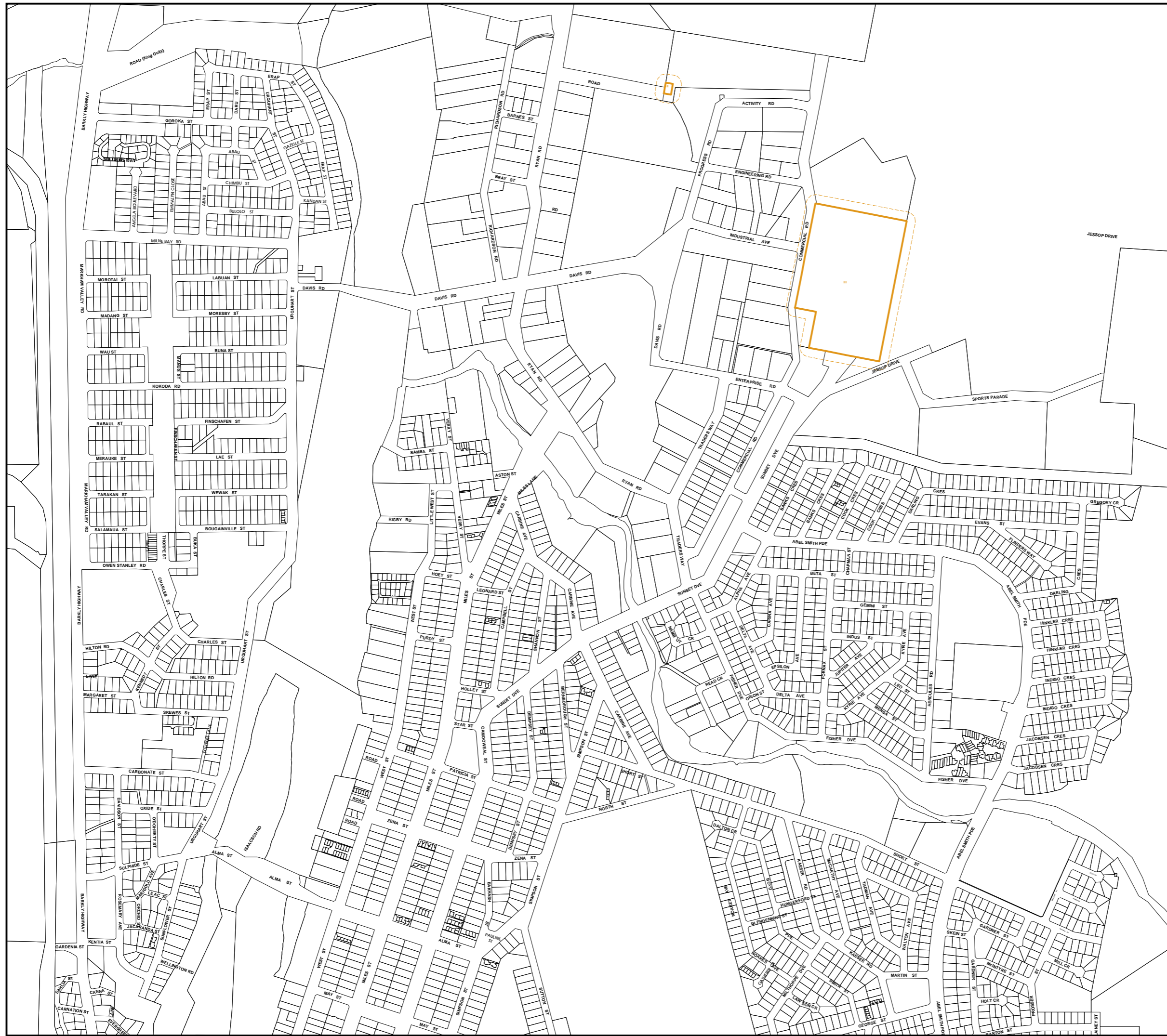
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

Mount Isa City Council Overlay - Heritage Map 1 (Sheet 3)



Legend

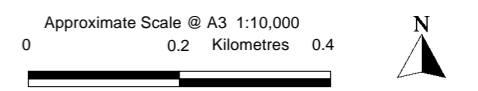
-  Local Heritage Area Buffer
-  Local Heritage Place
-  Local Heritage Area

Cadastre

-  Cadastre
-  Mount Isa Local Government Boundary

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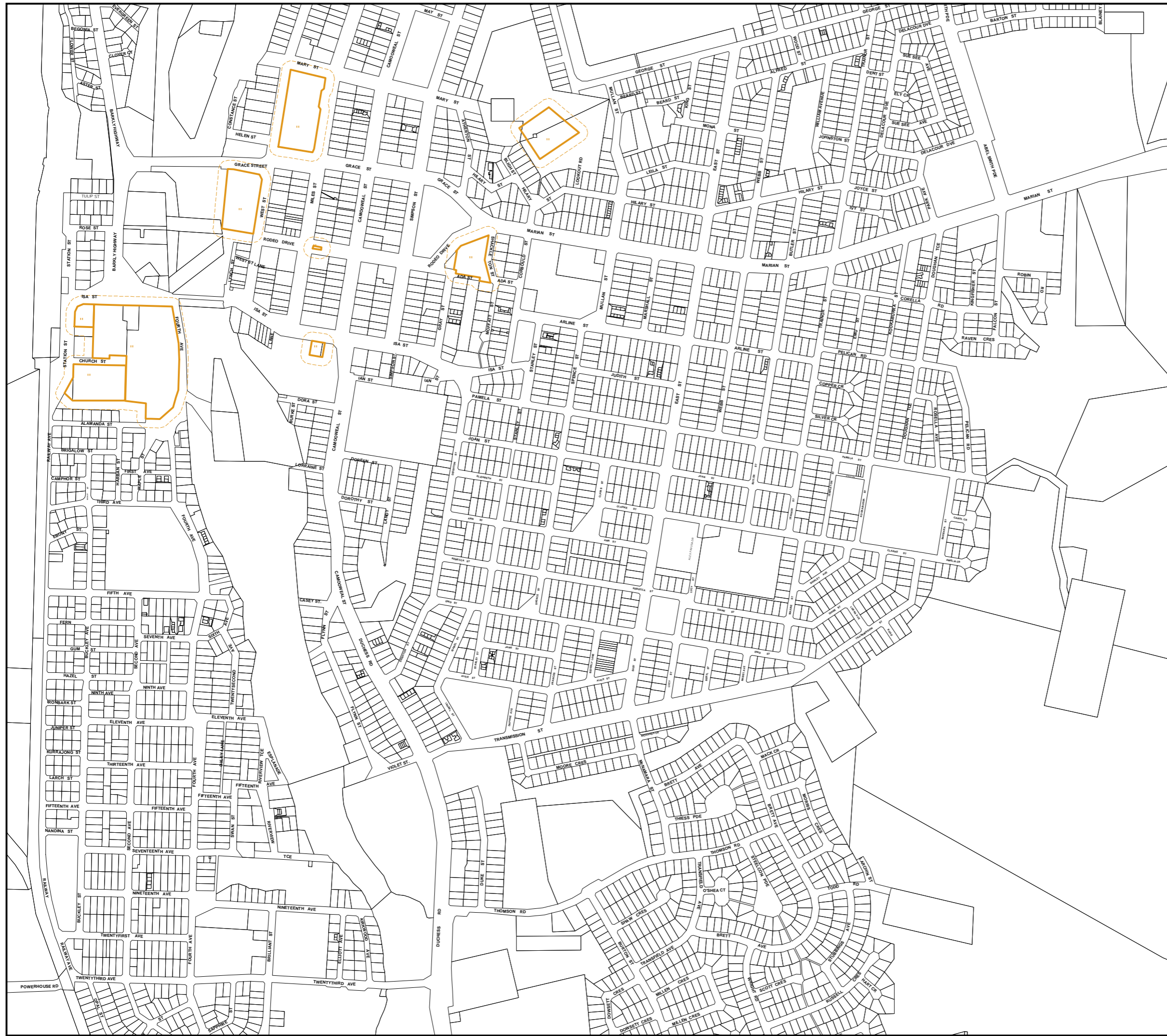
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

Mount Isa City Council Overlay - Heritage Map 2 (Sheet 4)



Legend

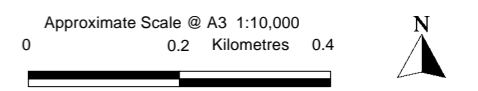
-  Local Heritage Area Buffer
-  Local Heritage Place
-  Local Heritage Area

Cadastre

-  Cadastre
-  Mount Isa Local Government Boundary

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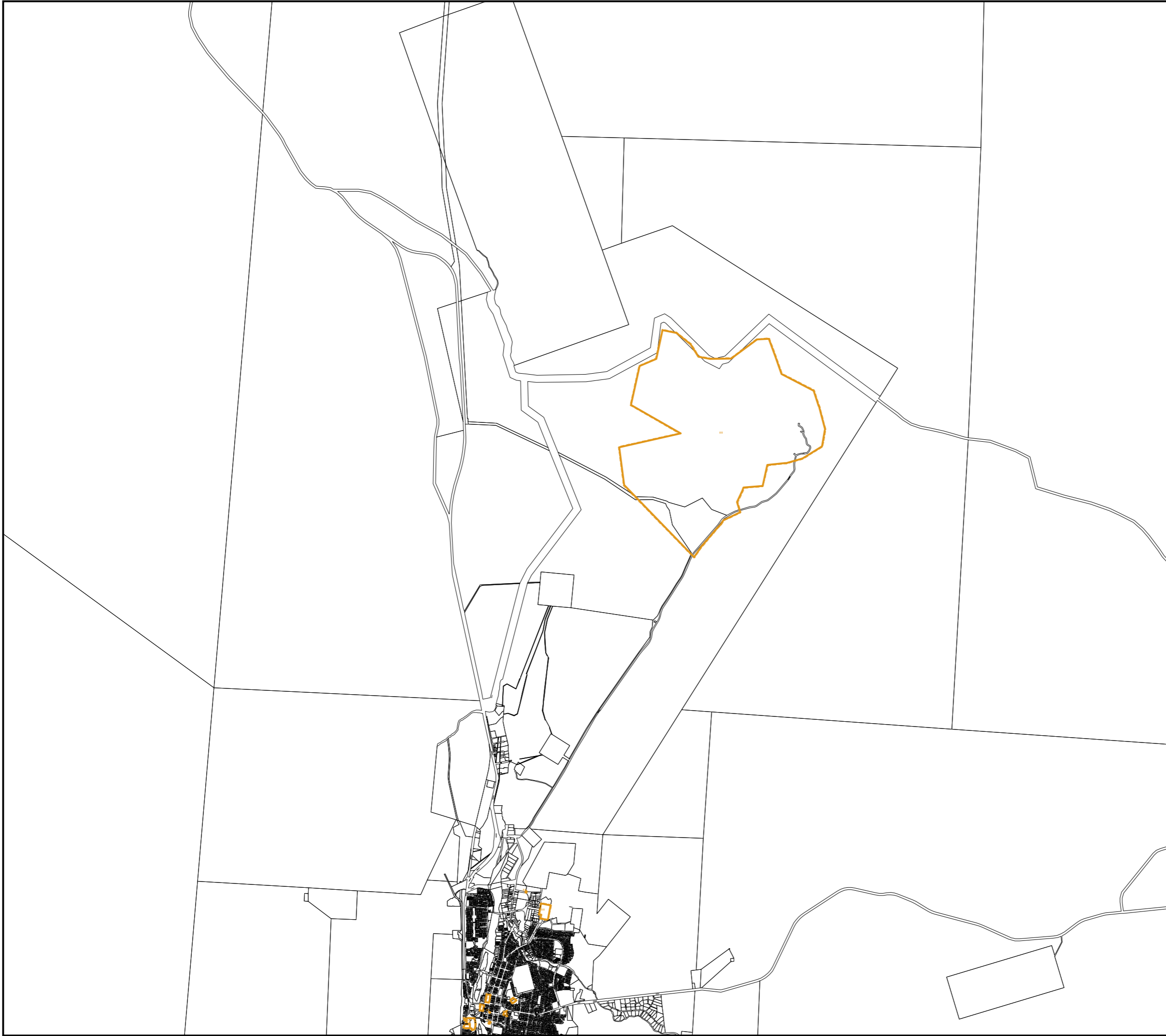
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**Mount Isa City Council
Overlay - Heritage
Map 3 (Sheet 8)**



Legend


 Local Heritage Area Buffer

 Local Heritage Place

 Local Heritage Area

Cadastre

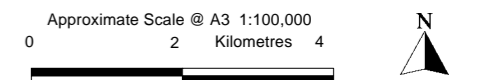
 Cadastre

 Mount Isa Local Government Boundary

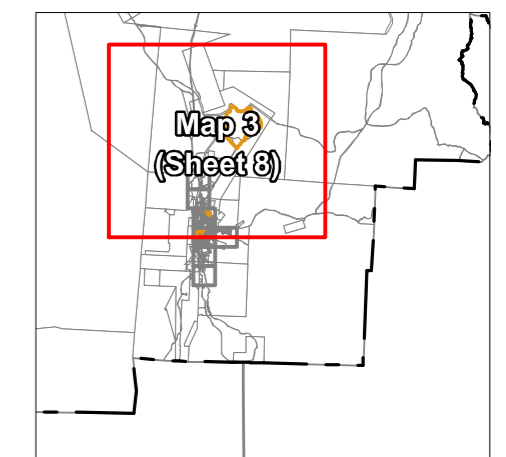
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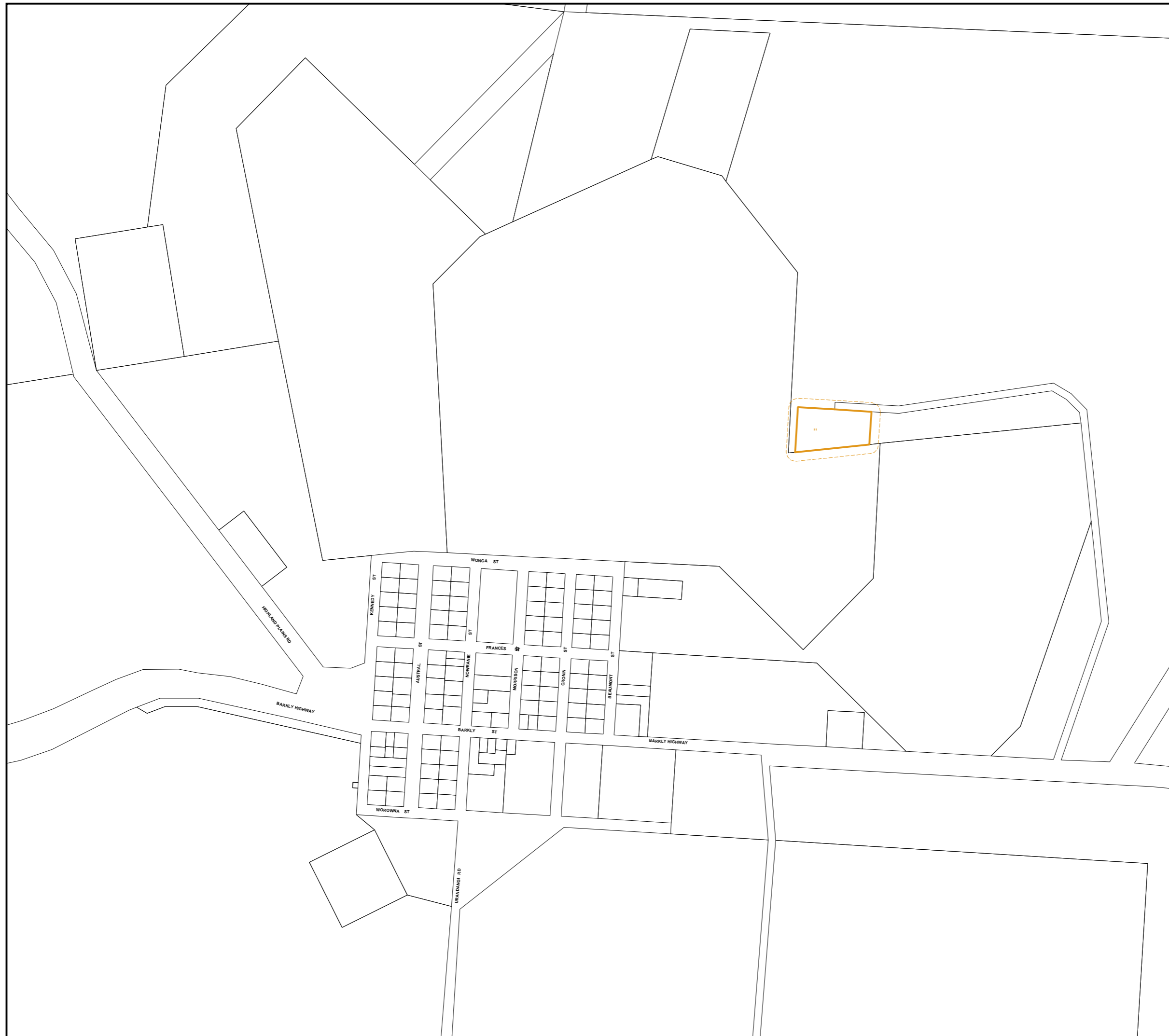
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**Mount Isa City Council
Overlay - Heritage
Map 4 (Sheet 10)**



Legend


 Local Heritage Area Buffer

 Local Heritage Place

 Local Heritage Area

Cadastre

 Cadastre

 Mount Isa Local Government Boundary

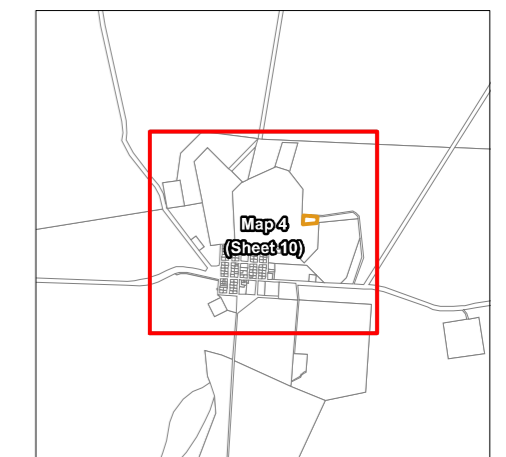
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**Mount Isa City Council
Overlay - Lake Moondarra and
Environs Map 1 (Sheet 8)**

- Cadastre**
-  Cadastre
 -  Mount Isa Local Government Boundary
 -  Lake Moondarra Environs
 -  Lake Moondarra

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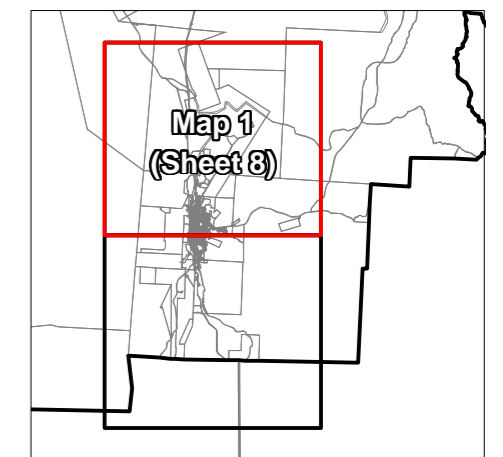
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**Mount Isa City Council
Overlay - Major Infrastructure
Bulk Water Map 1 (Sheet 2)**


Cadastre

-  Cadastre
-  Mount Isa Local Government Boundary
-  Bulk Raw Water Supply (Private Mains)
-  Regional Infrastructure Corridor (25m Buffer)

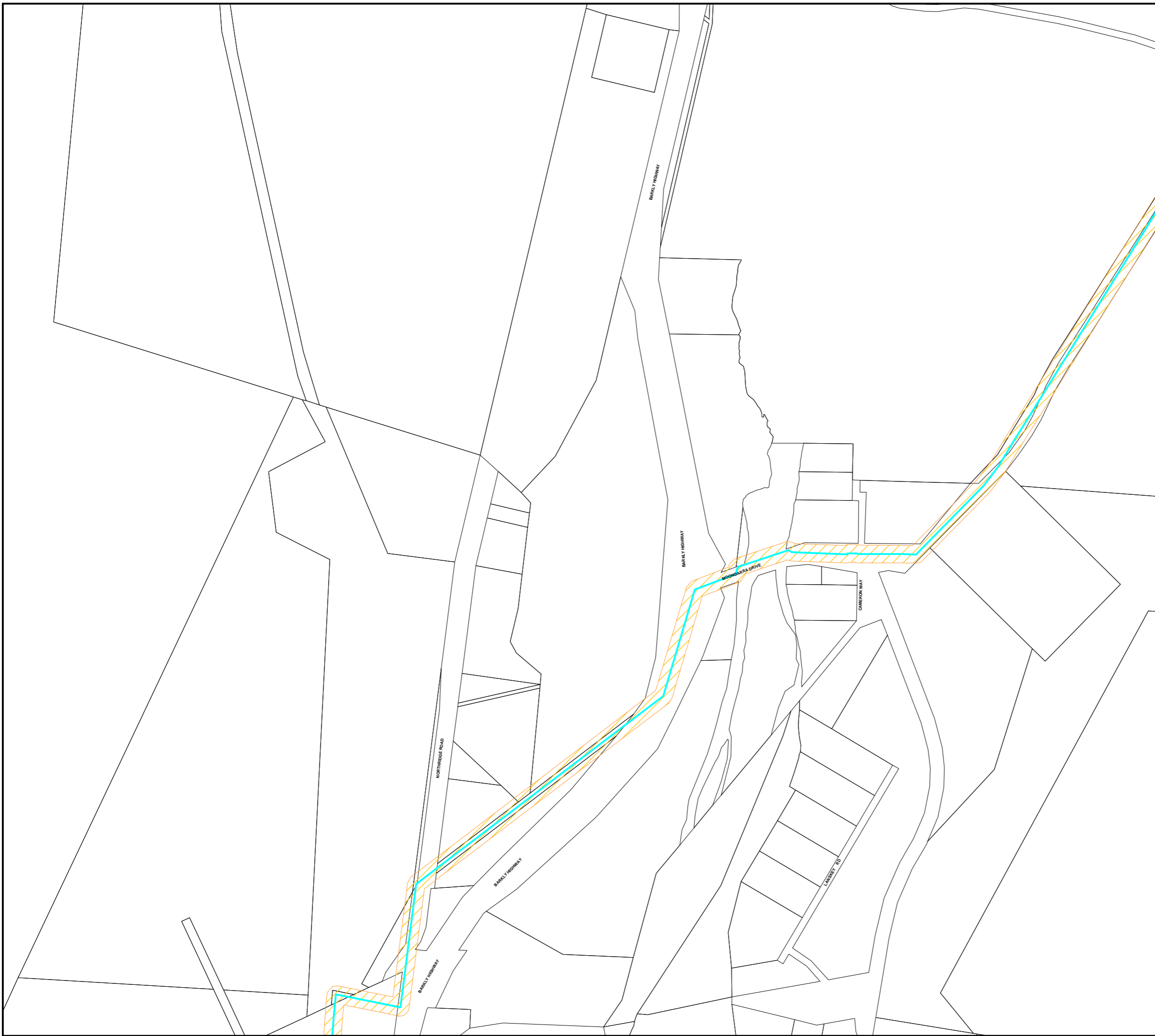
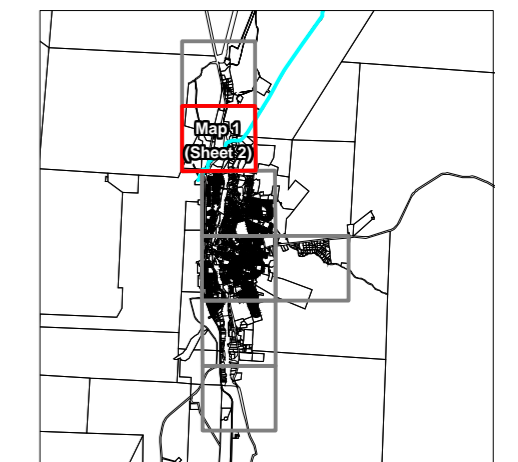
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0 0.2 Kilometres 0.4 %







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**Mount Isa City Council
Overlay - Major Infrastructure
Bulk Water Map 2 (Sheet 8)**

Cadastre


-  Cadastre
-  Mount Isa Local Government Boundary
-  Bulk Raw Water Supply (Private Mains)
-  Regional Infrastructure Corridor (25m Buffer)



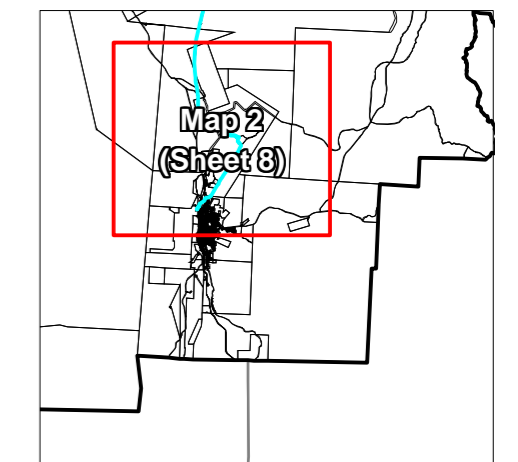
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Approximate Scale @ A3 1:100,000





0 2 4 %

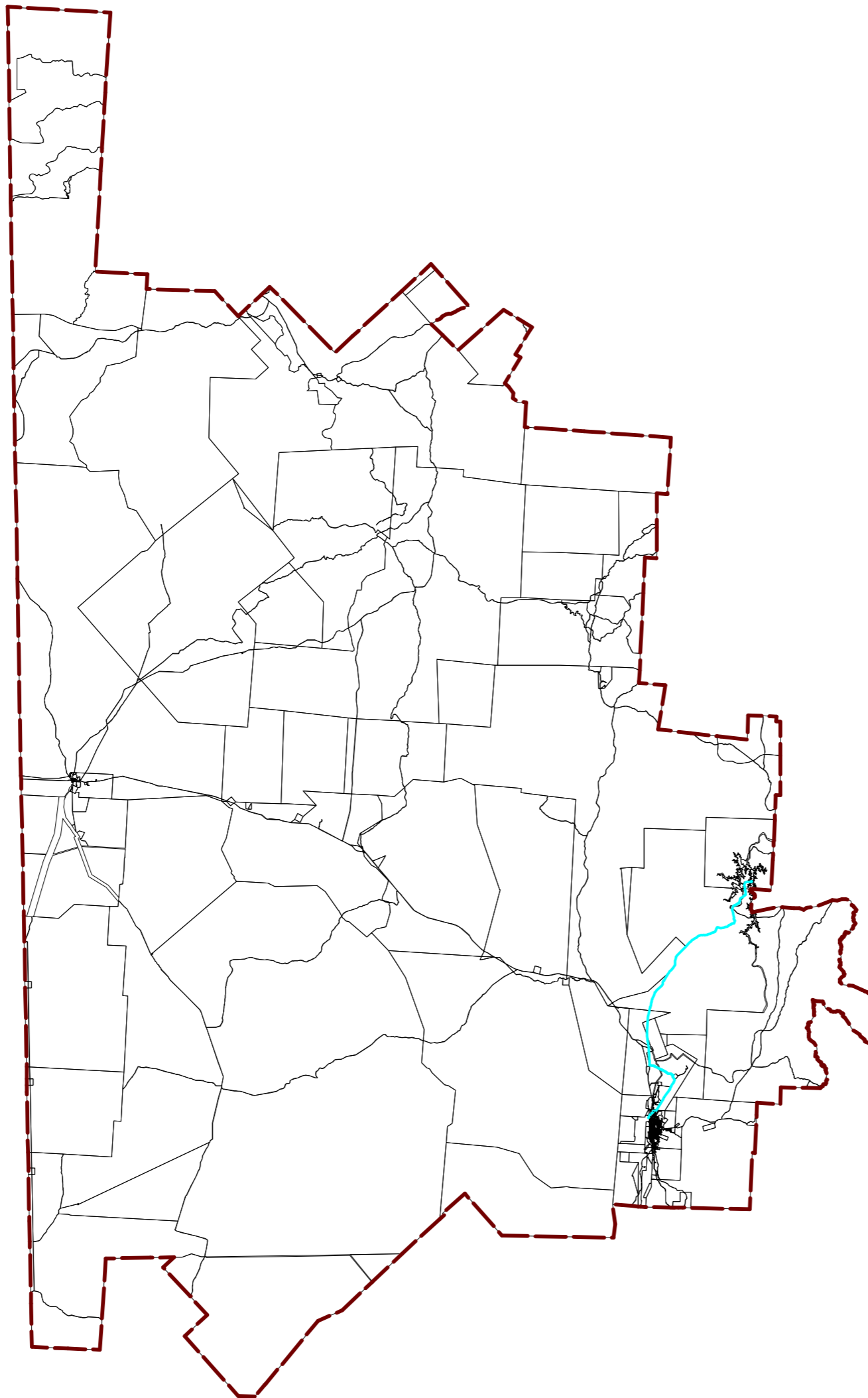


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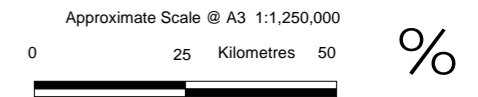
**Mount Isa City Council
Overlay - Major Infrastructure
Bulk Water Map 3 (Sheet 11)**

- Cadastre**
-  Cadastre
 -  Mount Isa Local Government Boundary
 -  Bulk Raw Water Supply (Private Mains)
 -  Regional Infrastructure Corridor (25m Buffer)

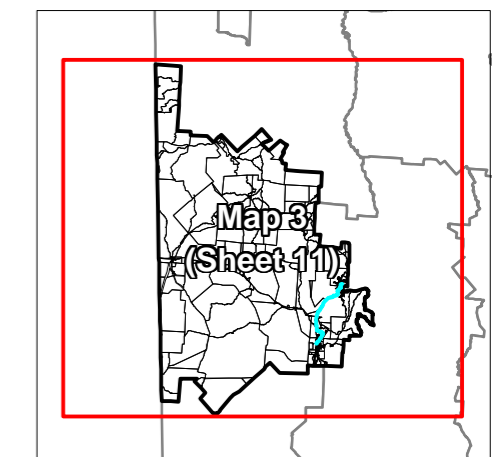


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**Mount Isa City Council
Overlay - Major Infrastructure
Road Hierarchy
Map 1 (Sheet 1)**

Legend

-  State Controlled road
-  Sub-arterial road
-  Distributor road
-  Collector road
-  Access road
-  Major rural road
-  Minor rural road
-  Car park
-  Unformed road

General

-  Cadastre



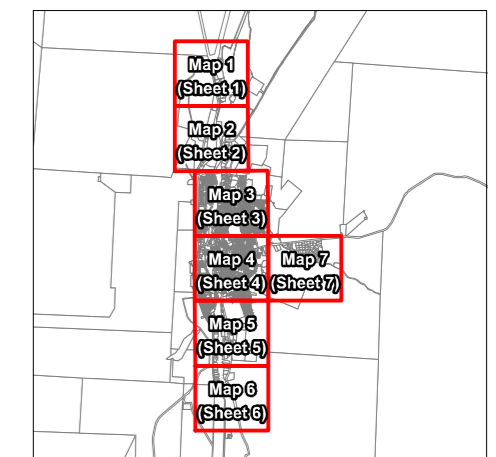
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








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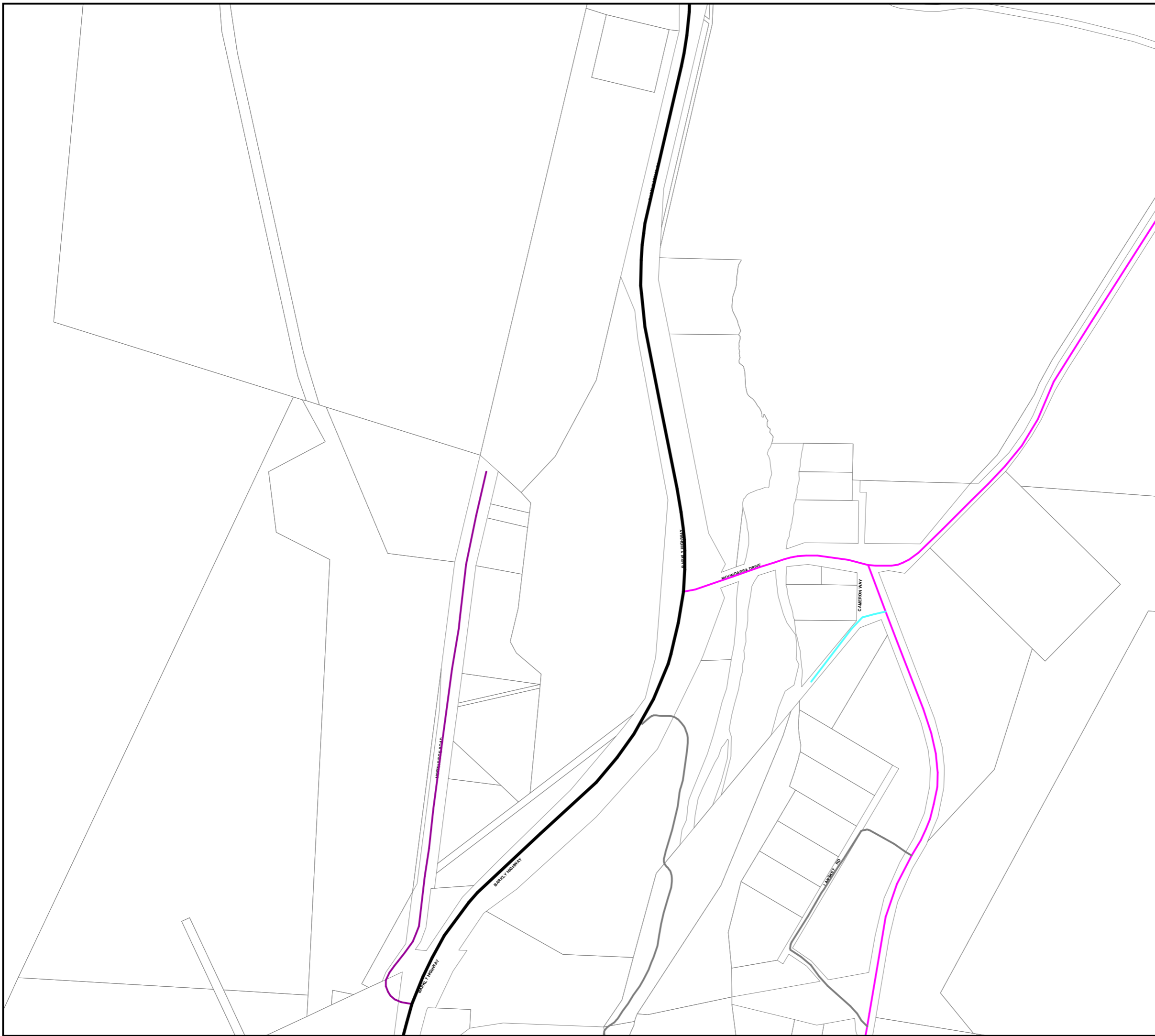
**Mount Isa City Council
Overlay - Major Infrastructure
Road Hierarchy
Map 2 (Sheet 2)**

Legend

-  State Controlled road
-  Sub-arterial road
-  Distributor road
-  Collector road
-  Access road
-  Major rural road
-  Minor rural road
-  Car park
-  Unformed road

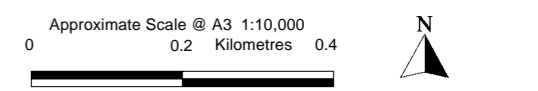
General

-  Cadastre



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**Mount Isa City Council
Overlay - Major Infrastructure
Road Hierarchy
Map 3 (Sheet 3)**

Legend

-  State Controlled road
-  Sub-arterial road
-  Distributor road
-  Collector road
-  Access road
-  Major rural road
-  Minor rural road
-  Car park
-  Unformed road

General

-  Cadastre

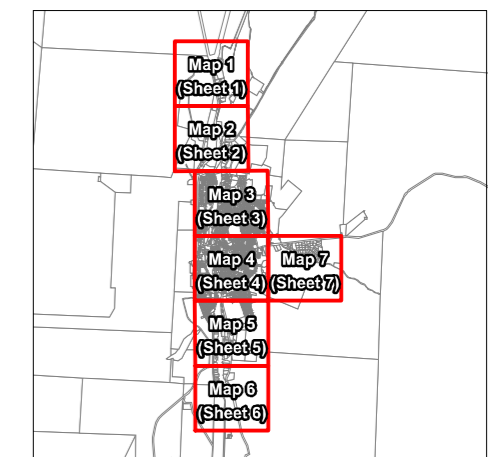
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Approximate Scale @ A3 1:10,000
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








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**Mount Isa City Council
Overlay - Major Infrastructure
Road Hierarchy
Map 4 (Sheet 4)**

Legend

-  State Controlled road
-  Sub-arterial road
-  Distributor road
-  Collector road
-  Access road
-  Major rural road
-  Minor rural road
-  Car park
-  Unformed road

General

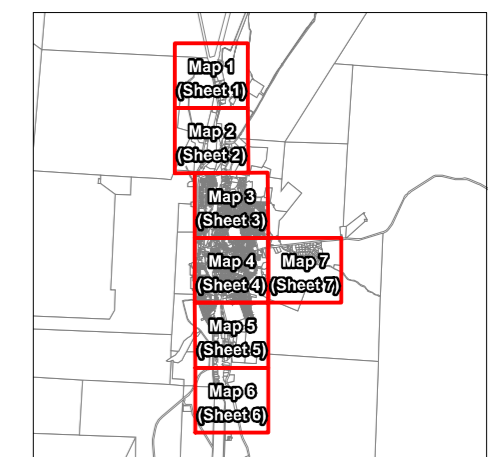
-  Cadastre

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






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0 0.2 Kilometres 0.4

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**Mount Isa City Council
Overlay - Major Infrastructure
Road Hierarchy
Map 5 (Sheet 5)**

Legend

-  State Controlled road
-  Sub-arterial road
-  Distributor road
-  Collector road
-  Access road
-  Major rural road
-  Minor rural road
-  Car park
-  Unformed road

General

-  Cadastre

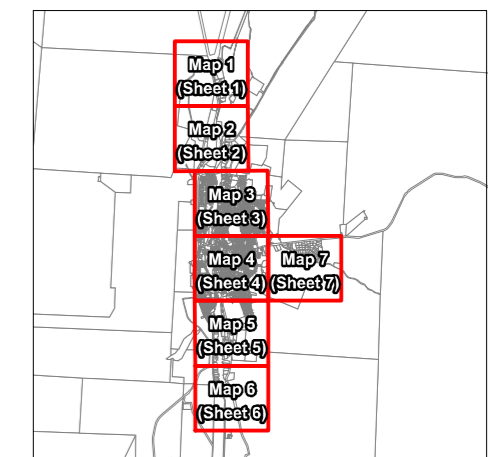
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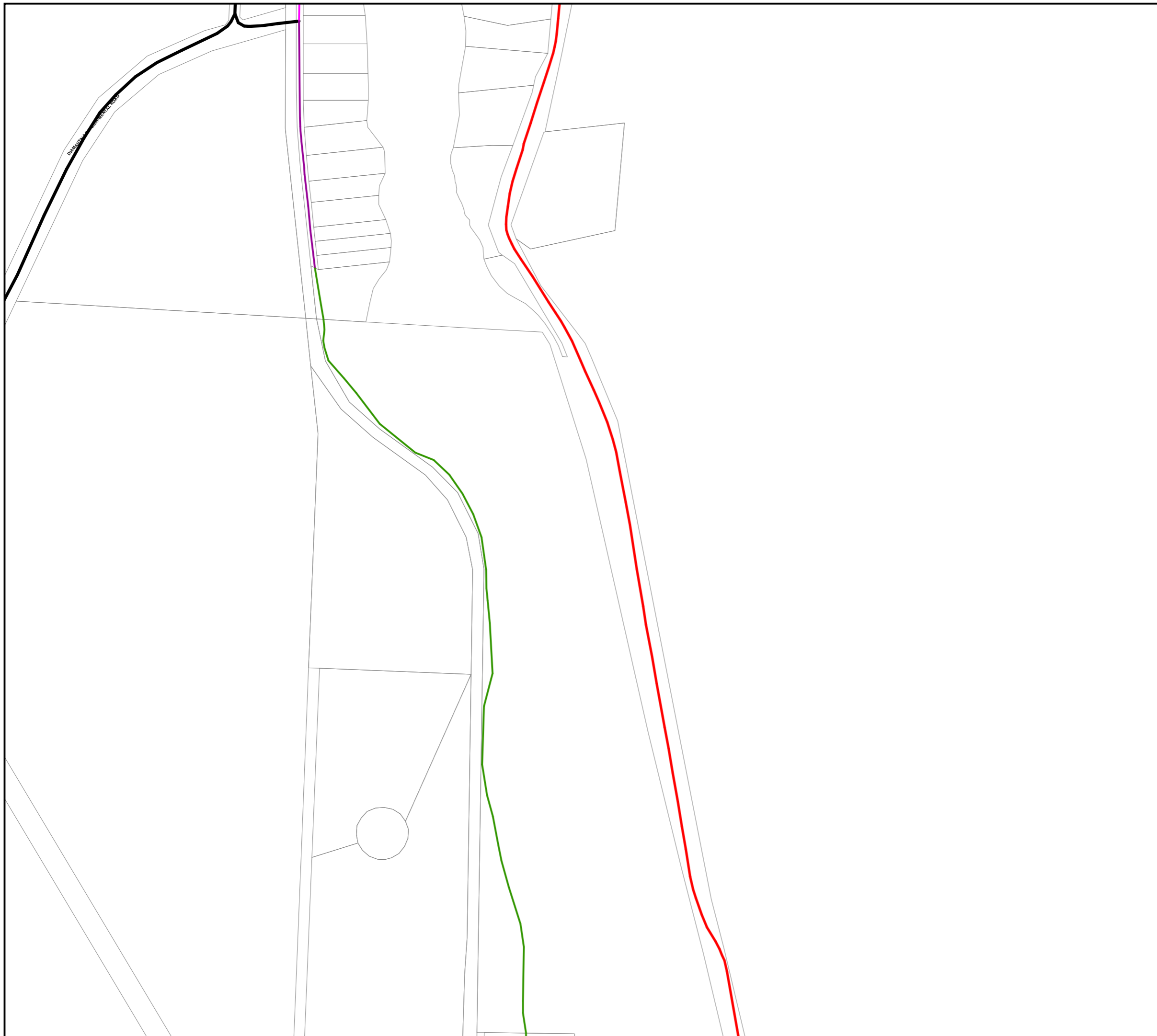
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**Mount Isa City Council
Overlay - Major Infrastructure
Road Hierarchy
Map 6 (Sheet 6)**



Legend

-  State Controlled road
-  Sub-arterial road
-  Distributor road
-  Collector road
-  Access road
-  Major rural road
-  Minor rural road
-  Car park
-  Unformed road

General

-  Cadastre

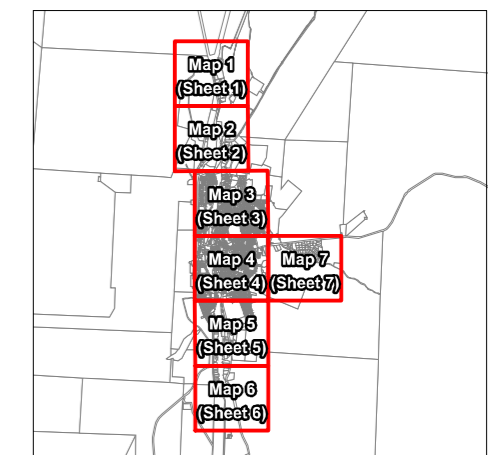
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**Mount Isa City Council
Overlay - Major Infrastructure
Road Hierarchy
Map 7 (Sheet 7)**



Legend

-  State Controlled road
-  Sub-arterial road
-  Distributor road
-  Collector road
-  Access road
-  Major rural road
-  Minor rural road
-  Car park
-  Unformed road

General

-  Cadastre

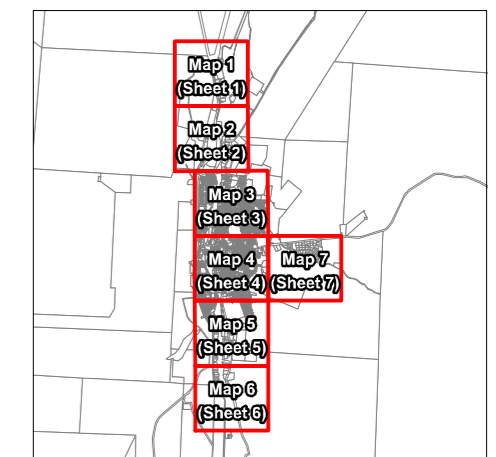
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








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**Mount Isa City Council
Overlay - Major Infrastructure
Road Hierarchy
Map 8 (Sheet 8)**

Legend

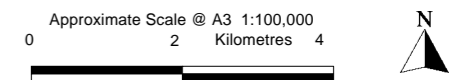
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-  Sub-arterial road
-  Distributor road
-  Collector road
-  Access road
-  Major rural road
-  Minor rural road
-  Car park
-  Unformed road

General

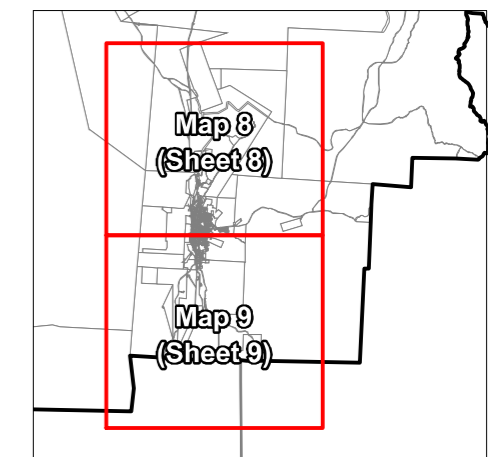
-  Cadastre

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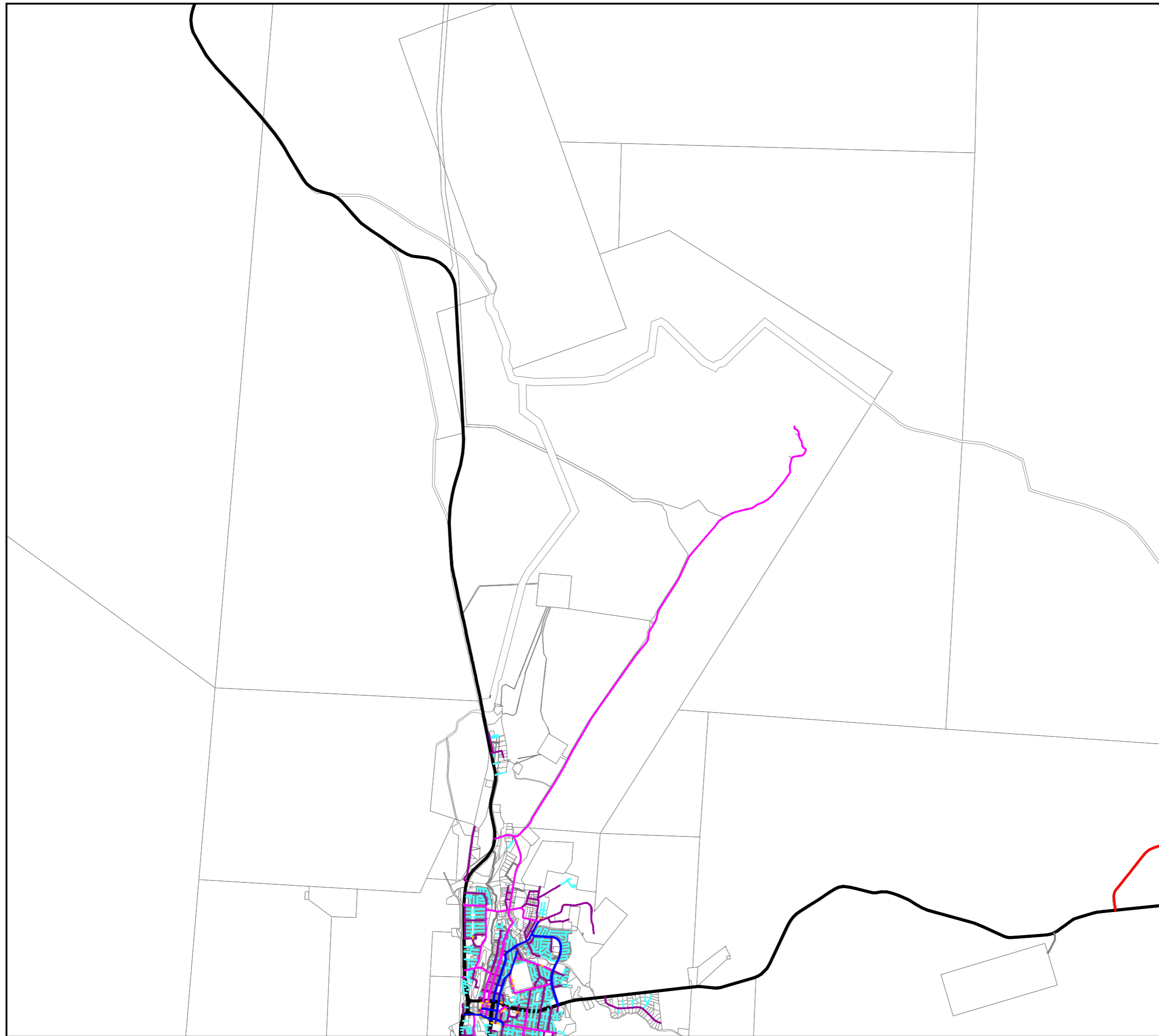
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








Overlay Map OM-RH-8




**Mount Isa City Council
Overlay - Major Infrastructure
Road Hierarchy
Map 9 (Sheet 9)**

Legend

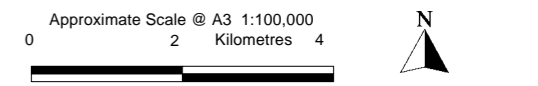
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-  Sub-arterial road
-  Distributor road
-  Collector road
-  Access road
-  Major rural road
-  Minor rural road
-  Car park
-  Unformed road

General

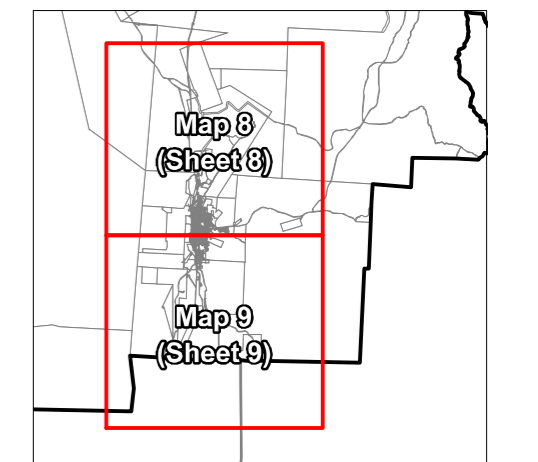
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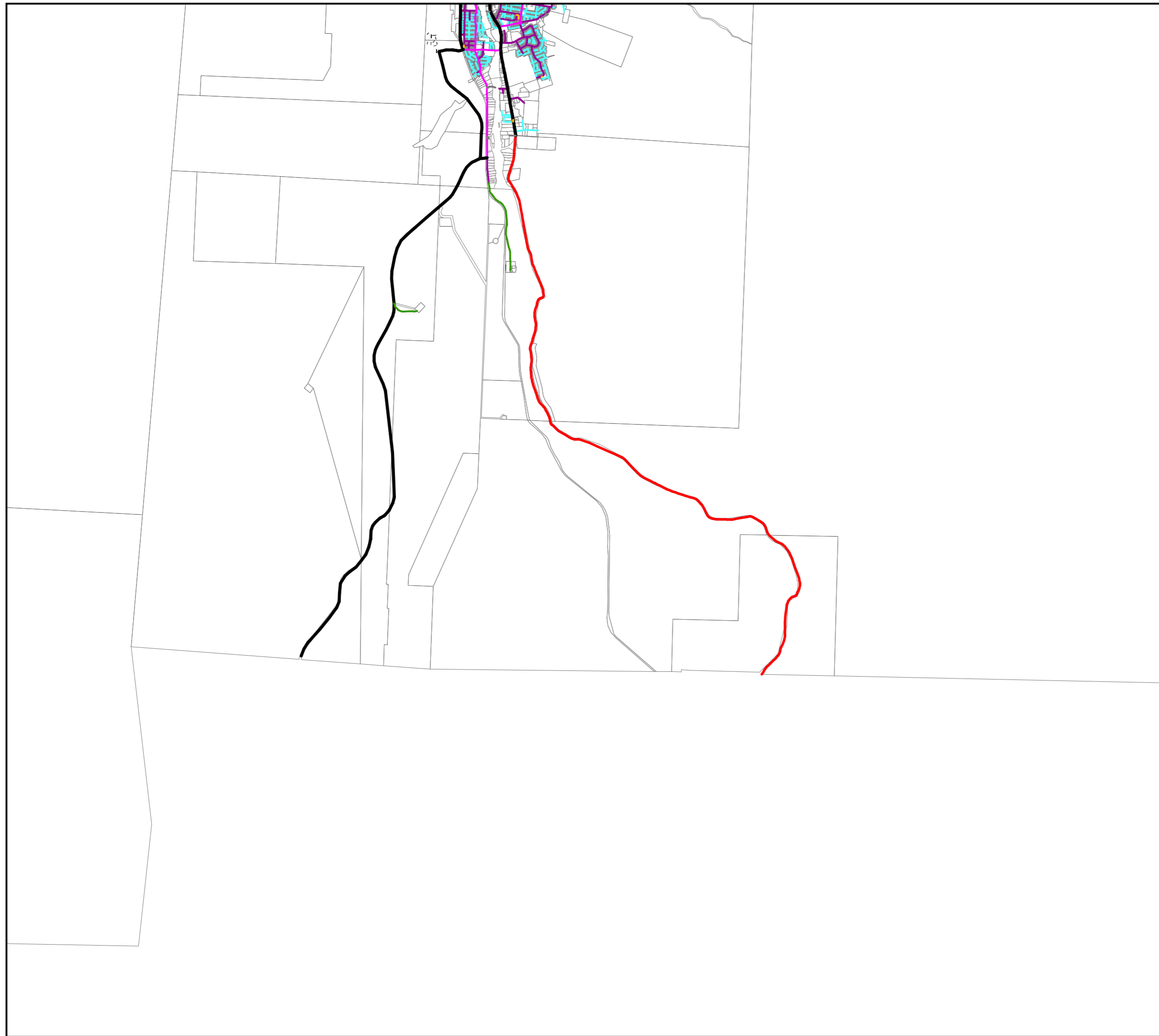
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








Overlay Map OM-RH-9




**Mount Isa City Council
Overlay - Major Infrastructure
Road Hierarchy
Map 10 (Sheet 10)**

Legend

-  State Controlled road
-  Sub-arterial road
-  Distributor road
-  Collector road
-  Access road
-  Major rural road
-  Minor rural road
-  Car park
-  Unformed road

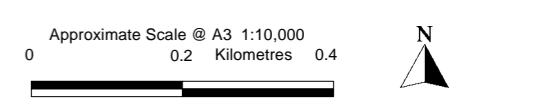
General

-  Cadastre

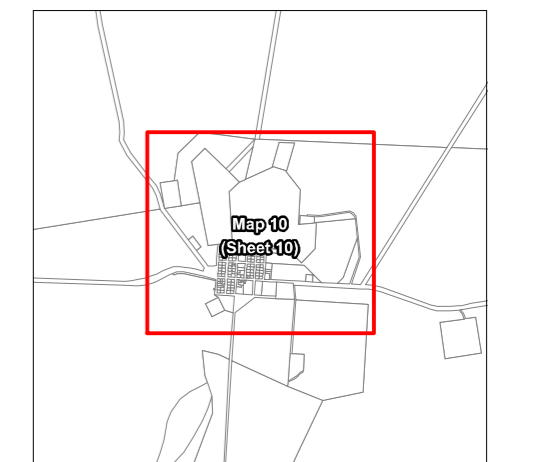


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








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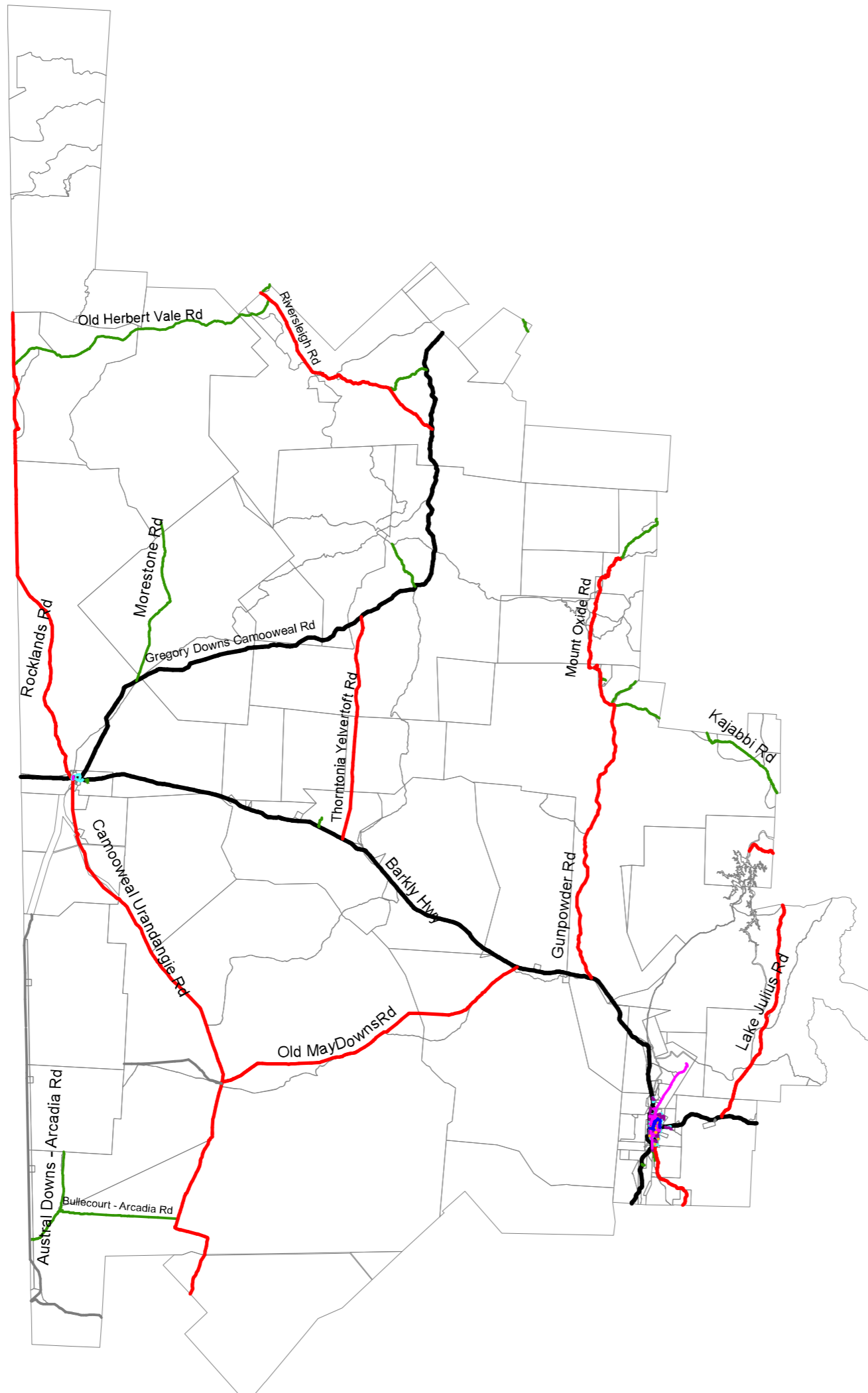
**Mount Isa City Council
Overlay - Major Infrastructure
Road Hierarchy
Map 11 (Sheet 11)**

Legend

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-  Sub-arterial road
-  Distributor road
-  Collector road
-  Access road
-  Major rural road
-  Minor rural road
-  Car park
-  Unformed road

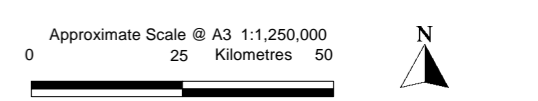
General

-  Cadastre

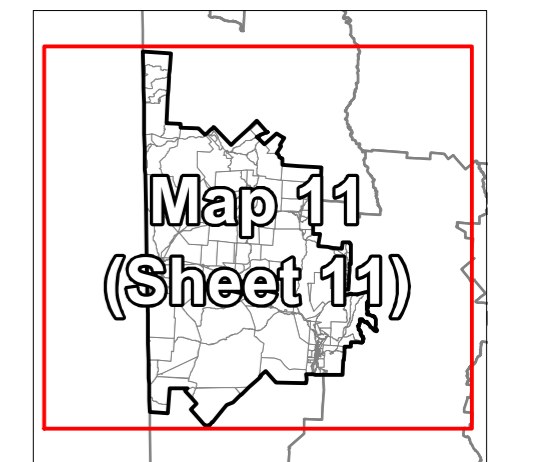


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Mount Isa City Council Overlay - Scenic Amenity Map 2 (Sheet 4)



Legend

 Scenic Rim

General

 Cadastre

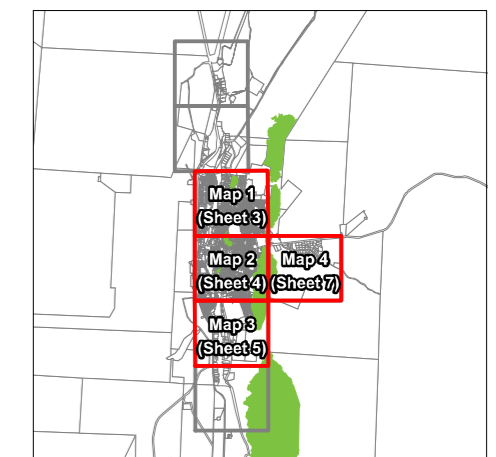
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**Mount Isa City Council
Overlay - Scenic Amenity
Map 3 (Sheet 6)**



Legend

 Scenic Rim

General

 Cadastre

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**Mount Isa City Council
Overlay - Scenic Amenity
Map 4 (Sheet 7)**



Legend

 Scenic Rim

General

 Cadastre

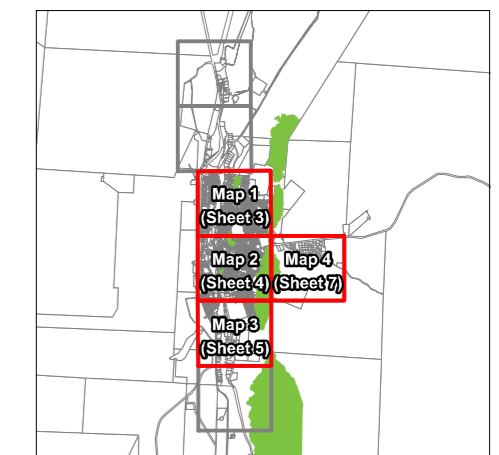
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**Mount Isa City Council
Overlay - Scenic Amenity
Map 5 (Sheet 8)**

Legend

 Scenic Rim

General

 Cadastre



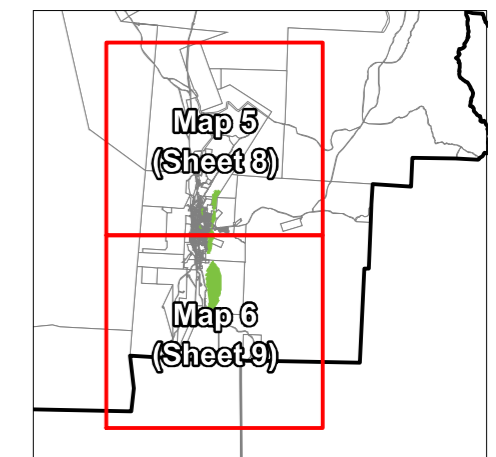
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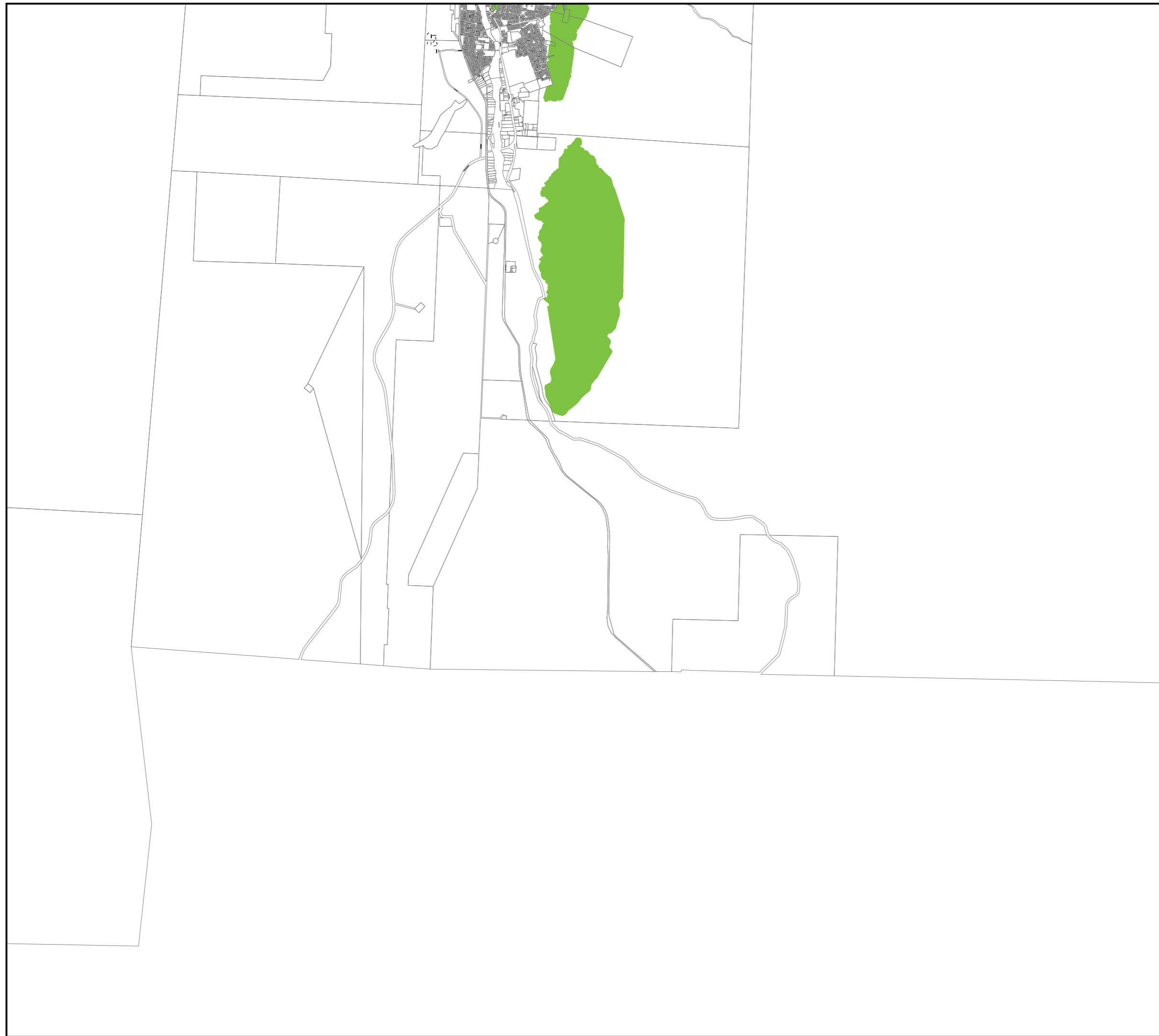
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**Mount Isa City Council
Overlay - Scenic Amenity
Map 6 (Sheet 9)**



Legend

 Scenic Rim

General

 Cadastre

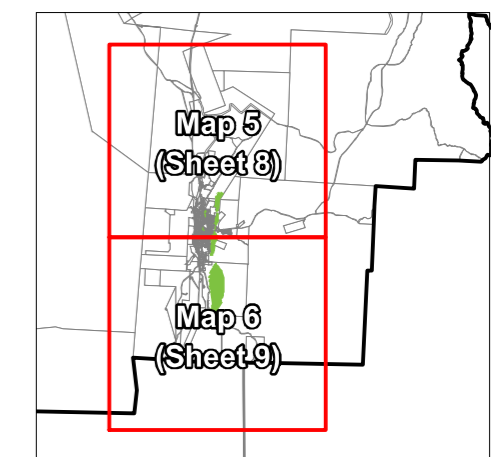
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Schedule 3 Local government infrastructure plan mapping and supporting material

SC3.1 Map index

The table below lists any local government infrastructure maps applicable to the planning scheme area.

Table SC3.1a – Map index

Map number	Map title
Priority infrastructure area map	
LGIP-INDEX	Local Government Infrastructure Plan sheet index
PIA (01-04)	Priority infrastructure area index and zones
Plans for trunk infrastructure maps	
PFTI-WS (01-08)	Water supply
PFTI-SEW (01-04)	Wastewater
PFTI-TR (01-11)	Transport (Roads)
PFTI-TP (01-05)	Transport (pedestrian and cycle movement)
PFTI-SW (01-07)	Stormwater
PFTI-PPLCF (01-06)	Public parks and land for community facilities

SC3.2 Planning assumption tables

Table SC3.2.1.a - Existing and projected population

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population					
		2016	2021	2026	2031	2036	Ultimate development (capacity)
Mount Isa	<i>Single dwelling</i>	15,869	16,362	16,874	17,452	17,602	24,164
	<i>Multiple dwelling</i>	2,903	2,993	3,087	3,193	3,220	4,421
	<i>Other dwelling</i>	624	644	664	687	692	951
	Total	19,396	19,999	20,625	21,332	21,514	29,535
Camooweal	<i>Single dwelling</i>	174	197	229	255	271	430
	<i>Multiple dwelling</i>	7	8	10	11	12	19
	<i>Other dwelling</i>	59	67	77	86	91	145
	Total	240	272	316	352	374	593
Inside priority infrastructure area (total)	<i>Single dwelling</i>	16,042	16,559	17,103	17,707	17,872	24,594
	<i>Multiple dwelling</i>	2,911	3,002	3,097	3,204	3,232	4,439
	<i>Other dwelling</i>	683	710	741	773	784	1,096
	Total	19,636	20,271	20,941	21,684	21,888	30,129
Outside priority infrastructure area (total)	<i>Single dwelling</i>	934	1,041	1,149	1,185	1,578	4,381
	<i>Multiple dwelling</i>	145	161	178	184	245	679
	<i>Other dwelling</i>	275	306	338	348	464	1,289
	Total	1,353	1,509	1,665	1,717	2,287	6,349
Mount Isa City Council	<i>Single dwelling</i>	16,976	17,600	18,252	18,892	19,450	28,975
	<i>Multiple dwelling</i>	3,055	3,163	3,275	3,388	3,476	5,118
	<i>Other dwelling</i>	958	1,016	1,079	1,121	1,248	2,385
	Total	20,989	21,780	22,606	23,401	24,175	36,478

Table SC3.2.2.a - Existing and projected employees

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees					Ultimate development (capacity)
		2016	2021	2026	2031	2036	
Mount Isa	Retail	770	794	818	846	854	1,171
	Commercial	2,319	2,391	2,466	2,550	2,572	3,528
	Industry	1,243	1,283	1,326	1,373	1,386	1,928
	Community Purposes	1,376	1,419	1,463	1,513	1,526	2,096
	Rural and Other Uses	3,312	3,427	3,545	3,680	3,714	5,238
	Total	9,019	9,313	9,618	9,963	10,052	13,962
Camooweal	Retail	14	15	18	20	21	34
	Commercial	32	34	38	42	43	63
	Industry	29	31	34	36	38	53
	Community Purposes	5	5	6	7	7	11
	Rural and Other Uses	32	35	40	44	46	69
	Total	110	121	136	148	156	230
Inside priority infrastructure area (total)	Retail	783	809	836	866	875	1,205
	Commercial	2,351	2,425	2,504	2,591	2,615	3,591
	Industry	1,271	1,314	1,360	1,410	1,424	1,981
	Community Purposes	1,380	1,424	1,469	1,520	1,533	2,107
	Rural and Other Uses	3,344	3,462	3,585	3,723	3,760	5,308
	Total	9,129	9,434	9,754	10,111	10,207	14,192
Outside priority infrastructure area (total)	Retail	51	59	68	72	97	298
	Commercial	198	227	257	273	351	989
	Industry	151	167	183	192	236	596
	Community Purposes	99	117	136	147	193	574
	Rural and Other Uses	722	772	824	855	982	2,047
	Total	1,221	1,342	1,467	1,538	1,859	4,503
Mount Isa City Council	Retail	834	868	904	938	972	1,502
	Commercial	2,548	2,652	2,761	2,865	2,966	4,580
	Industry	1,422	1,481	1,543	1,602	1,660	2,577
	Community Purposes	1,479	1,541	1,605	1,666	1,727	2,681
	Rural and Other Uses	4,066	4,234	4,409	4,578	4,743	7,355
	Total	10,350	10,776	11,221	11,649	12,066	18,695

Table SC3.2.3.a - Planned density and demand generation rate for a trunk infrastructure network

Column 1 Area classification	Column 2 LGIP development type	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network				
		Non-residential plot ratio	Residential density (dwellings/dev ha)	Water supply network (EP/dev ha)	Sewerage network (EP/dev ha)	Stormwater network (imp ha)	Transport network (trips/dev ha)	Public parks and land for community facilities network (persons/dev ha)
Residential development								
Low density residential			15.4	41.1	41.1	0.6	153.6	41.1
Medium density residential			25.0	57.6	57.6	0.7	250.0	57.6
Medium density residential	Stables		21.3	57.0	57.0	0.7	212.5	57.0
Rural residential			0.4	1.1	1.1	0.1	4.0	1.1
Rural			0.001	0.003	0.003	0.0	0.01	0.003
Township			10.0	28.4	28.4	0.5	100.0	28.4
Non-residential development and mixed development[1]								
Community Facilities		0.75		14.2	14.2	0.4	50	N/A
Environmental Management		0		0.0	0.0	0.0	0	N/A
Local Centre		1.2	9.0	42.6	42.6	0.9	400	16.3
Low Impact Industry		0.75		42.6	42.6	0.9	75	N/A
Medium Impact Industry		0.75		42.6	42.6	0.9	75	N/A
Mixed Use		1.2	24.0	56.9	56.9	0.8	200	43.3
Open Space		0.05		0.0	0.0	0	0	N/A
Principal Centre		1.4	10.5	56.9	56.9	1	500	19.0
Special Industry		0.75		21.3	21.3	0	75	N/A
Special Purpose		0.75		0.0	0.0	0	0	N/A
Sport and Recreation		0.25		14.2	14.2	0.1	50	N/A

Note—1. Table Mixed development is development that includes residential development and non-residential development.

Table SC3.2.4.a - Existing and projected residential dwellings

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings					
		2016	2021	2026	2031	2036	Ultimate development (capacity)
Mount Isa	Single dwelling	5,512	5,683	5,912	6,134	6,191	8,499
	Multiple dwelling	1,588	1,637	1,703	1,767	1,783	2,448
	Other dwelling	213	220	229	237	240	329
	Total	7,313	7,541	7,844	8,139	8,214	11,277
Camooweal	Single dwelling	60	68	80	90	95	151
	Multiple dwelling	4	5	5	6	6	10
	Other dwelling	20	23	27	30	32	50
	Total	84	96	112	125	133	212
Inside priority infrastructure area (total)	Single dwelling	5,572	5,752	5,993	6,224	6,286	8,651
	Multiple dwelling	1,592	1,642	1,709	1,773	1,790	2,459
	Other dwelling	233	243	256	267	271	379
	Total	7,398	7,636	7,957	8,264	8,348	11,488
Outside priority infrastructure area (total)	Single dwelling	324	362	403	416	555	1,541
	Multiple dwelling	79	88	98	102	135	376
	Other dwelling	94	105	117	121	161	446
	Total	497	555	617	638	851	2,363
Mount Isa City Council	Single dwelling	5,897	6,113	6,395	6,640	6,841	10,192
	Multiple dwelling	1,671	1,730	1,807	1,875	1,925	2,835
	Other dwelling	327	347	372	388	432	825
	Total	7,895	8,191	8,574	8,903	9,199	13,851

Table SC3.2.5.a - Existing and projected non-residential floor space

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m ² GFA)					
		2016	2021	2026	2031	2036	Ultimate development (capacity)
Mount Isa	Retail	15,397	15,874	16,369	16,928	17,073	23,419
	Commercial	57,976	59,775	61,640	63,748	64,292	88,210
	Industry	136,679	141,166	145,818	151,077	152,433	212,097
	Community Purposes	34,395	35,465	36,575	37,830	38,154	52,391
	Rural and Other Uses	66,241	68,533	70,909	73,596	74,289	104,770
	Total	310,688	320,813	331,312	343,181	346,240	480,888
Camooweal	Retail	272	308	358	399	423	672
	Commercial	792	862	960	1,039	1,087	1,570
	Industry	3,152	3,396	3,732	4,007	4,172	5,843
	Community Purposes	113	128	149	166	176	280
	Rural and Other Uses	634	702	796	874	920	1,389
	Total	4,962	5,397	5,995	6,484	6,778	9,754
Inside priority infrastructure area (total)	Retail	15,668	16,182	16,727	17,327	17,496	24,091
	Commercial	58,768	60,637	62,600	64,787	65,379	89,781
	Industry	139,832	144,562	149,551	155,084	156,605	217,940
	Community Purposes	34,508	35,593	36,724	37,996	38,330	52,671
	Rural and Other Uses	66,874	69,235	71,706	74,470	75,209	106,159
	Total	315,650	326,210	337,307	349,665	353,018	490,642
Outside priority infrastructure area (total)	Retail	1,014	1,183	1,351	1,436	1,936	5,957
	Commercial	4,944	5,667	6,414	6,831	8,778	24,713
	Industry	16,596	18,351	20,140	21,123	25,952	65,532
	Community Purposes	2,477	2,925	3,397	3,666	4,834	14,356
	Rural and Other Uses	14,448	15,445	16,483	17,093	19,642	40,940
	Total	39,479	43,571	47,784	50,149	61,140	151,498
Mount Isa City Council	Retail	16,683	17,365	18,078	18,763	19,431	30,047
	Commercial	63,712	66,304	69,013	71,618	74,156	114,493

Industry	156,428	162,913	169,690	176,207	182,556	283,472
Community Purposes	36,985	38,519	40,121	41,662	43,164	67,028
Rural and Other Uses	81,322	84,680	88,189	91,563	94,850	147,099
Total	355,130	369,781	385,091	399,815	414,158	642,140

SC3.3 Schedule of works

Table SC3.3.1.a - Water supply network schedule of works

Column 1 Map Reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost ¹
WS0001	Installation of Cathoinic Protection - No. 1 Reservoir (Quoted 2014)	2018	\$129,000
WS0002	Reservoir Chlorination Facility (Reservoir 1)	2018	\$43,000
WS0003	Reservoir Chlorination Facility (Reservoir 3)	2018	\$43,000
WS0004	Reservoir Chlorination Facility (Reservoir 5)	2018	\$43,000
WS0005	Reservoir Chlorination Facility (Reservoir 6)	2018	\$43,000
WS0006	No.1 Reservoir Mixers (Pax)	2018	\$43,000
WS0007	No.3 Reservoir Mixers (Pax)	2018	\$43,000
WS0008	No.5 Reservoir Mixers (Pax)	2018	\$43,000
WS0009	No.6 Reservoir Mixers (Pax)	2018	\$43,000
WS0010	Installation of Cathoinic Protection - No. 2 Reservoir	2019	\$107,553
WS0011	Reservoir Chlorination Facility (Reservoir 6)	2020	\$69,875
WS0012	Installation of Cathoinic Protection - No. 4 Reservoir	2021	\$74,379
WS0013	Installation of Cathoinic Protection - No. 5 Reservoir	2022	\$79,569
WS0014	Installation of Cathoinic Protection - No. 5 Reservoir	2023	\$79,569
WS0015	Installation of Cathoinic Protection - No. 4 Reservoir	2029	\$49,817
TOTAL			\$933,761

Table SC3.3.2.a - Sewerage network schedule of works

Column 1 Map Reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
S0001	Overflow Retention Facility (Chambers) @ No. Stn 6	2018	\$37,625
S0002a	Overflow Retention Facility (Chambers) @ No. Stn 3	2018	\$26,875
S0002b	Overflow Retention Facility (Chambers) @ No. Stn 5	2018	\$26,875

¹Note: Table SC3.2.1.a Column 4 - The establishment cost is expressed in current cost terms as at the base date.

Column 1 Map Reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
S0003-11a	Fit 4x Gensets/Connections to PS as Power Outage Backups	2019	\$28,219
S0003-11b	Fit 4x Gensets/Connections to PS as Power Outage Backups	2020	\$28,219
S0003-11c	Fit 4x Gensets/Connections to PS as Power Outage Backups	2021	\$28,219
S0003-11d	Fit 4x Gensets/Connections to PS as Power Outage Backups	2022	\$30,188
TOTAL		\$206,219	

Table SC3.3.3.a - Stormwater network schedule of works

Column 1 Map Reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
SW0001	Installation of Gross Pollutant Traps (Main Discharge Mains) - Short Street Runoff (Adjacent Kaeser Rd)	2019	\$115,343
SW0002	Gliderport - East	2031	\$5,313,151
SW0003	Gilderport - West	2036	\$3,503,024
TOTAL		\$8,931,518	

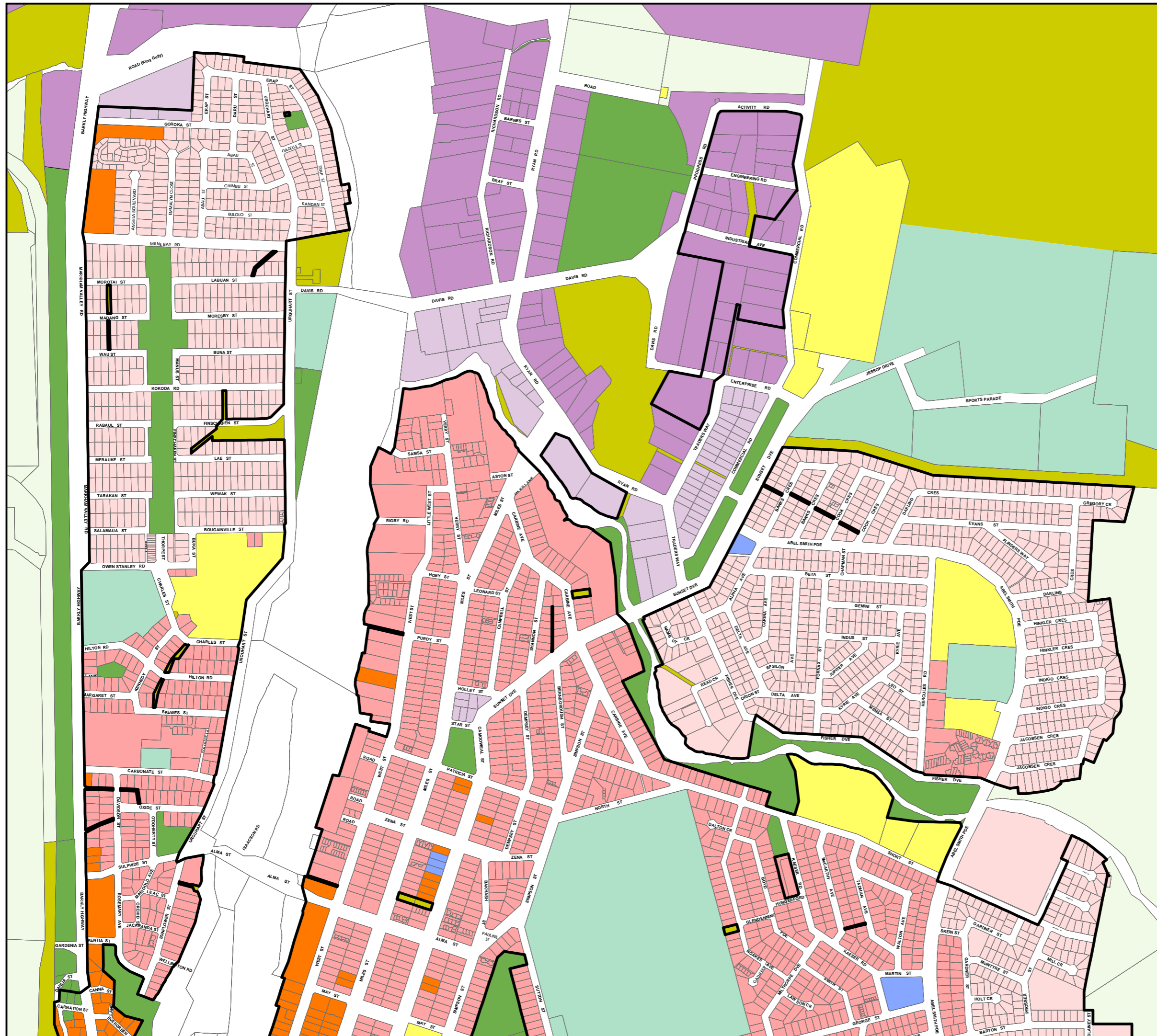
Table SC3.3.4.a - Transport (roads, cyclist and pedestrian facilities) network schedule of works

Column 1 Map Reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
RD0001	Mullan Street (George St - Marian St)	2018	\$102,132
RD0003	Replacement/Refurbishment of Isa Street Bridge - Construct Upgrade (Work to progress only if funding is successful)	2018	\$6,450,000
RD0004	Round about at Traders Way/Sunset Drive Intersection (Improve User Safety and Traffic Flows)	2018	\$114,881
RD0005	Roundabout at 4th Ave/11th Ave Intersection (improve user safety and traffic flows)	2019	\$222,525
RD0006	New Interconnecting Footpath - Wright Road (Thompson Rd to end of Wright Rd) (3 year project)	2019	\$93,751
TOTAL		\$6,983,289	

Table SC3.3.5.a - Public parks and land for community facilities schedule of works

Column 1 Map Reference	Column 2 Trunk Infrastructure	Column 3 Estimated timing	Column 4 Establishment cost
PCF0001	Play Park upgrade (Stage 1) - Family Fun Park	2018	\$86,301
PCF0002	Skate Park (Stage 2) - Family Fun Park	2018	\$718,310
PCF0003	George McCoy Park - Upgrade to Day time Van Parking with ablution, security fencing along river boundary	2018	\$285,257
TOTAL		\$1,089,868	

**Mount Isa City Council
Local Government Infrastructure
Plan - Priority Infrastructure Area
Map 1 (Sheet 3)**



Legend

Priority Infrastructure Area

- Priority Infrastructure Area Boundary (PIA)

Planning Areas

- Local Centre
- Principal Centre
- Community Facilities
- Environmental Management
- Low Density Residential
- Medium Density Residential
- Low Impact Industry
- Medium Impact Industry
- Mixed Use
- Open Space
- Sport and Recreation
- Rural
- Rural Residential
- Special Industry
- Special Purpose
- Township

General

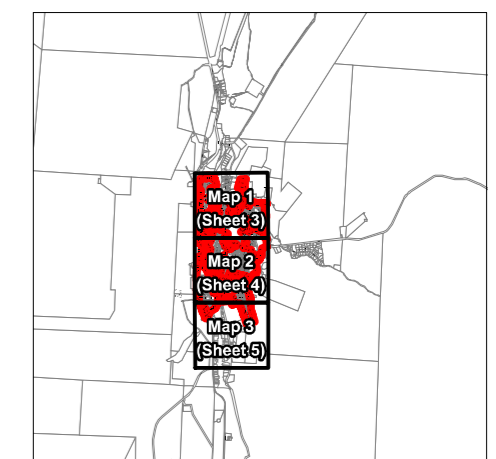
- Property Boundary

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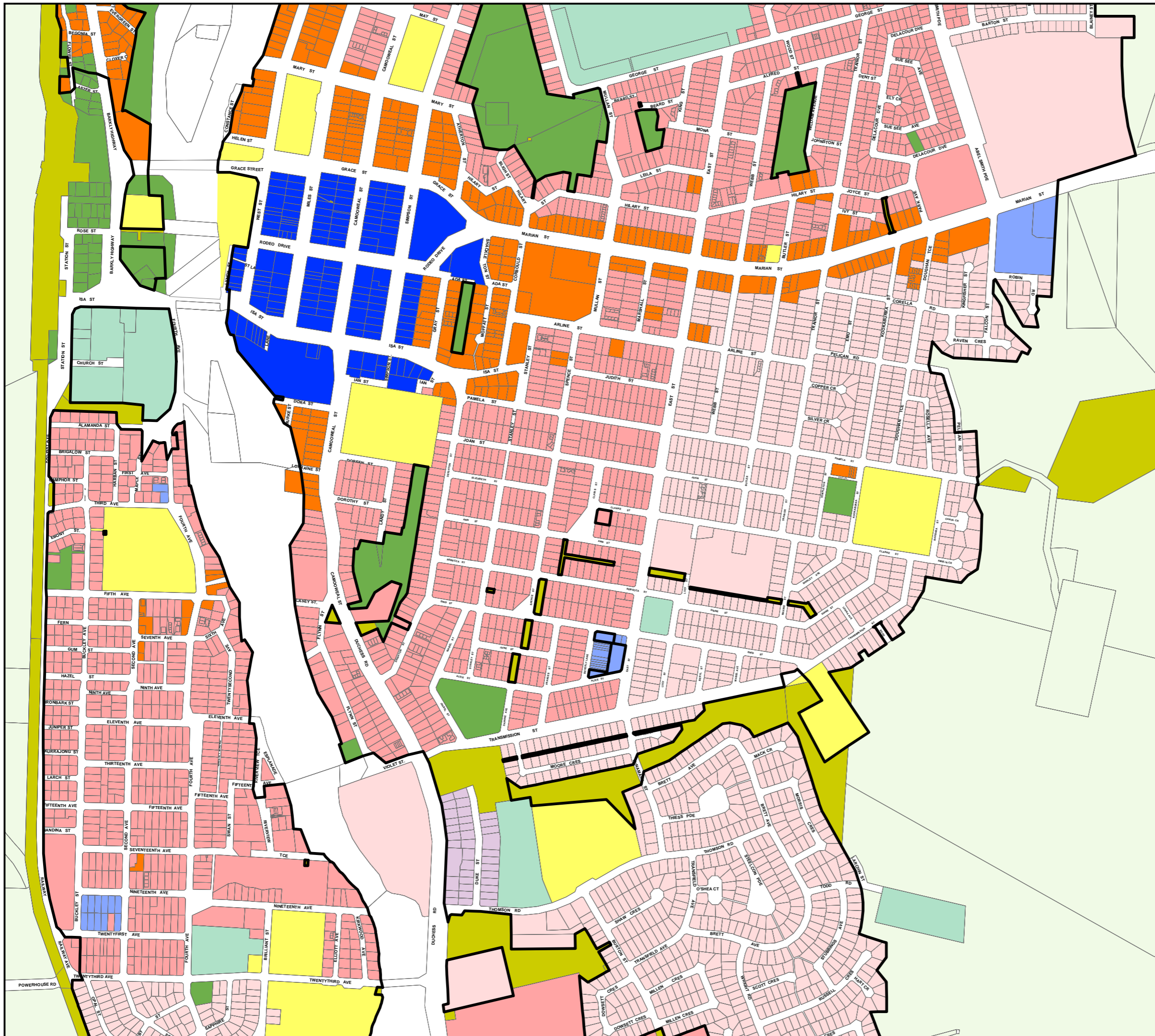
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Overlay Map PIA-01

**Mount Isa City Council
Local Government Infrastructure
Plan - Priority Infrastructure Area
Map 2 (Sheet 4)**



Legend

Priority Infrastructure Area

- Priority Infrastructure Area Boundary (PIA)

Planning Areas

- Local Centre
- Principal Centre
- Community Facilities
- Environmental Management
- Low Density Residential
- Medium Density Residential
- Low Impact Industry
- Medium Impact Industry
- Mixed Use
- Open Space
- Sport and Recreation
- Rural
- Rural Residential
- Special Industry
- Special Purpose
- Township

General

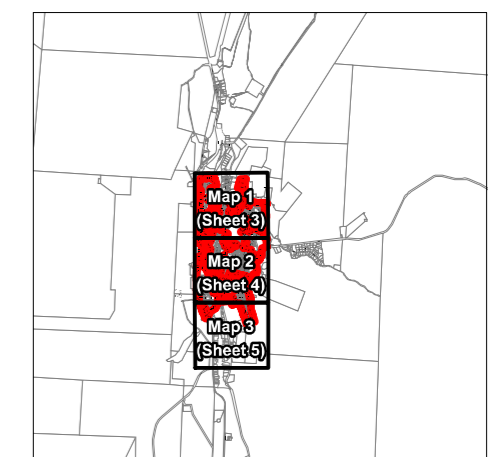
- Property Boundary

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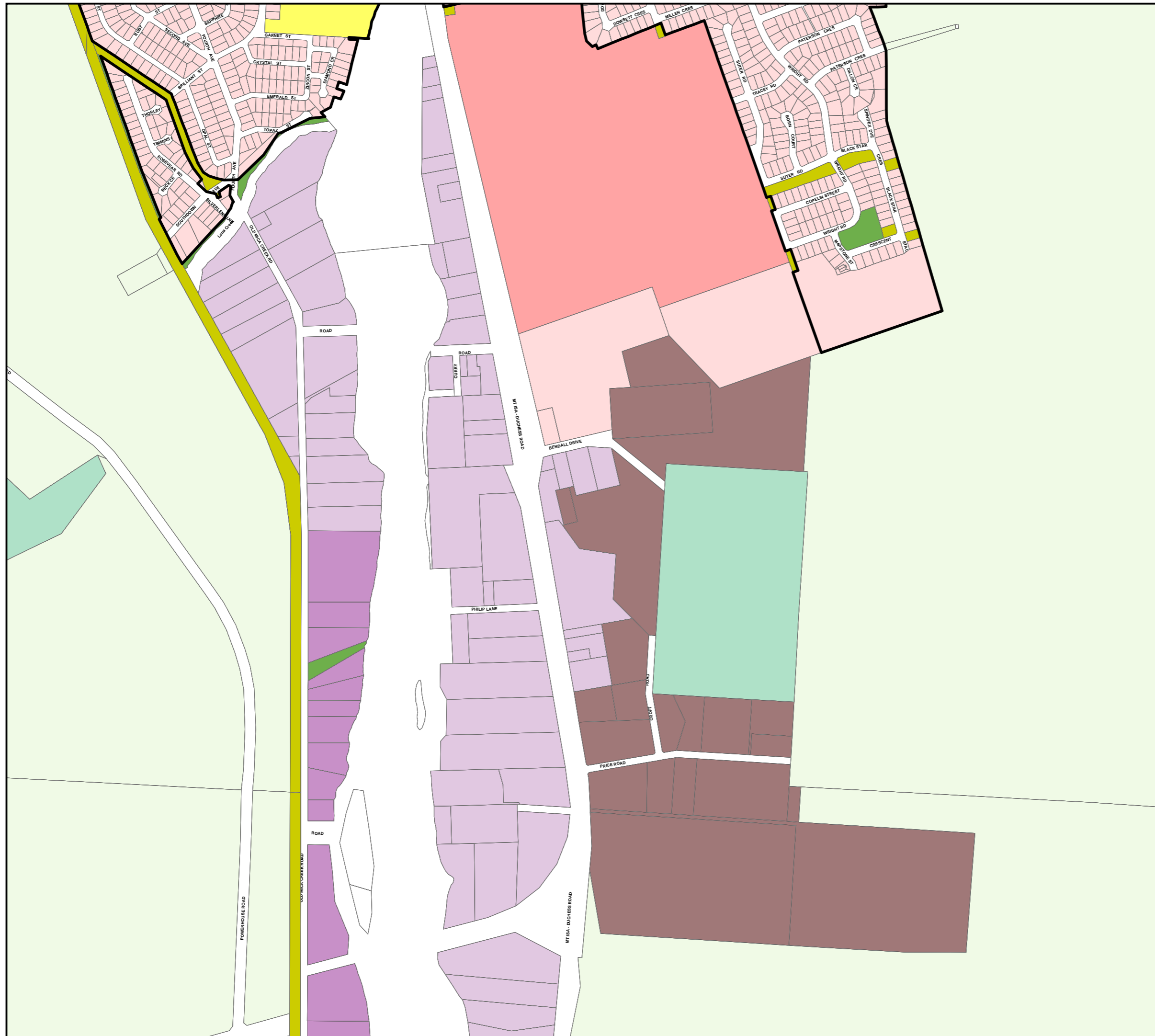
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Overlay Map PIA-02

**Mount Isa City Council
Local Government Infrastructure
Plan - Priority Infrastructure Area
Map 3 (Sheet 5)**



















Legend


Priority Infrastructure Area

 Priority Infrastructure Area Boundary (PIA)

Planning Areas

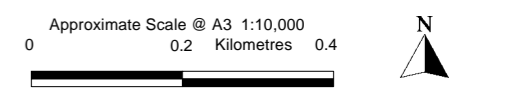
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-  Principal Centre
-  Community Facilities
-  Environmental Management
-  Low Density Residential
-  Medium Density Residential
-  Low Impact Industry
-  Medium Impact Industry
-  Mixed Use
-  Open Space
-  Sport and Recreation
-  Rural
-  Rural Residential
-  Special Industry
-  Special Purpose
-  Township

General

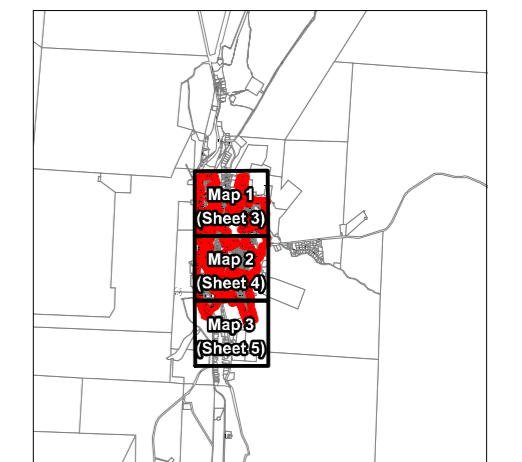
 Property Boundary

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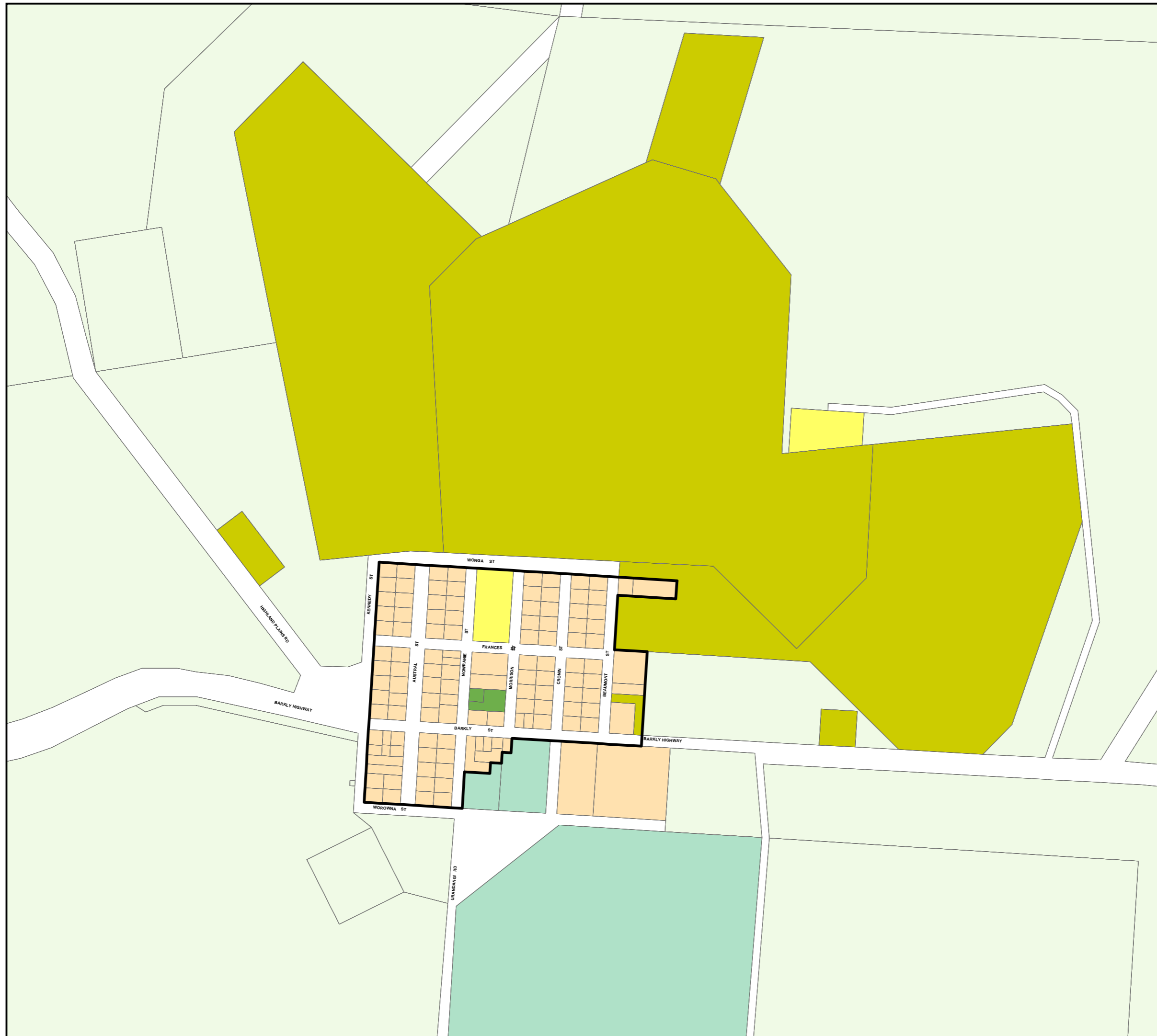


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Overlay Map PIA-03

**Mount Isa City Council
Local Government Infrastructure
Plan - Priority Infrastructure Area
Map 4 (Sheet 10)**



Legend

Priority Infrastructure Area

- Priority Infrastructure Area Boundary (PIA)

Planning Areas

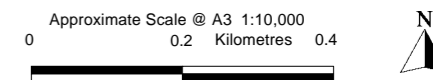
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- Principal Centre
- Community Facilities
- Environmental Management
- Low Density Residential
- Medium Density Residential
- Low Impact Industry
- Medium Impact Industry
- Mixed Use
- Open Space
- Sport and Recreation
- Rural
- Rural Residential
- Special Industry
- Special Purpose
- Township

General

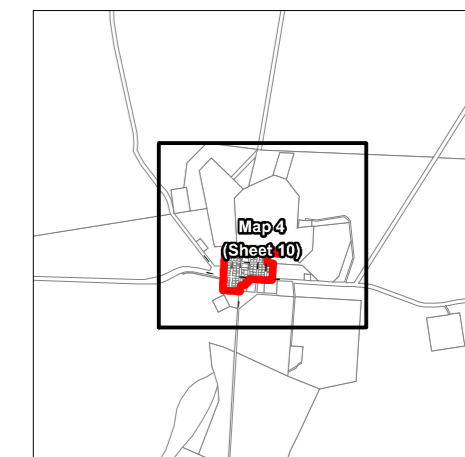
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Overlay Map PIA-04

**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Water Supply
Map 1 (Sheet 1)**

Legend

Existing Trunk Infrastructure

-  Water Main
-  Raw Water Main
-  Reservoir
-  Pump Station
-  Future Trunk Infrastructure

General

-  Priority Infrastructure Area
-  Property Boundary
-  Service Catchment

Note: Future asset alignments are indicative only, and subject to negotiation with landholders and relevant authorities.

Water services may be contained within the 'trunk' water main network

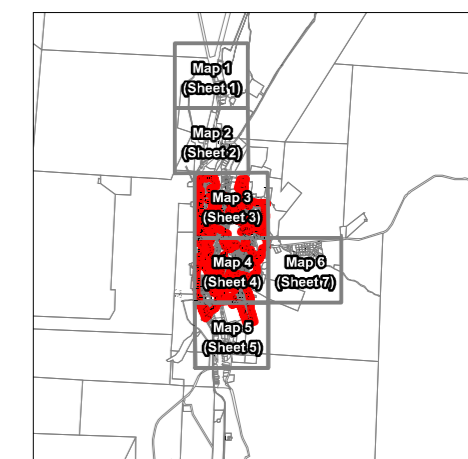
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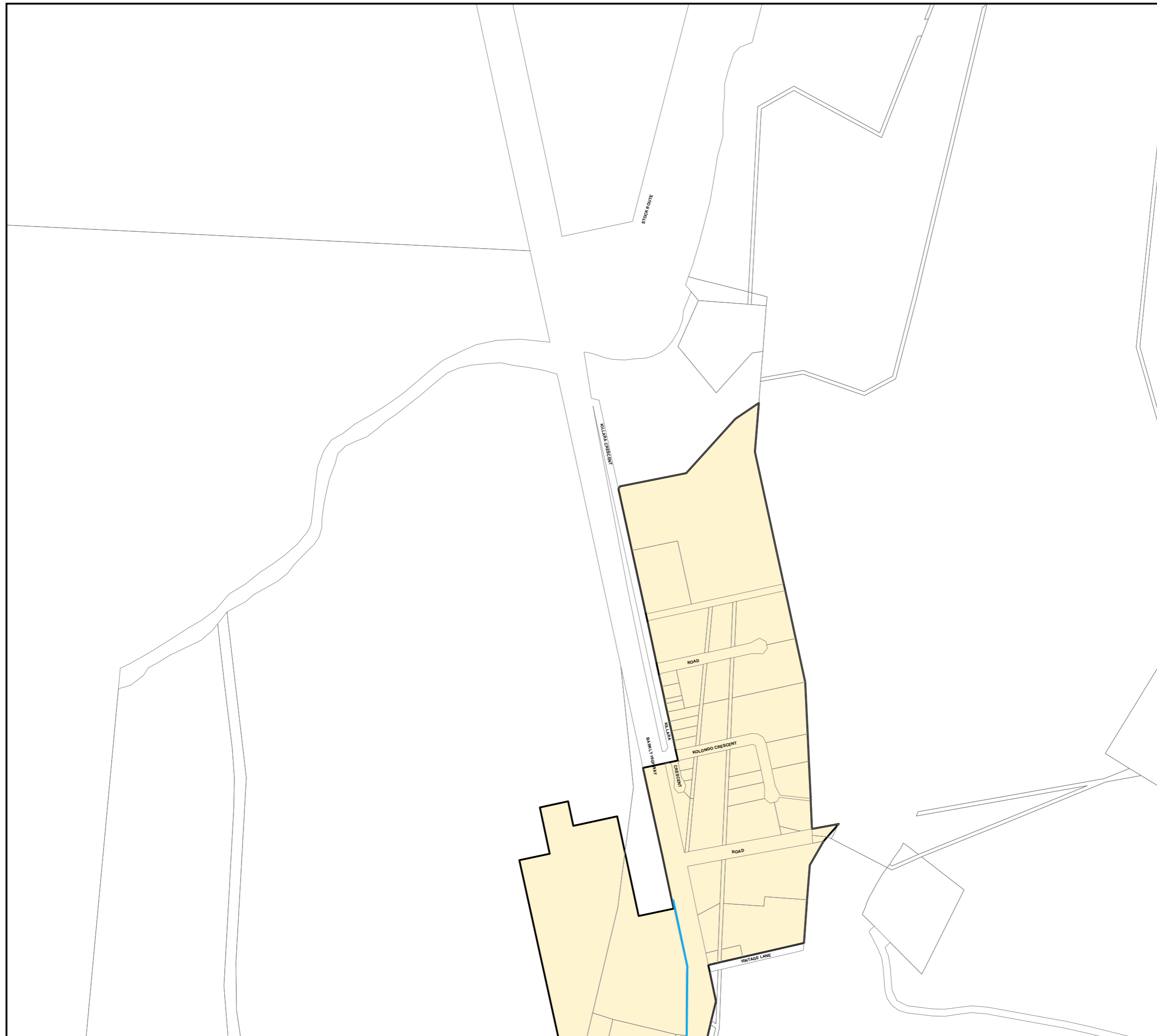
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Overlay Map PFTI-WS-01



**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Water Supply
Map 2 (Sheet 2)**

- Legend**
- Existing Trunk Infrastructure*
-  Water Main
 -  Raw Water Main
 -  Reservoir
 -  Pump Station
 -  Future Trunk Infrastructure
- General*
-  Priority Infrastructure Area
 -  Property Boundary
 -  Service Catchment

Note: Future asset alignments are indicative only, and subject to negotiation with landholders and relevant authorities.

Water services may be contained within the 'trunk' water main network

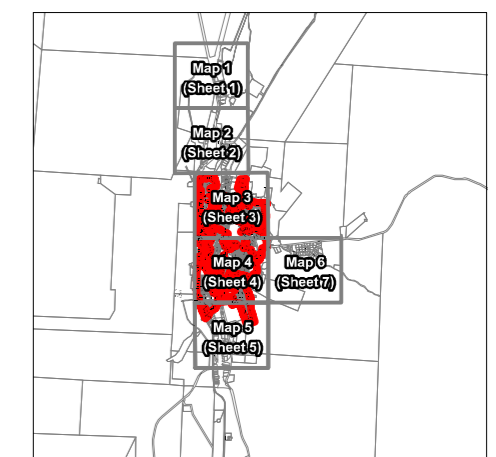
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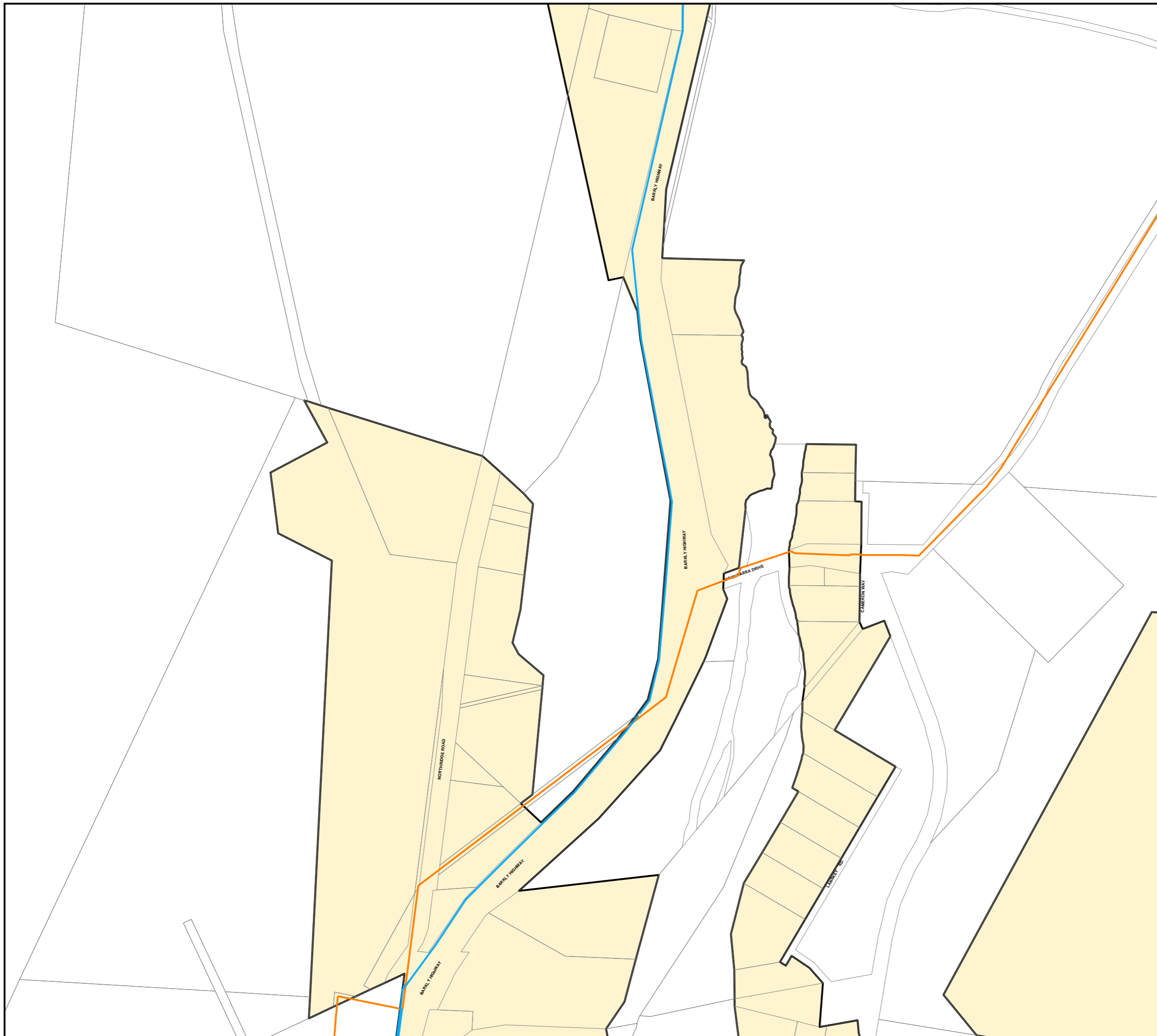
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Overlay Map PFTI-WS-02



**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Water Supply
Map 3 (Sheet 3)**

- Legend**
- Existing Trunk Infrastructure*
-  Water Main
 -  Raw Water Main
 -  Reservoir
 -  Pump Station
 -  Future Trunk Infrastructure
- General*
-  Priority Infrastructure Area
 -  Property Boundary
 -  Service Catchment

Note: Future asset alignments are indicative only, and subject to negotiation with landholders and relevant authorities.

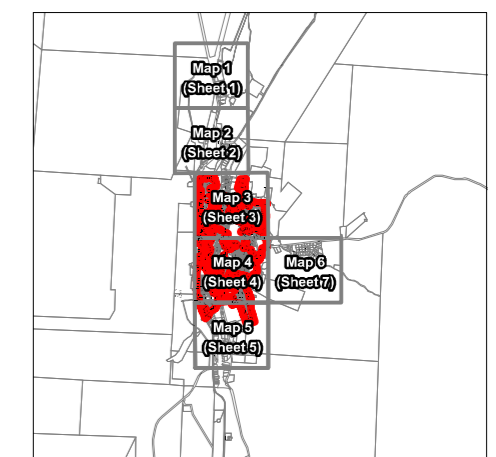
Water services may be contained within the 'trunk' water main network

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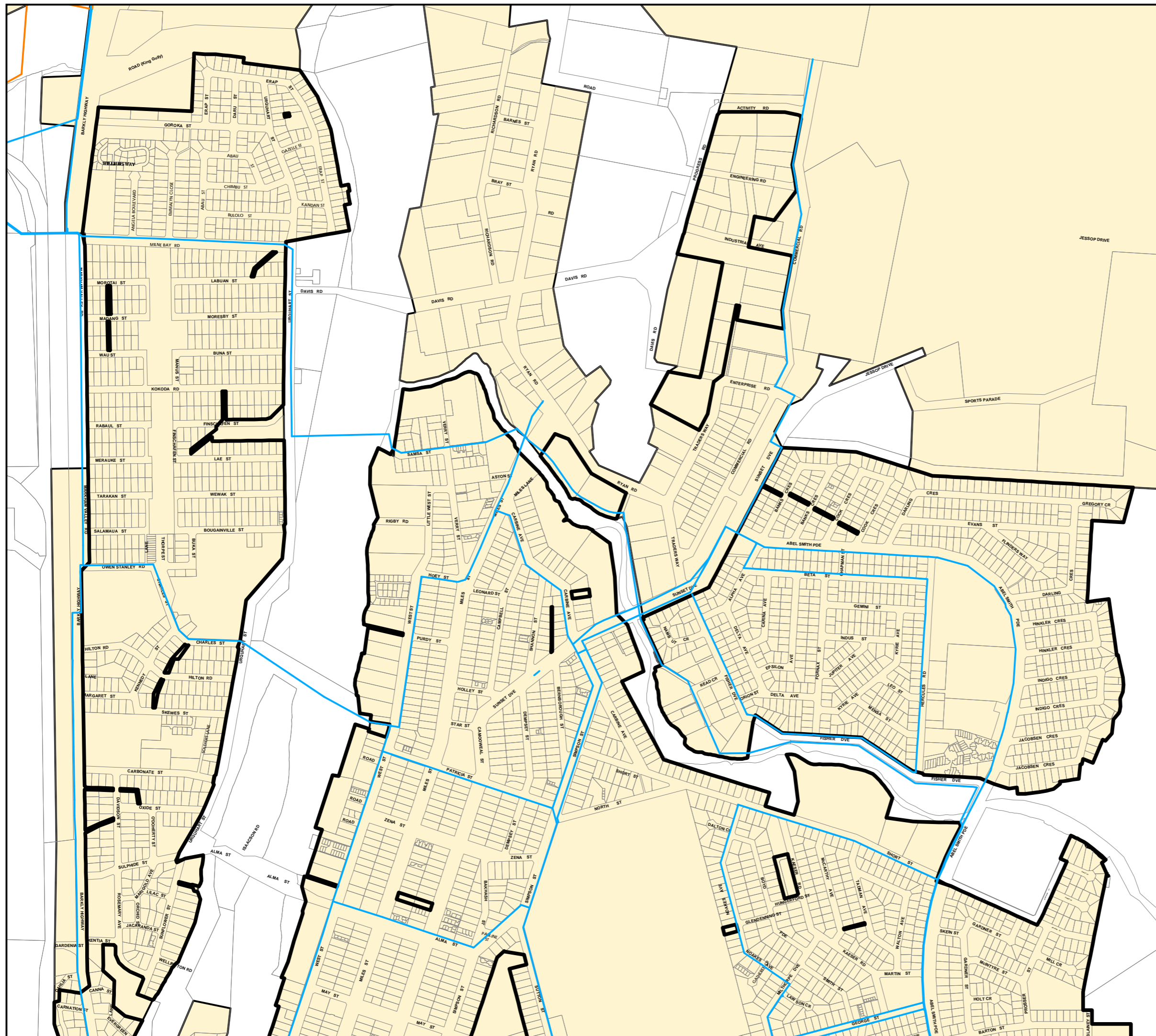
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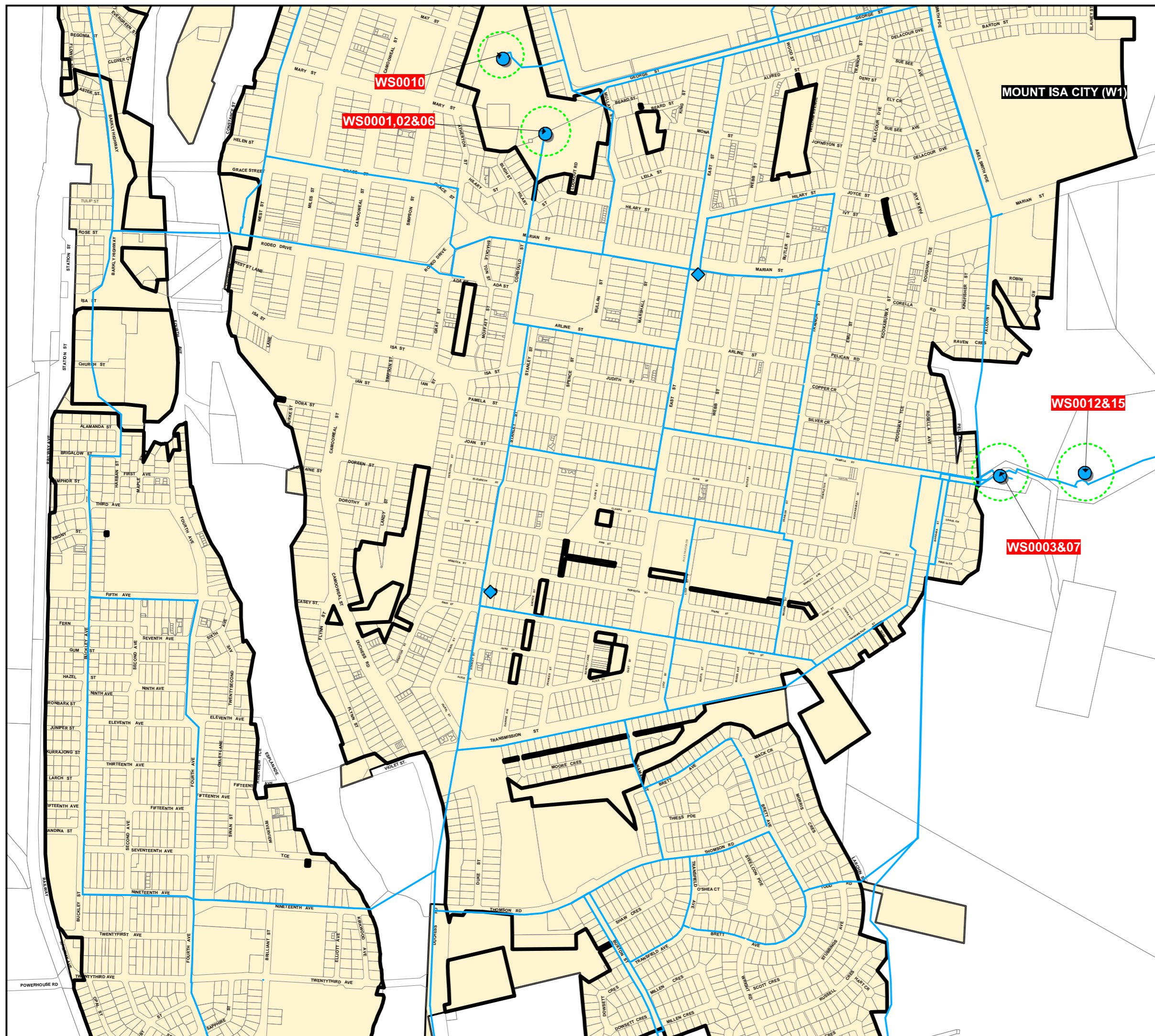
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Overlay Map PFTI-WS-03



**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Water Supply
Map 4 (Sheet 4)**



- Legend**
- Existing Trunk Infrastructure*
- Water Main
 - Raw Water Main
 - Reservoir
 - ◆ Pump Station
 - Future Trunk Infrastructure
- General*
- Priority Infrastructure Area
 - Property Boundary
 - Service Catchment

Note: Future asset alignments are indicative only, and subject to negotiation with landholders and relevant authorities.

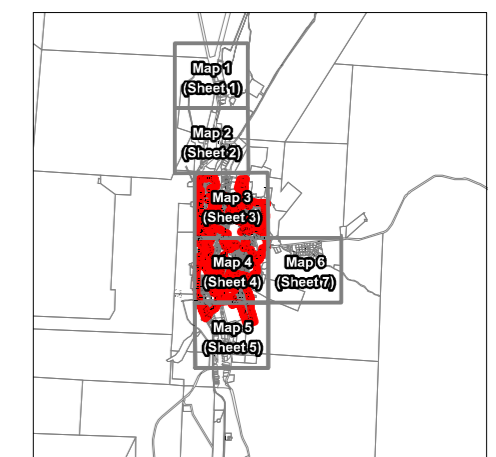
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Geocentric Datum of Australia 1994 (GDA94)

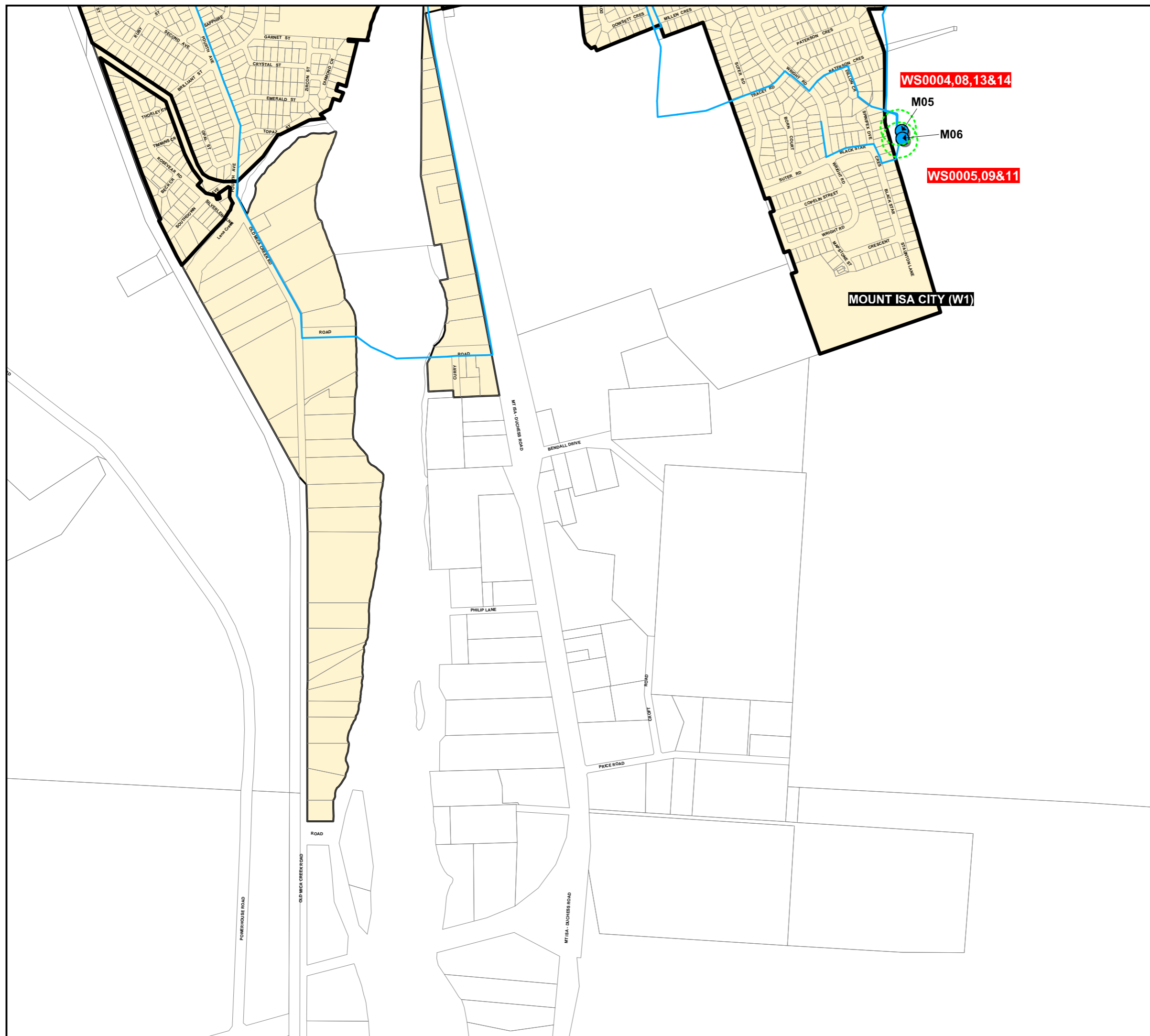
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Overlay Map PFTI-WS-04

**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Water Supply
Map 5 (Sheet 5)**



- Legend**
- Existing Trunk Infrastructure*
-  Water Main
 -  Raw Water Main
 -  Reservoir
 -  Pump Station
 -  Future Trunk Infrastructure

- General**
-  Priority Infrastructure Area
 -  Property Boundary
 -  Service Catchment

Note: Future asset alignments are indicative only, and subject to negotiation with landholders and relevant authorities.

Water services may be contained within the 'trunk' water main network

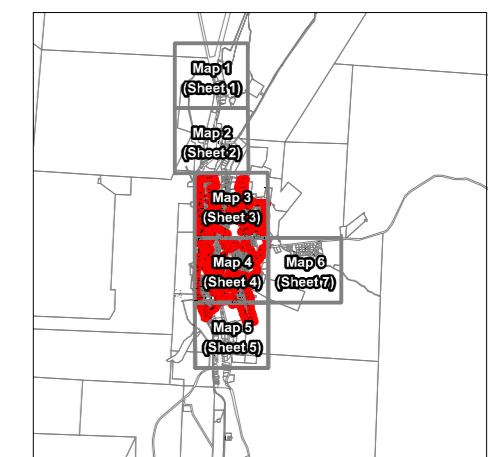
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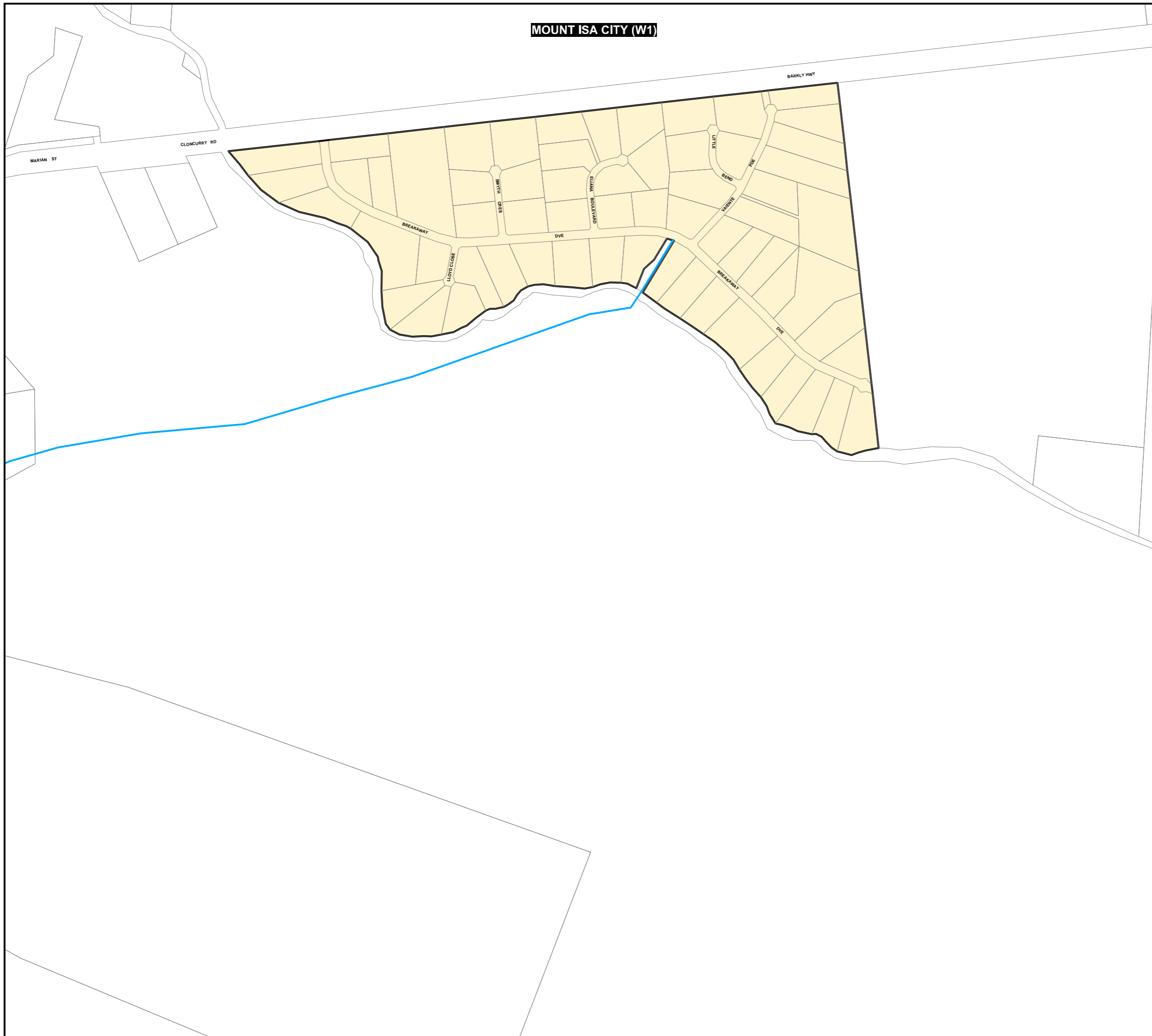
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Overlay Map PFTI-WS-05






**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Water Supply
Map 6 (Sheet 7)**

MOUNT ISA CITY (W1)






Legend

Existing Trunk Infrastructure

-  Water Main
-  Raw Water Main
-  Reservoir
-  Pump Station
-  Future Trunk Infrastructure

General

-  Priority Infrastructure Area
-  Property Boundary
-  Service Catchment

Note: Future asset alignments are indicative only, and subject to negotiation with landholders and relevant authorities.

Water services may be contained within the 'trunk' water main network

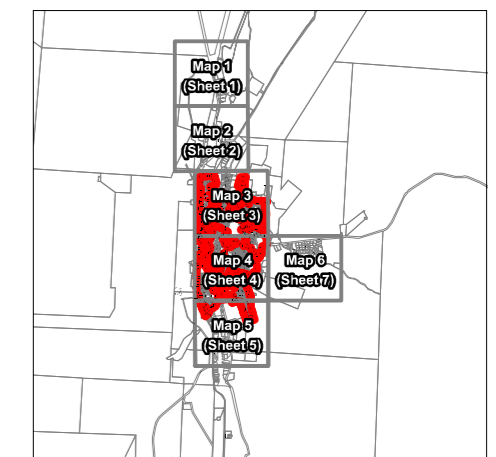
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**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Water Supply
Map 7 (Sheet 8)**

- Legend**
- Existing Trunk Infrastructure*
-  Water Main
 -  Raw Water Main
 -  Reservoir
 -  Pump Station
 -  Future Trunk Infrastructure
- General*
-  Priority Infrastructure Area
 -  Property Boundary
 -  Service Catchment

Note: Future asset alignments are indicative only, and subject to negotiation with landholders and relevant authorities.

Water services may be contained within the 'trunk' water main network

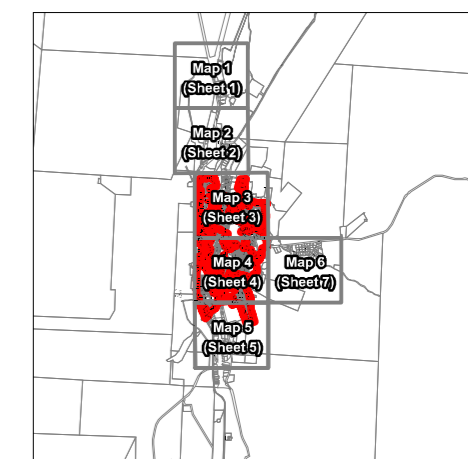
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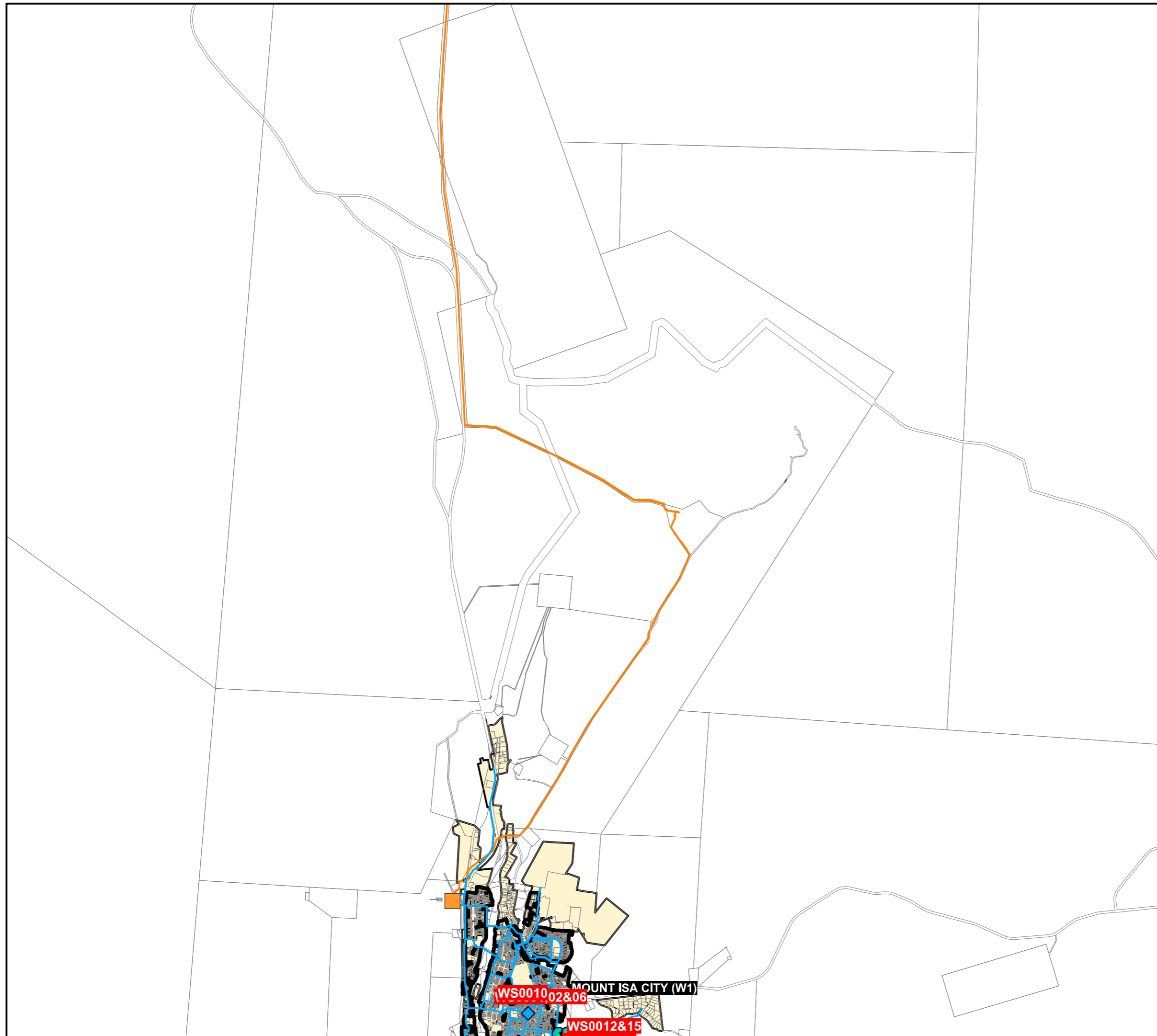
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Overlay Map PFTI-WS-07



**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Water Supply
Map 8 (Sheet 10)**

- Legend**
- Existing Trunk Infrastructure*
-  Water Main
 -  Raw Water Main
 -  Reservoir
 -  Pump Station
 -  Future Trunk Infrastructure
- General*
-  Priority Infrastructure Area
 -  Property Boundary
 -  Service Catchment

Note: Future asset alignments are indicative only, and subject to negotiation with landholders and relevant authorities.

Water services may be contained within the 'trunk' water main network

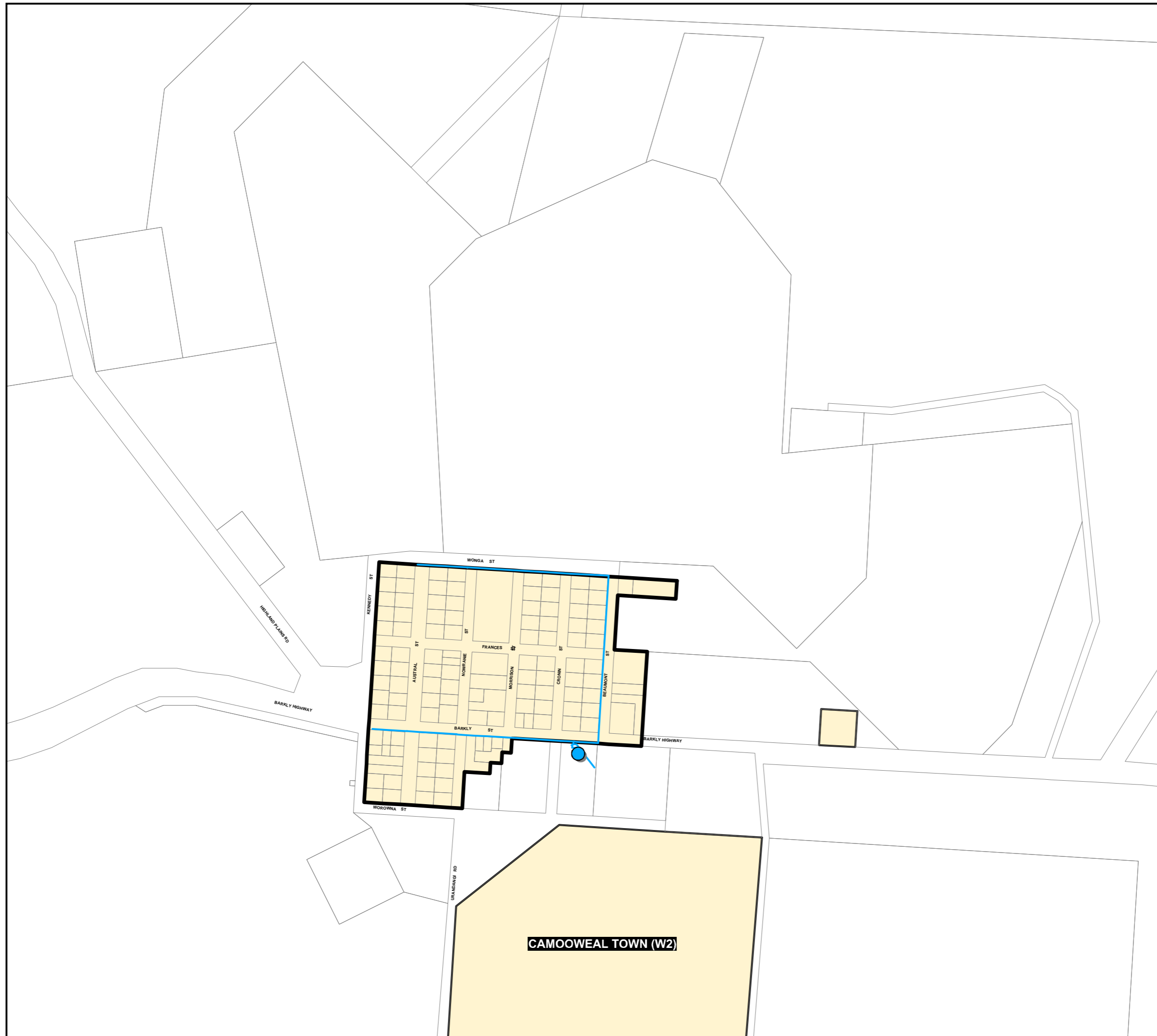
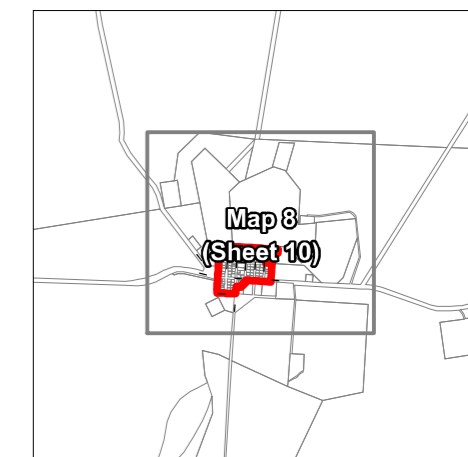
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Mount Isa City Council
 Local Government Infrastructure
 Plan - Trunk Infrastructure Plans:
 Wastewater
 Map 1 (Sheet 3)

- Legend**
- Existing Trunk Infrastructure*
- Manhole
 - Pump Station
 - Trunk Gravity Sewer
 - - - Rising Sewer Main
 - - - Future Trunk Infrastructure
- General**
- Priority Infrastructure Area
 - Property Boundary
 - Service Catchment

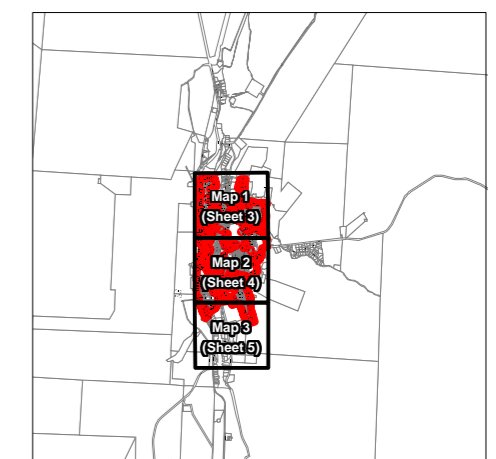
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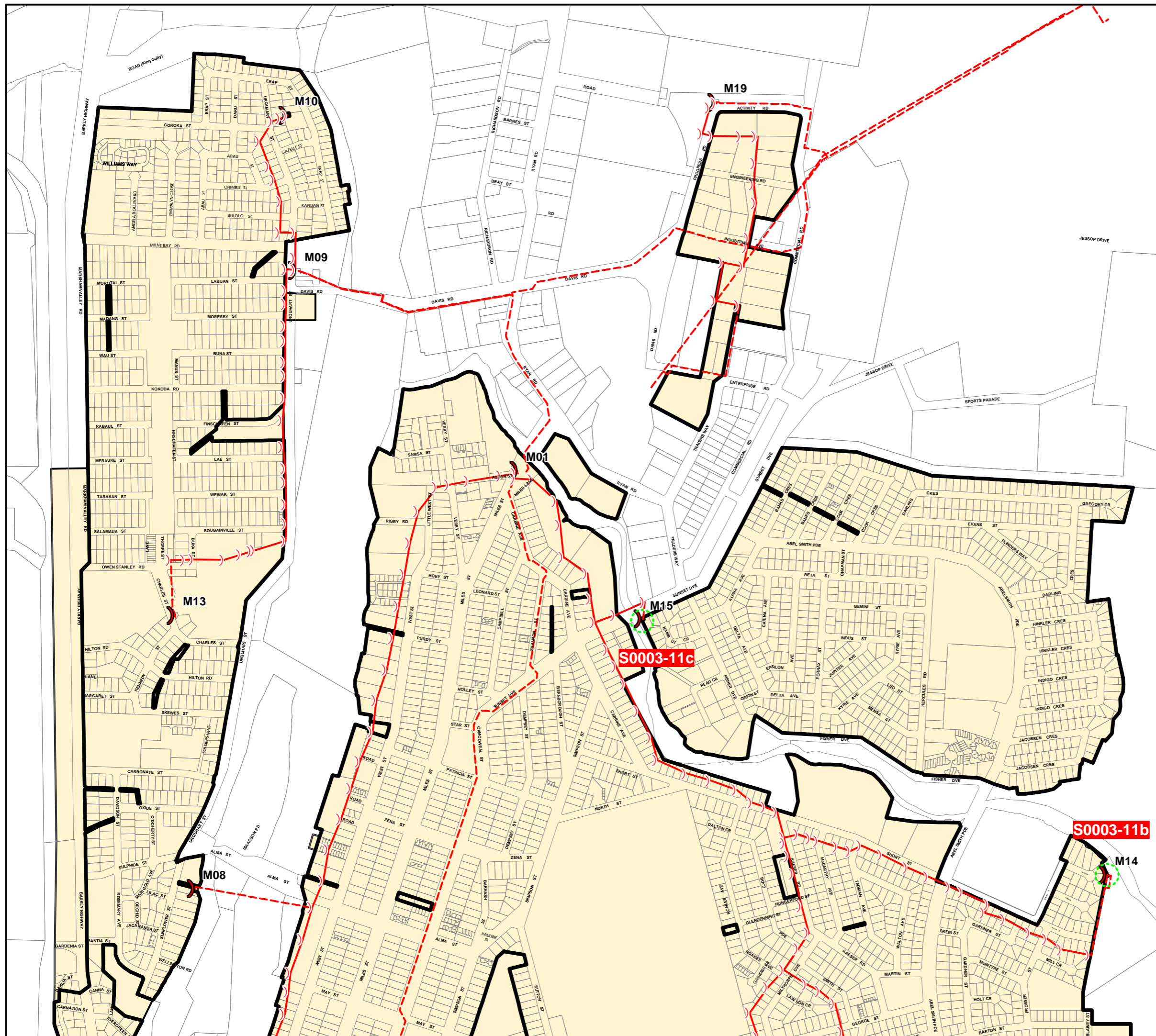
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Overlay Map PFTI-SEW-01



**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Wastewater
Map 2 (Sheet 4)**

- Legend**
- Existing Trunk Infrastructure*
-  Manhole
 -  Pump Station
 -  Trunk Gravity Sewer
 -  Rising Sewer Main
 -  Future Trunk Infrastructure
- General**
-  Priority Infrastructure Area
 -  Property Boundary
 -  Service Catchment

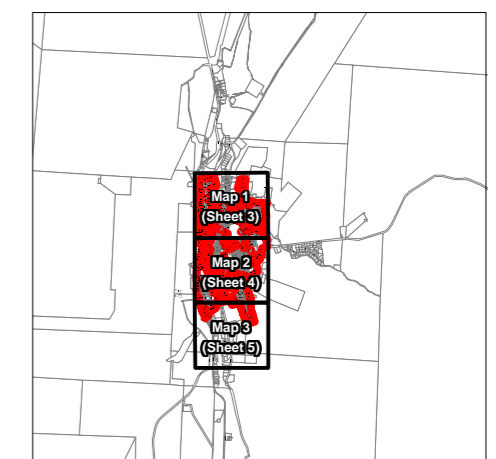
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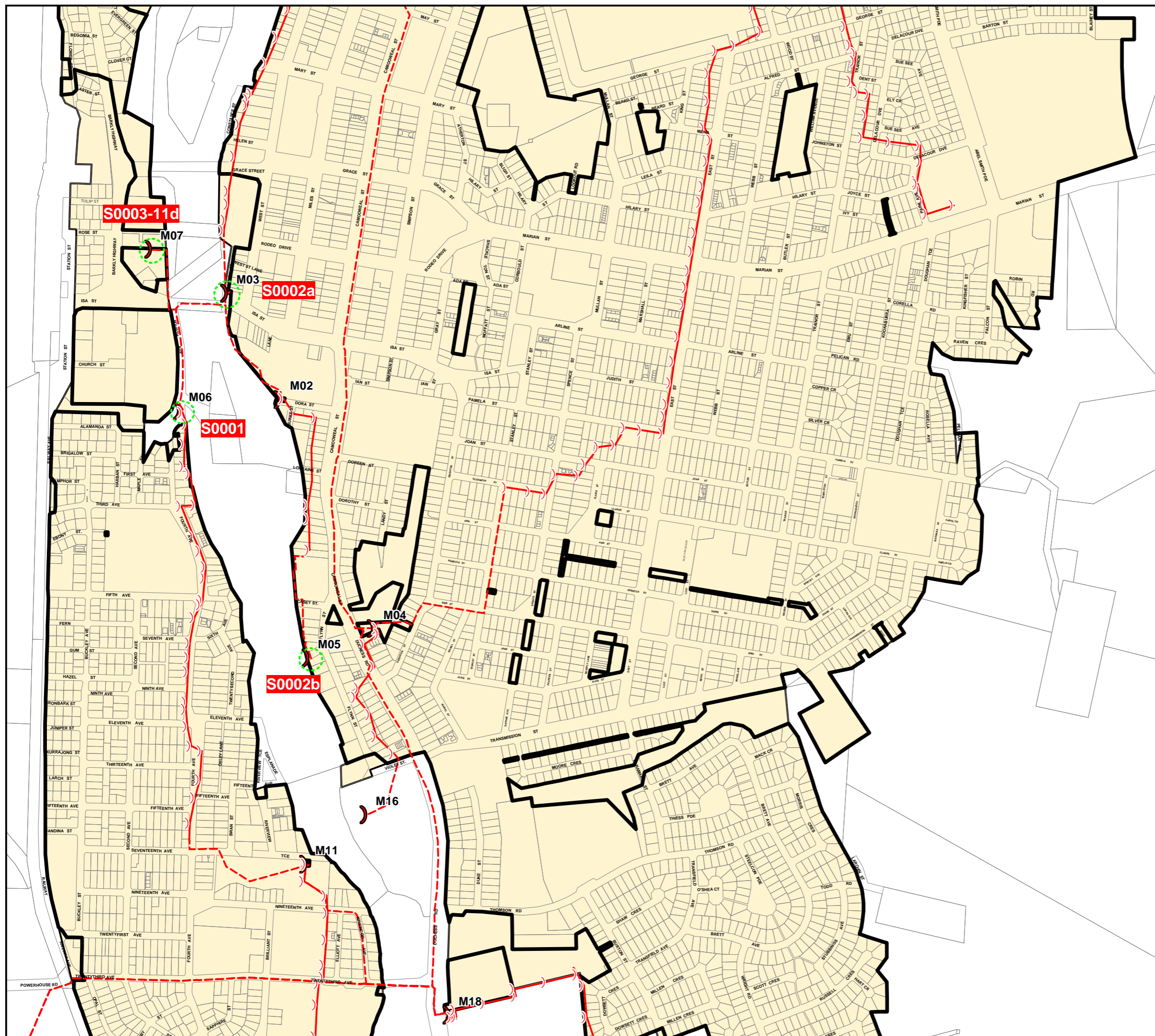
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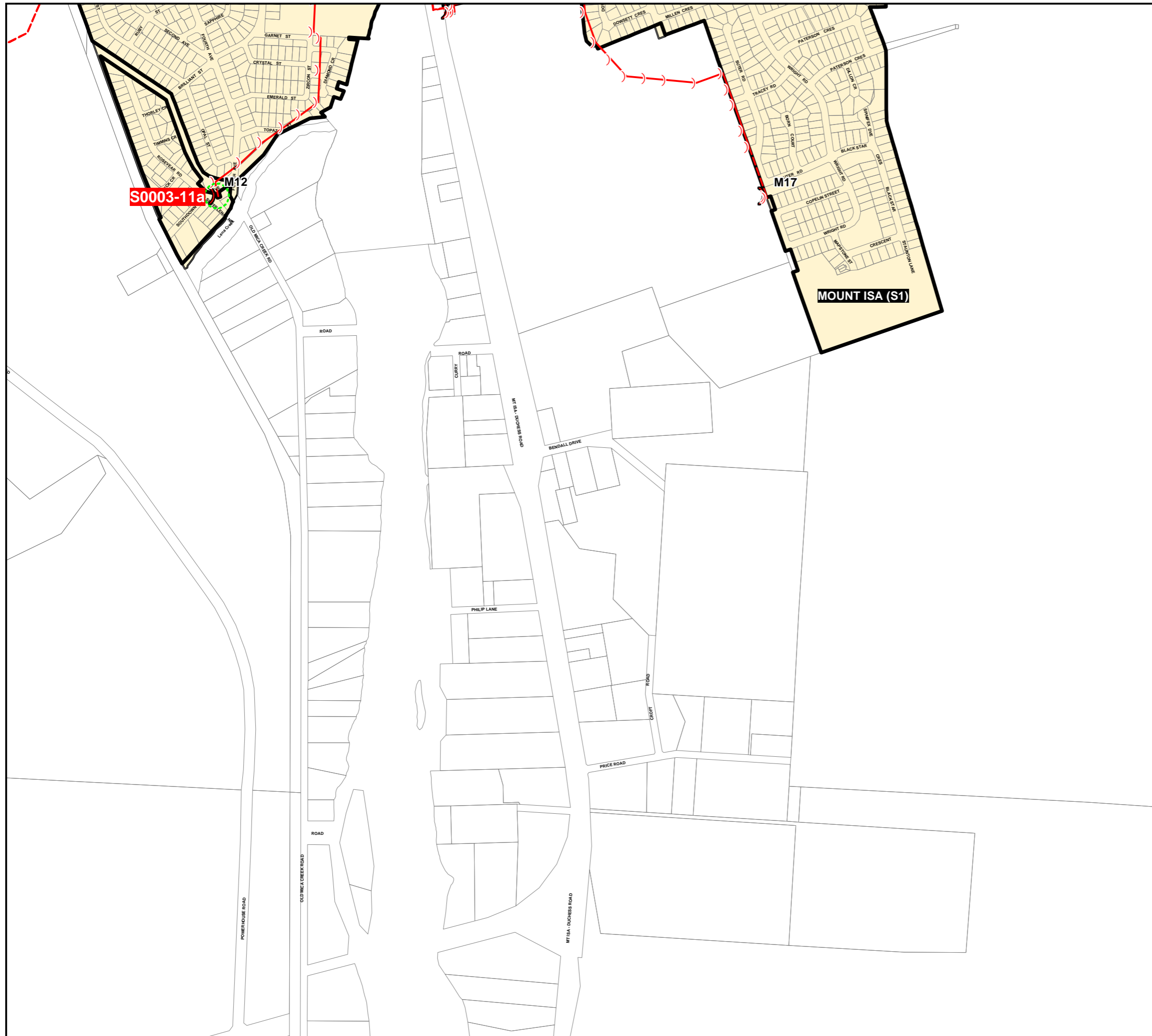
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Overlay Map PFTI-SEW-02



**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Wastewater
Map 3 (Sheet 5)**



Legend
Existing Trunk Infrastructure

- Manhole
- Pump Station

- Trunk Gravity Sewer
- Rising Sewer Main
- Future Trunk Infrastructure

- General**
- Priority Infrastructure Area
 - Property Boundary
 - Service Catchment

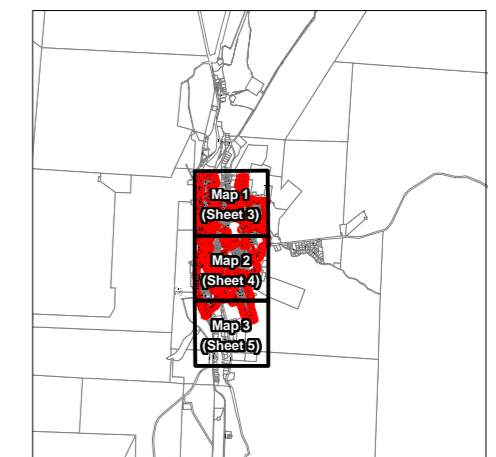
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**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Wastewater
Map 4 (Sheet 10)**

Legend

Existing Trunk Infrastructure

- Manhole
- Pump Station

- Trunk Gravity Sewer
- Rising Sewer Main
- Future Trunk Infrastructure

General

- Priority Infrastructure Area
- Property Boundary
- Service Catchment

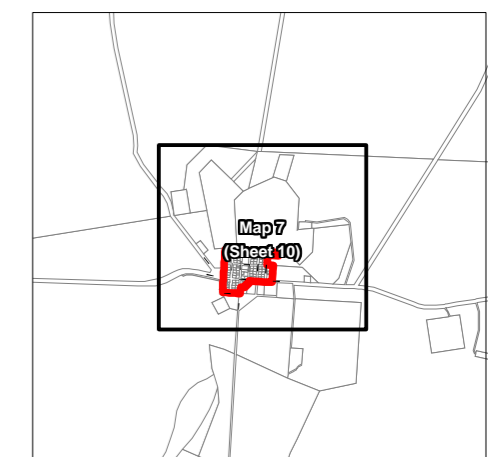
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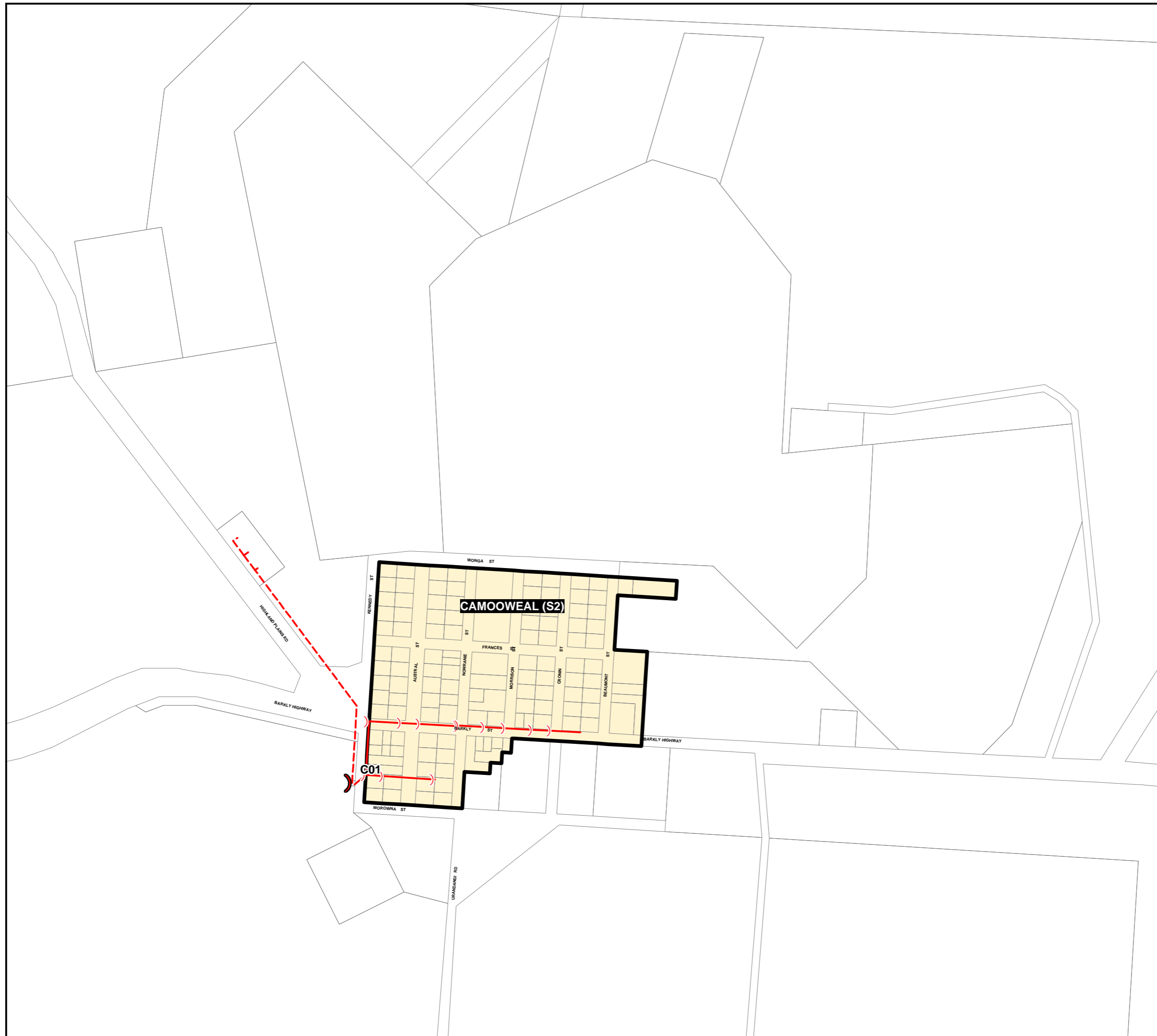
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Overlay Map PFTI-SEW-04









**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Transport (Roads)
Map 1 (Sheet 1)**

Legend





Road Hierarchy

-  State Controlled road
-  Sub-arterial road
-  Distributor road
-  Collector road
-  Major rural road

Intersections, Structures & Carparks

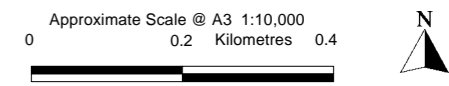
-  Bridge
-  Major Culvert
-  MICC Roundabout
-  MICC Signalised
-  Roundabout - 2 Lane Major
-  Signalised Intersection

General

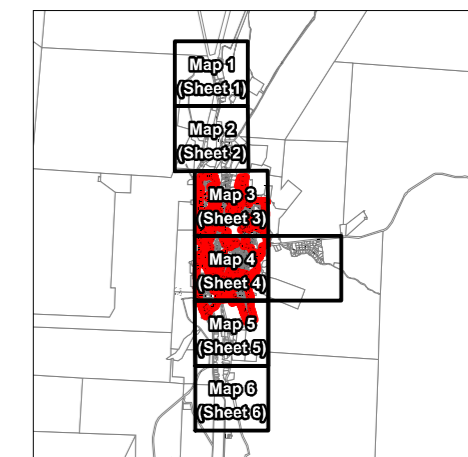
-  Priority Infrastructure Area
-  Property Boundary
-  Future Trunk Infrastructure
-  Service Catchments

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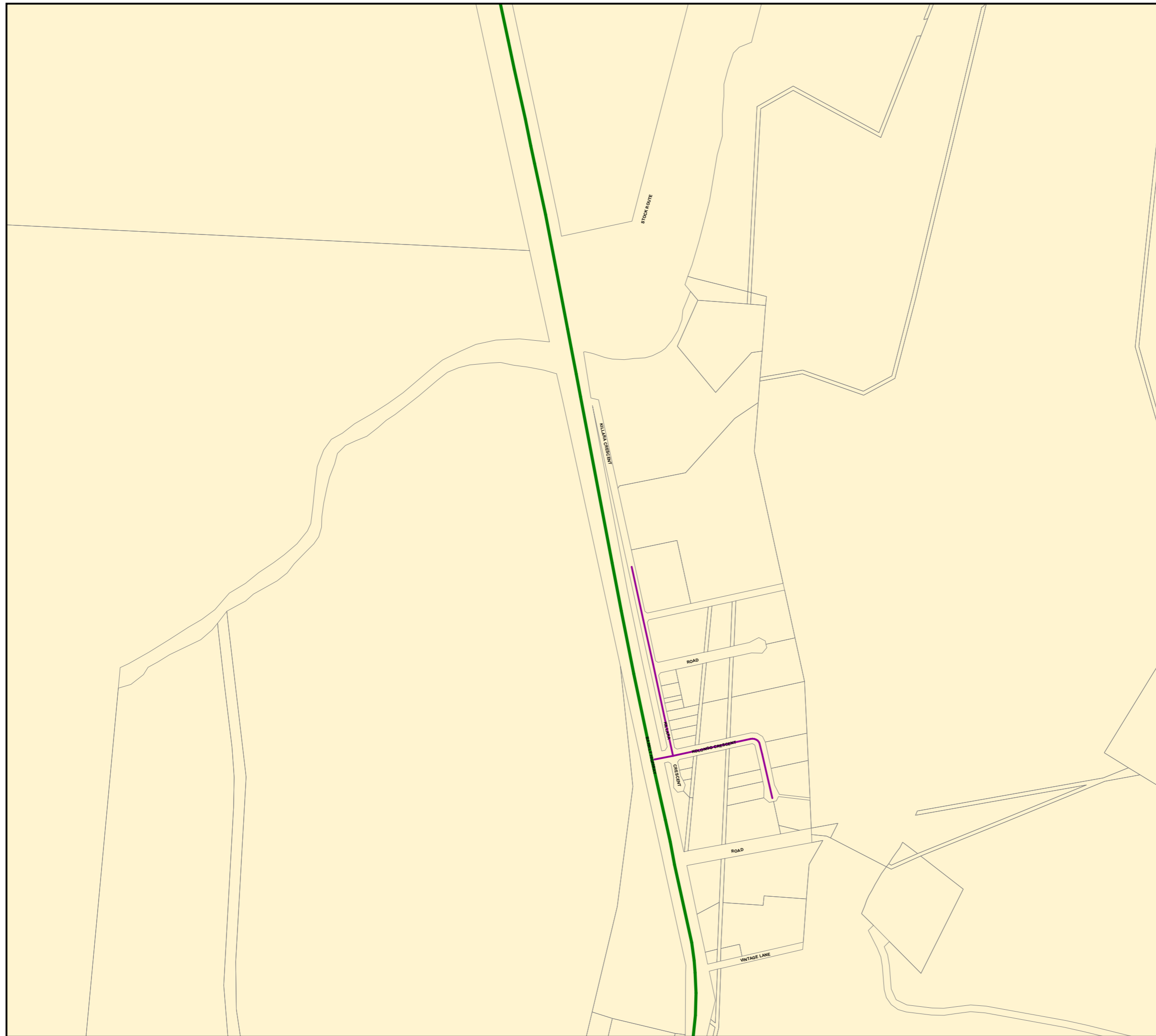
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Overlay Map PFTI-TR-01









**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Transport (Roads)
Map 2 (Sheet 2)**

Legend





Road Hierarchy

-  State Controlled road
-  Sub-arterial road
-  Distributor road
-  Collector road
-  Major rural road

Intersections, Structures & Carparks

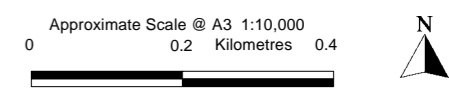
-  Bridge
-  Major Culvert
-  MICC Roundabout
-  MICC Signalled
-  Roundabout - 2 Lane Major
-  Signalled Intersection

General

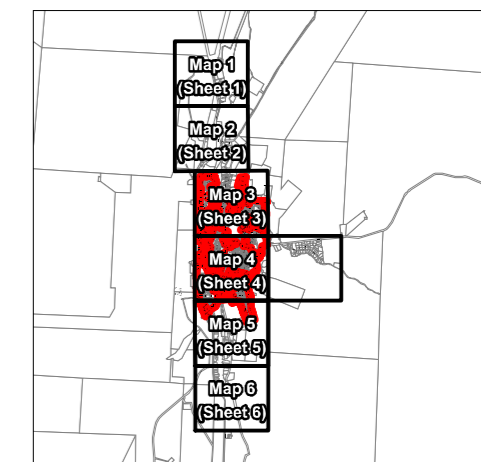
-  Priority Infrastructure Area
-  Property Boundary
-  Future Trunk Infrastructure
-  Service Catchments

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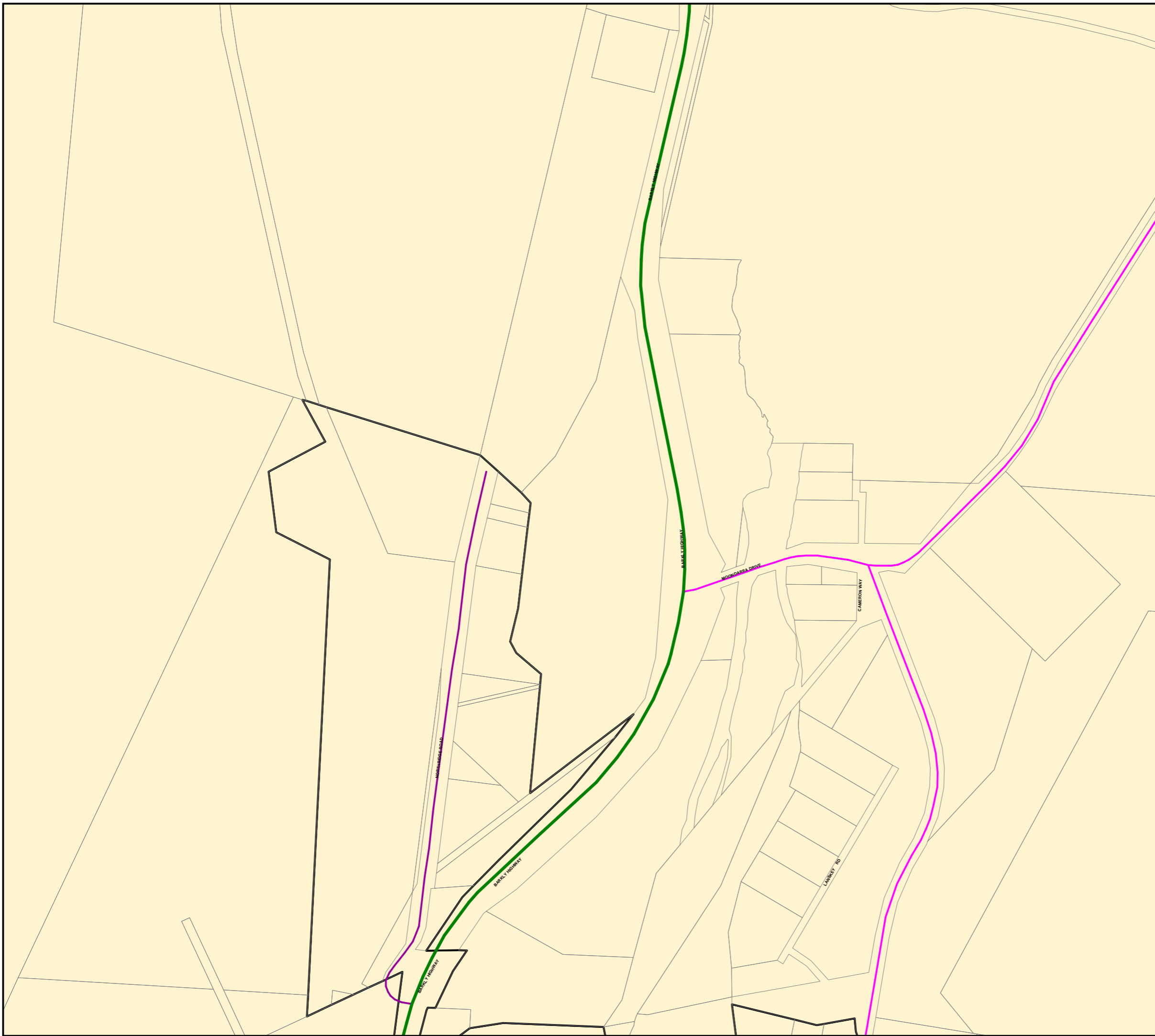
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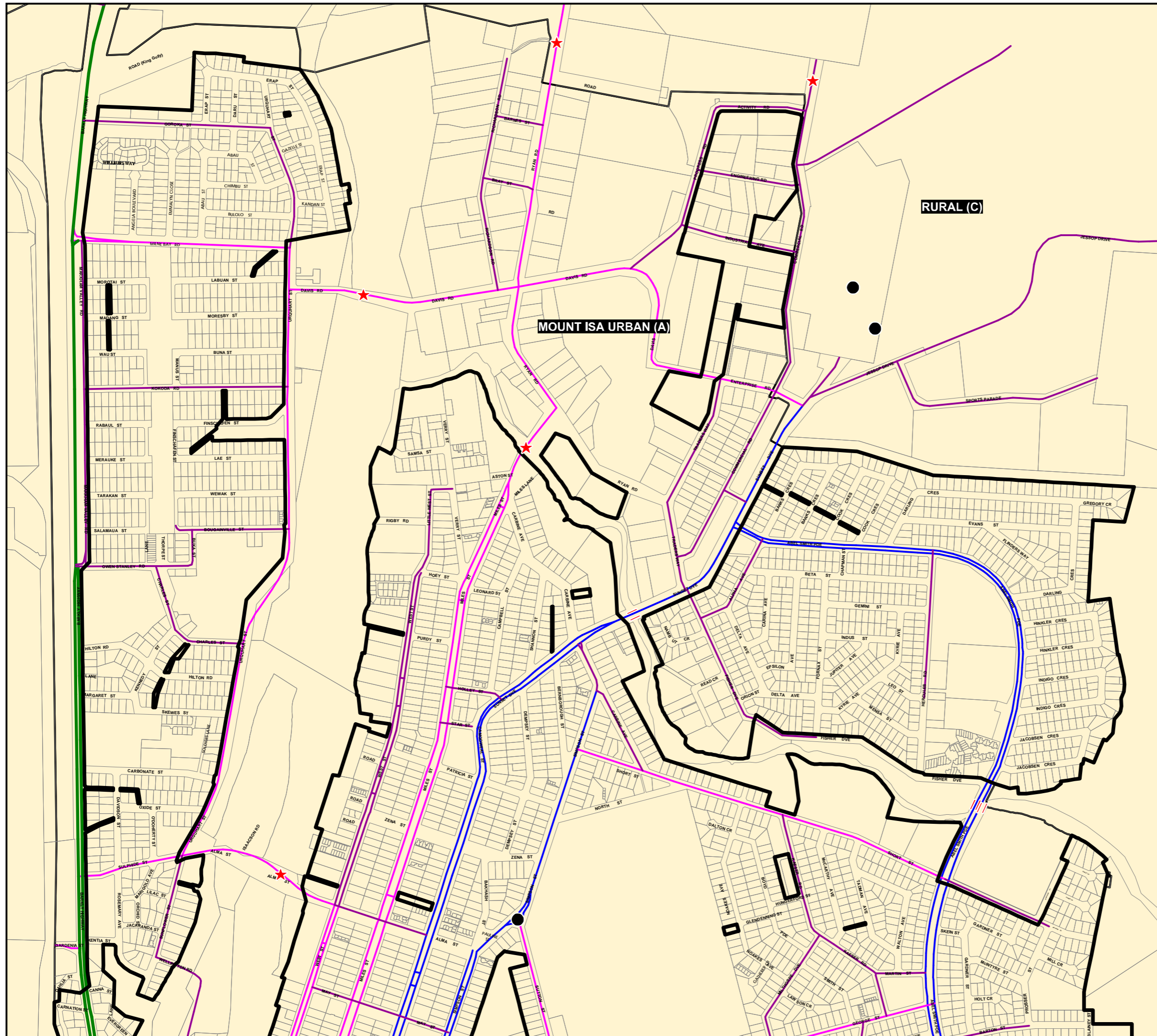
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Overlay Map PFTI-TR-02








**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Transport (Roads)
Map 3 (Sheet 3)**









Legend





Road Hierarchy

-  State Controlled road
-  Sub-arterial road
-  Distributor road
-  Collector road
-  Major rural road

Intersections, Structures & Carparks

-  Bridge
-  Major Culvert
-  MICC Roundabout
-  MICC Signalised
-  Roundabout - 2 Lane Major
-  Signalised Intersection

General

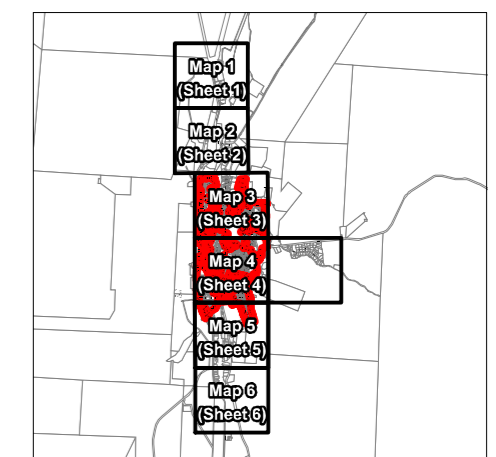
-  Priority Infrastructure Area
-  Property Boundary
-  Future Trunk Infrastructure
-  Service Catchments

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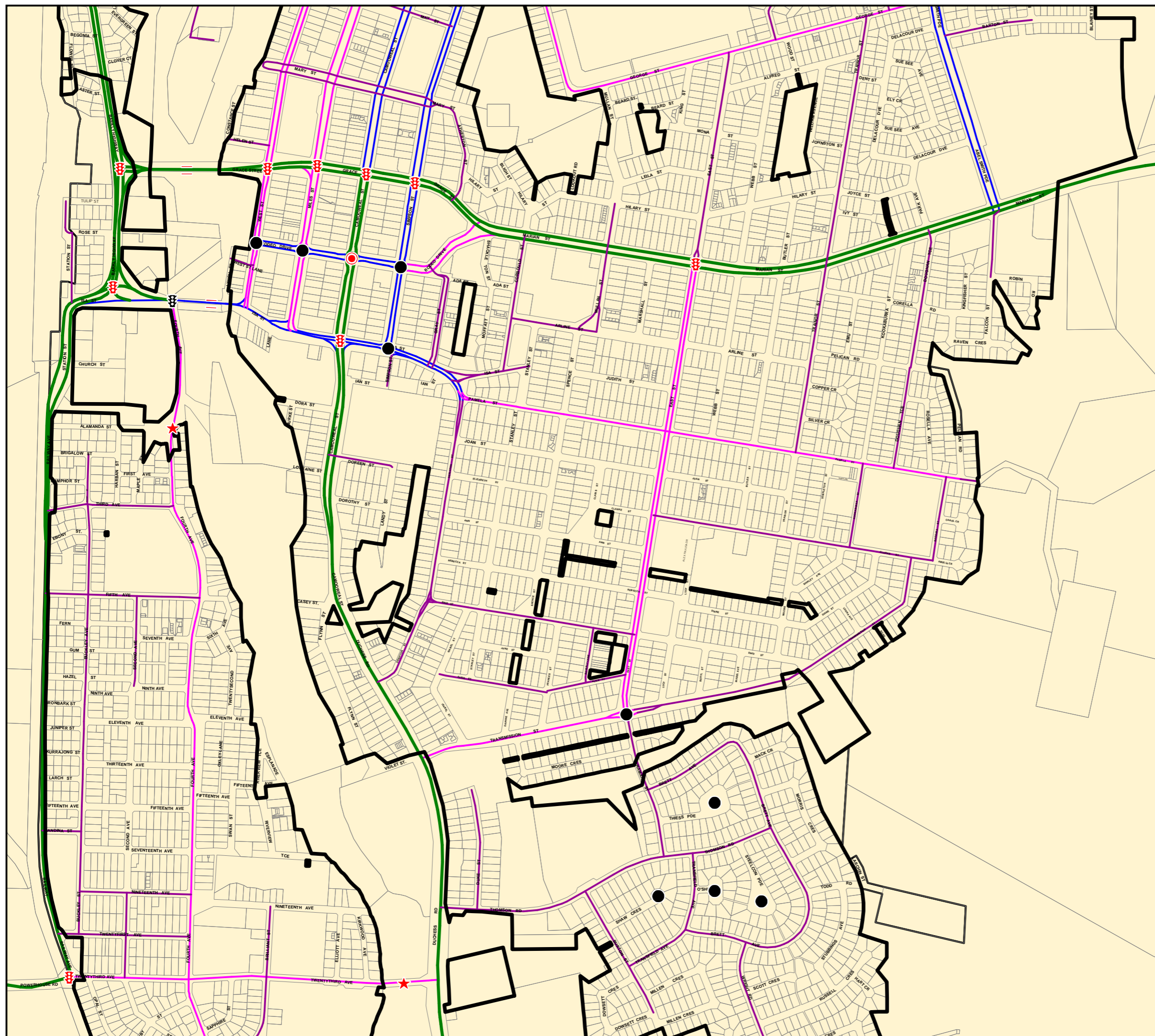
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


**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Transport (Roads)
Map 4 (Sheet 4)**







Legend
Road Hierarchy

-  State Controlled road
-  Sub-arterial road
-  Distributor road
-  Collector road
-  Major rural road

Intersections, Structures & Carparks

-  Bridge
-  Major Culvert
-  MICC Roundabout
-  MICC Signalled
-  Roundabout - 2 Lane Major
-  Signalised Intersection

General

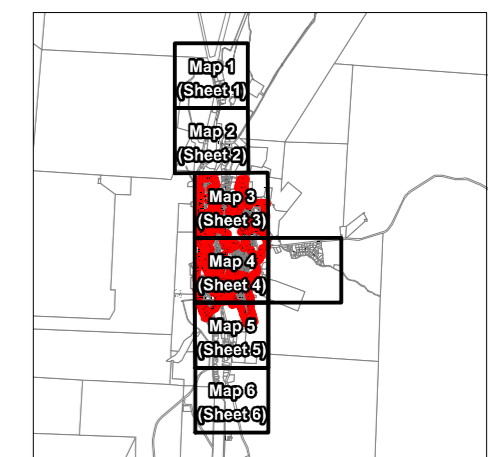
-  Priority Infrastructure Area
-  Property Boundary
-  Future Trunk Infrastructure
-  Service Catchments

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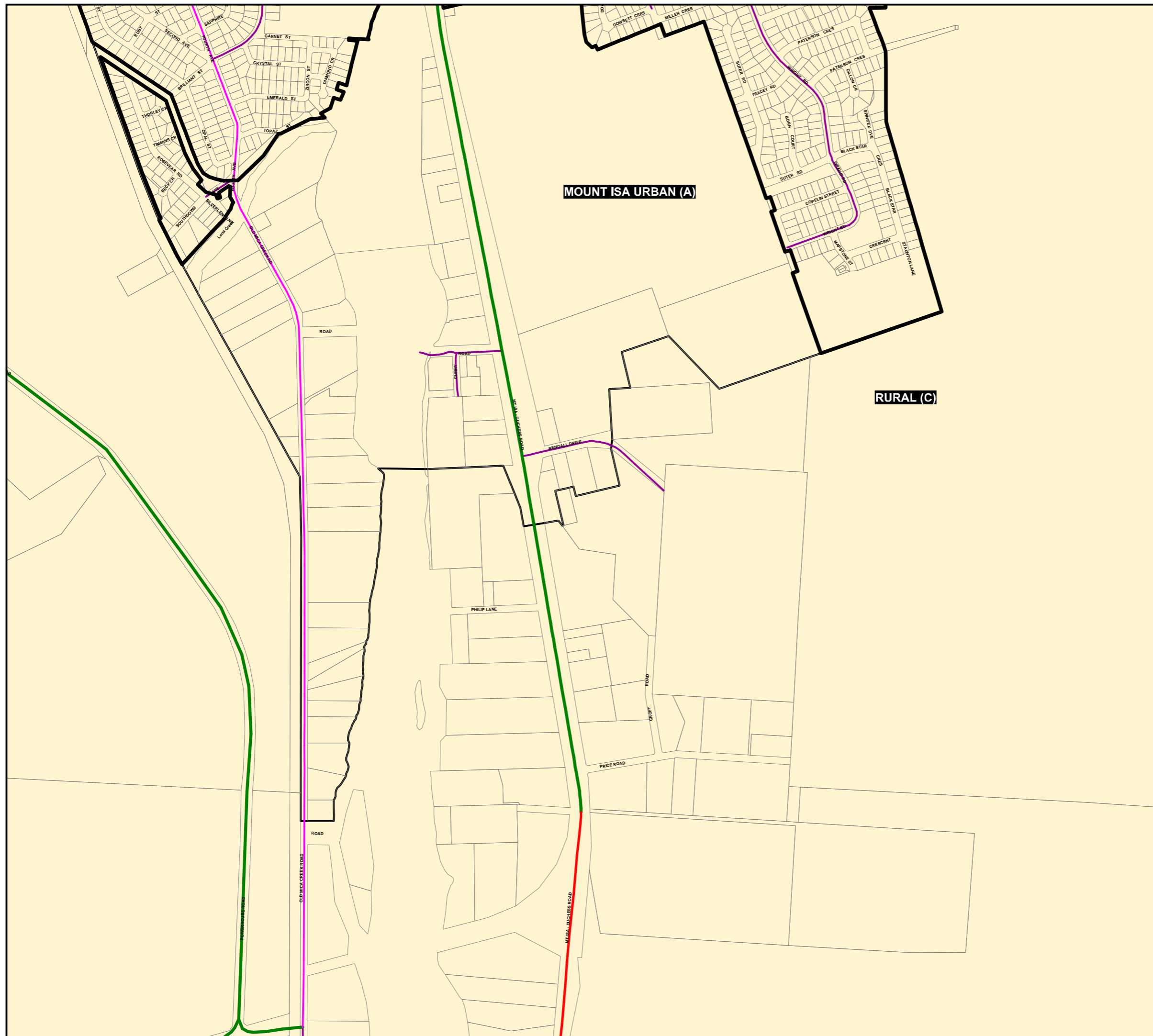
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**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Transport (Roads)
Map 5 (Sheet 5)**



Legend

Road Hierarchy

- State Controlled road
- Sub-arterial road
- Distributor road
- Collector road
- Major rural road

Intersections, Structures & Carparks

- Bridge
- ★ Major Culvert
- MICC Roundabout
- ⦿ MICC Signalled
- Roundabout - 2 Lane Major
- ⦿ Signalled Intersection

General

- Priority Infrastructure Area
- Property Boundary
- Future Trunk Infrastructure
- Service Catchments

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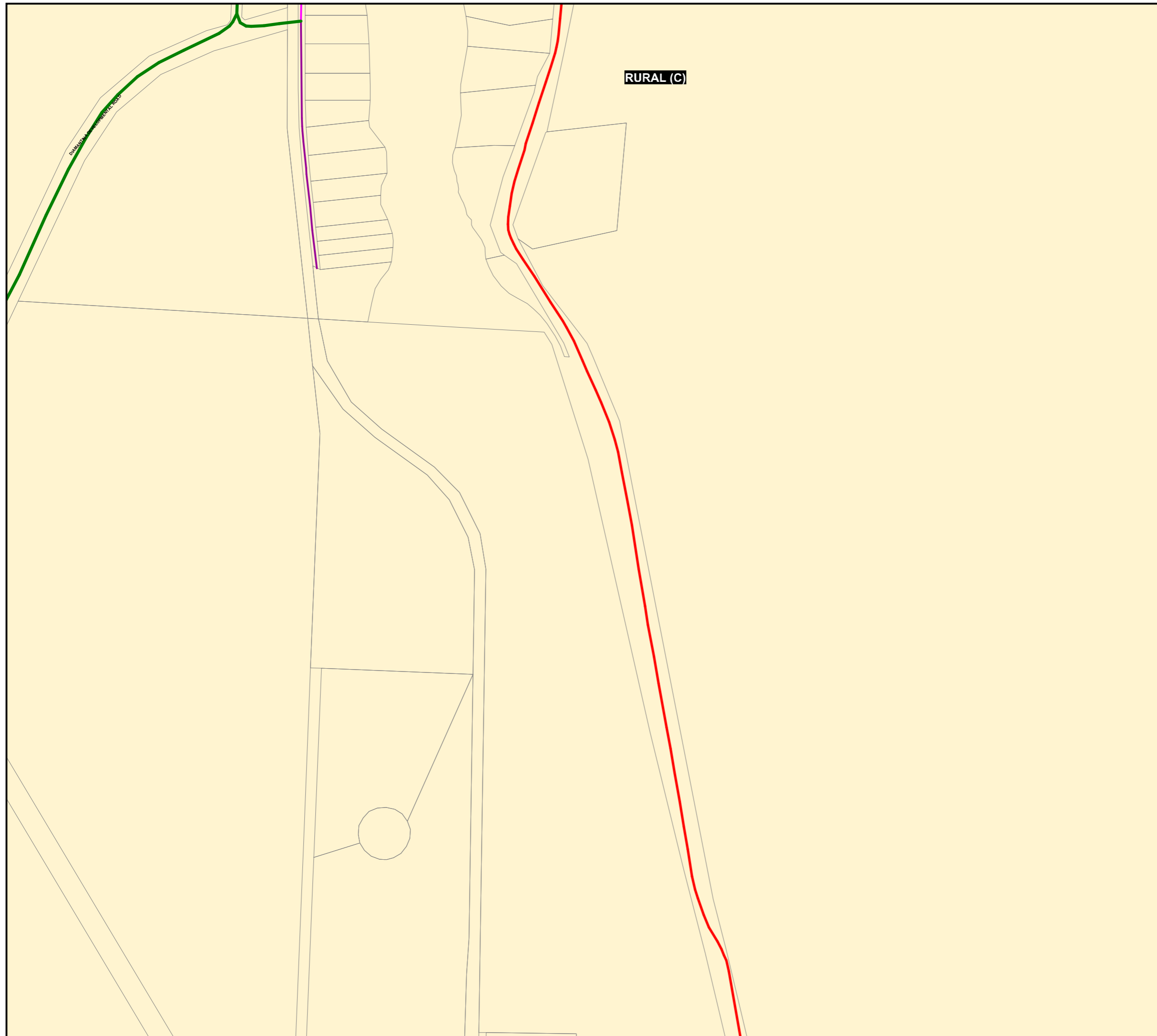
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**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Transport (Roads)
Map 6 (Sheet 6)**









Legend





Road Hierarchy

-  State Controlled road
-  Sub-arterial road
-  Distributor road
-  Collector road
-  Major rural road

Intersections, Structures & Carparks

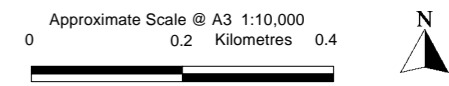
-  Bridge
-  Major Culvert
-  MICC Roundabout
-  MICC Signalised
-  Roundabout - 2 Lane Major
-  Signalised Intersection

General

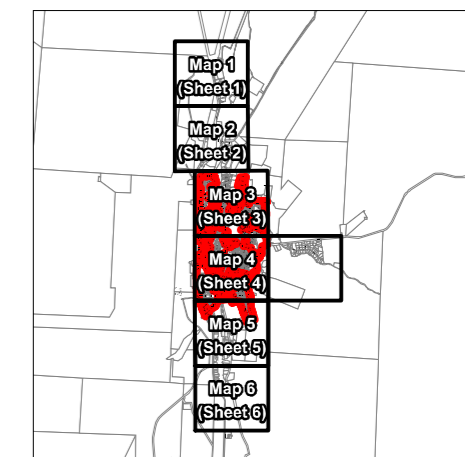
-  Priority Infrastructure Area
-  Property Boundary
-  Future Trunk Infrastructure
-  Service Catchments

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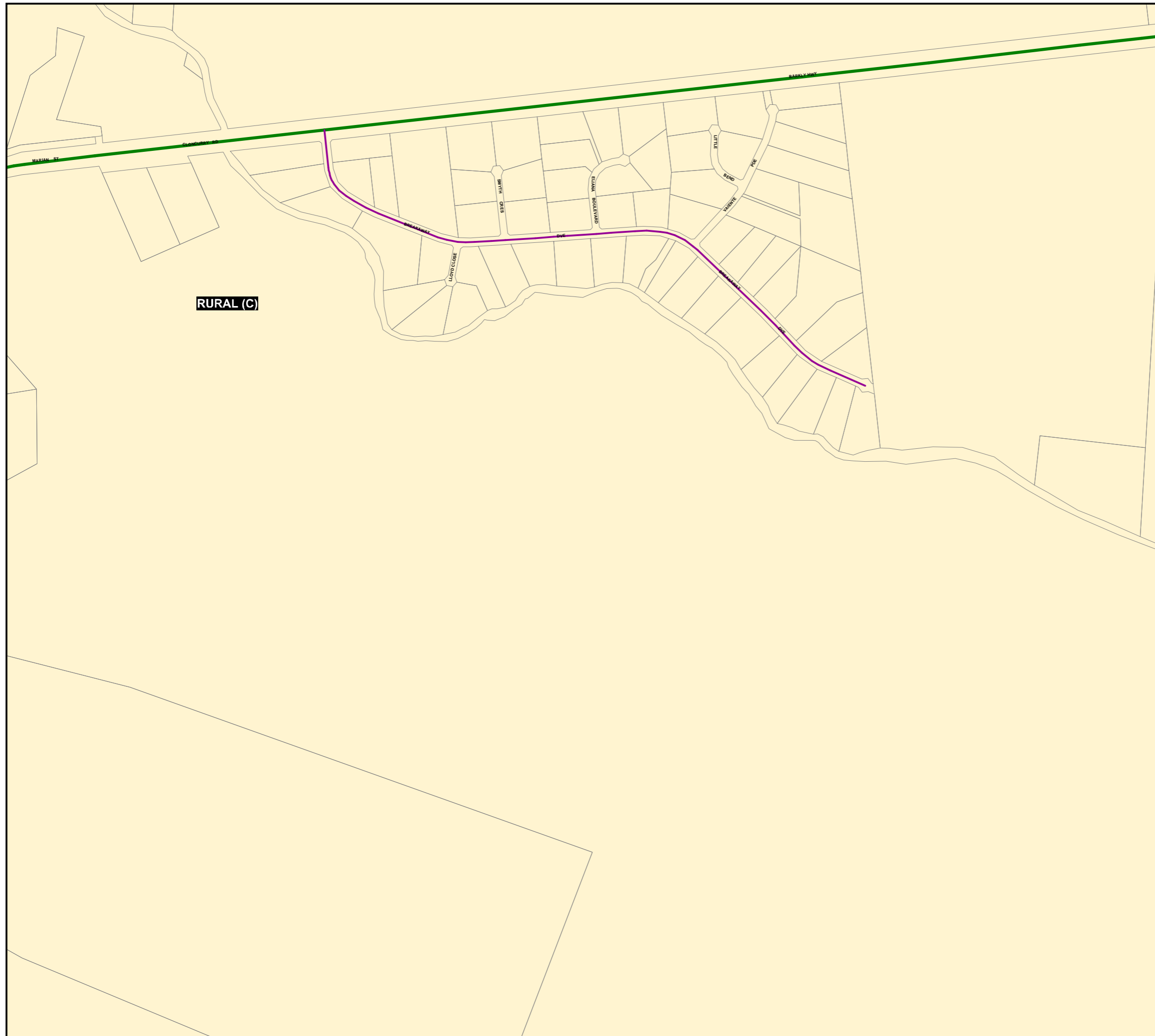


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Overlay Map PFTI-TR-06

**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Transport (Roads)
Map 7 (Sheet 7)**



Legend

Road Hierarchy

- State Controlled road
- Sub-arterial road
- Distributor road
- Collector road
- Major rural road

Intersections, Structures & Carparks

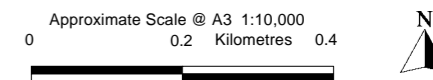
- Bridge
- ★ Major Culvert
- MICC Roundabout
- ⊞ MICC Signalised
- Roundabout - 2 Lane Major
- ⊞ Signalised Intersection

General

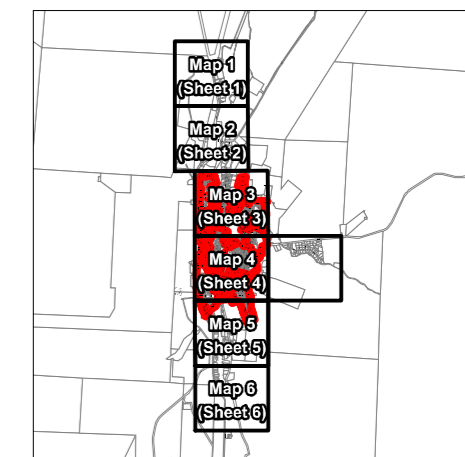
- Priority Infrastructure Area
- Property Boundary
- Future Trunk Infrastructure
- Service Catchments

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Overlay Map PFTI-TR-07







**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Transport (Roads)
Map 8 (Sheet 8)**

Legend





Road Hierarchy

-  State Controlled road
-  Sub-arterial road
-  Distributor road
-  Collector road
-  Major rural road

Intersections, Structures & Carparks

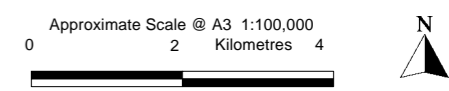
-  Bridge
-  Major Culvert
-  MICC Roundabout
-  MICC Signalised
-  Roundabout - 2 Lane Major
-  Signalised Intersection

General

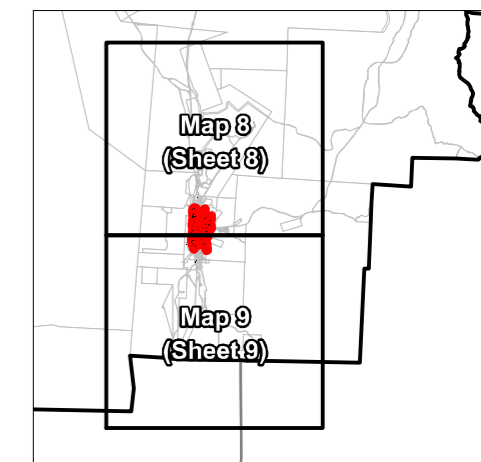
-  Priority Infrastructure Area
-  Property Boundary
-  Future Trunk Infrastructure
-  Service Catchments

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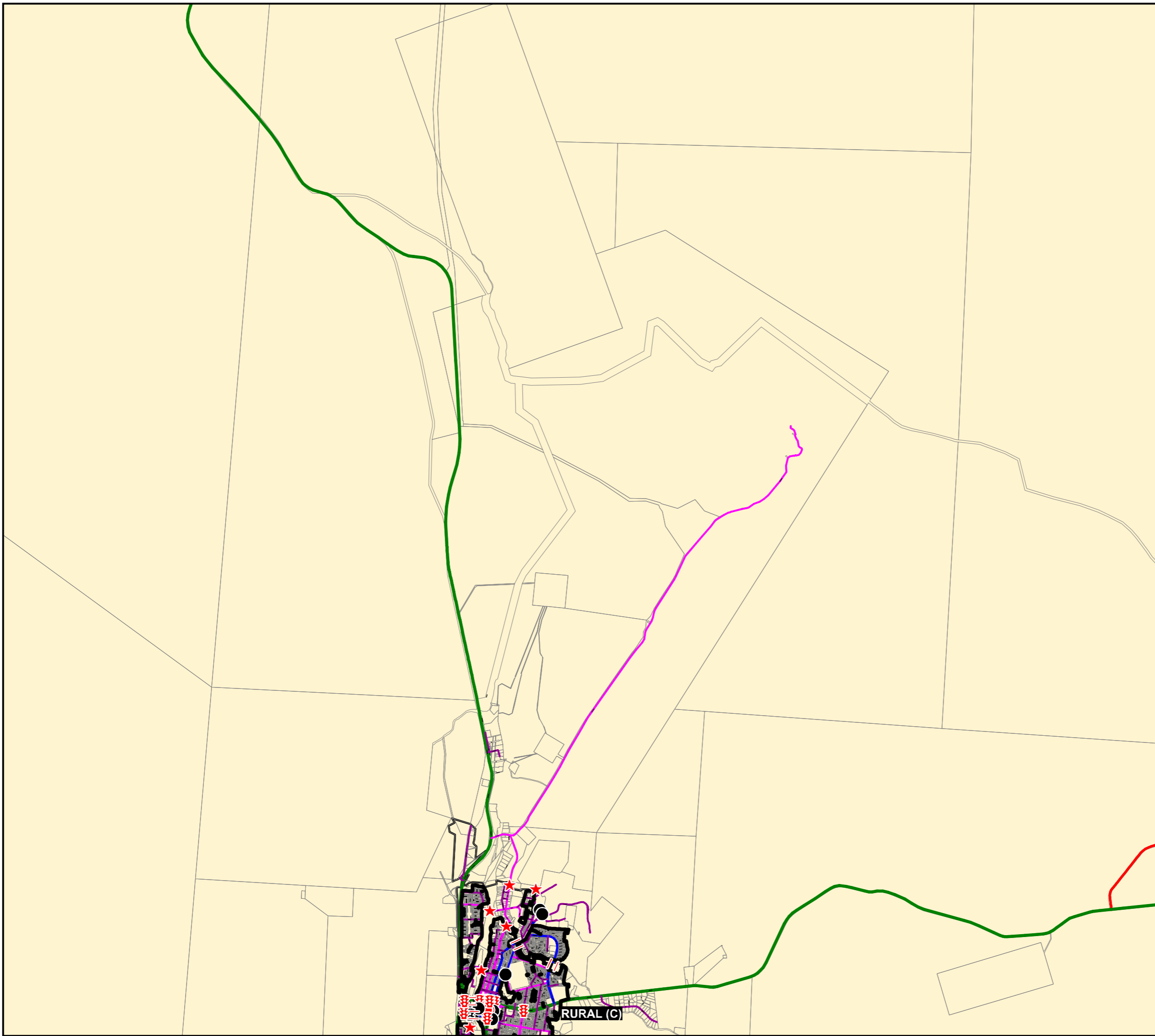
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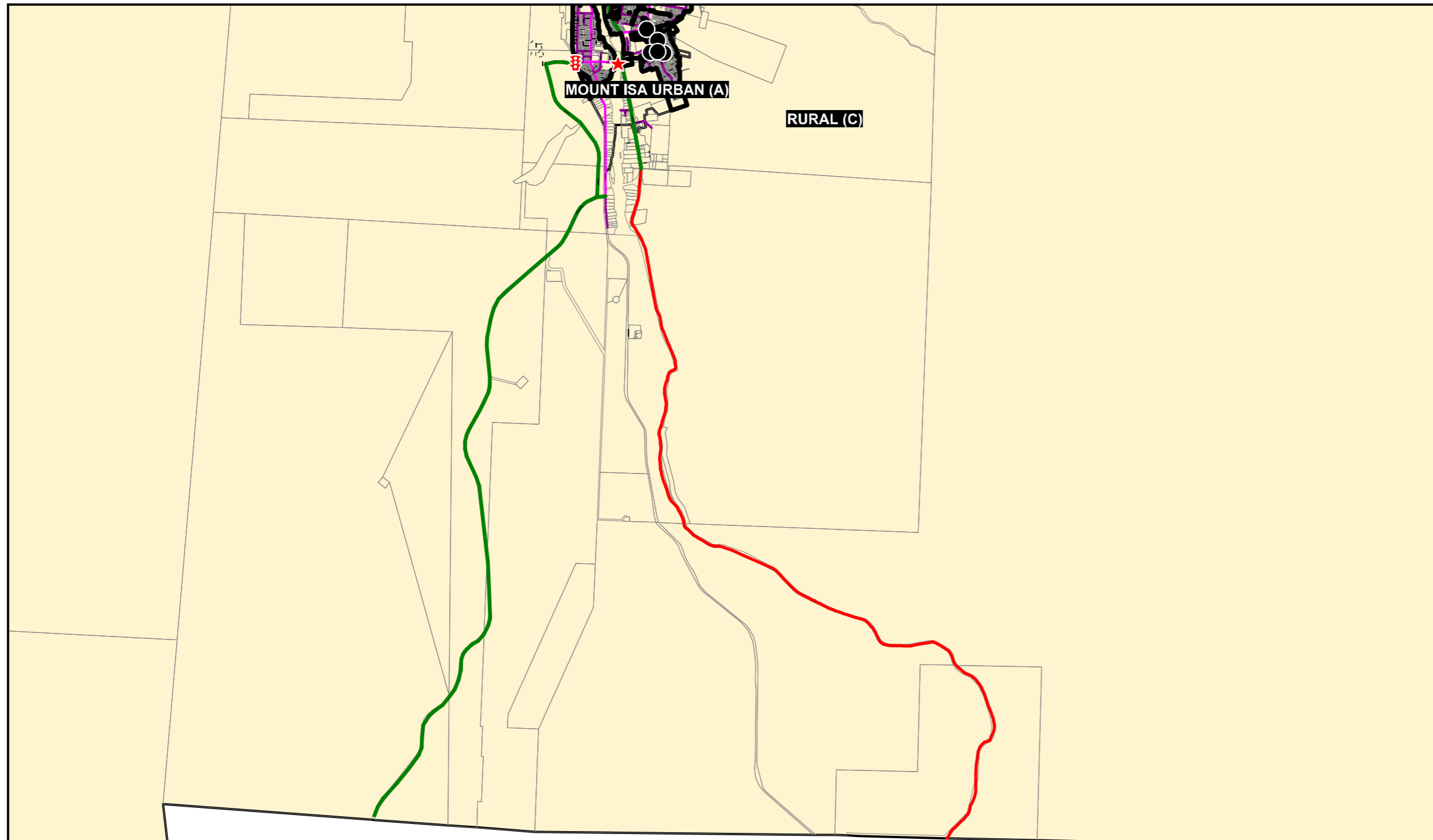
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Overlay Map PFTI-TR-08








**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Transport (Roads)
Map 9 (Sheet 9)**









Legend





Road Hierarchy

-  State Controlled road
-  Sub-arterial road
-  Distributor road
-  Collector road
-  Major rural road

Intersections, Structures & Carparks

-  Bridge
-  Major Culvert
-  MICC Roundabout
-  MICC Signalised
-  Roundabout - 2 Lane Major
-  Signalised Intersection

General

-  Priority Infrastructure Area
-  Property Boundary
-  Future Trunk Infrastructure
-  Service Catchments

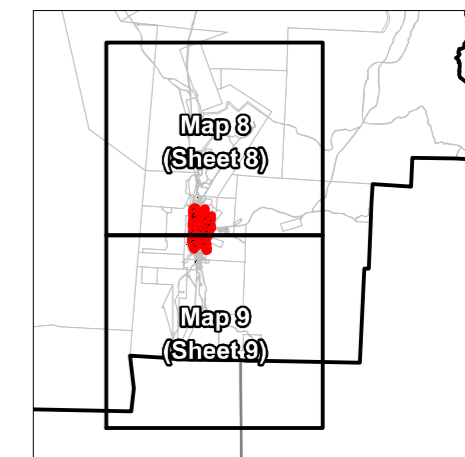
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**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Transport (Roads)
Map 10 (Sheet 10)**

Legend





Road Hierarchy

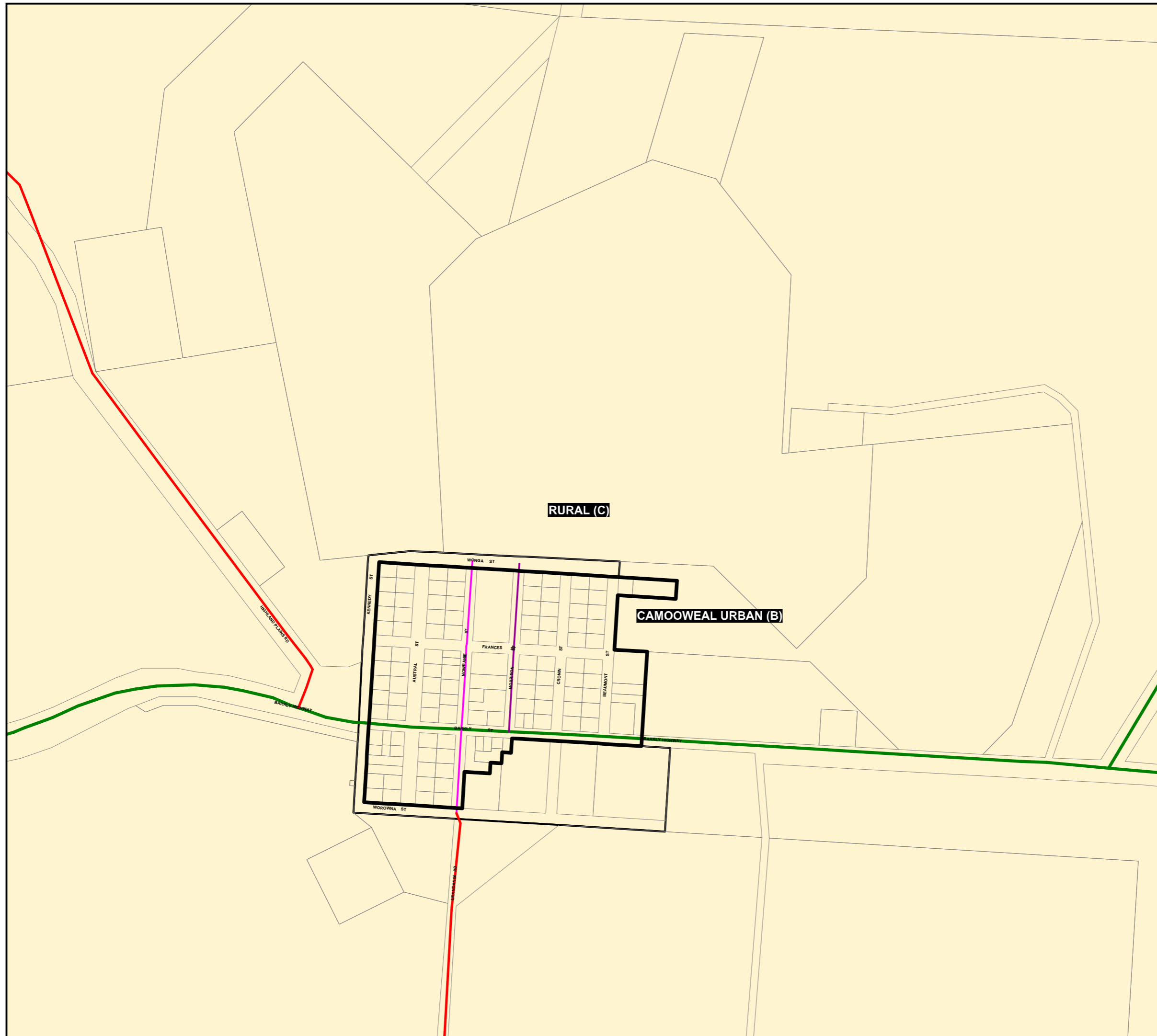
-  State Controlled road
-  Sub-arterial road
-  Distributor road
-  Collector road
-  Major rural road

Intersections, Structures & Carparks

-  Bridge
-  Major Culvert
-  MICC Roundabout
-  MICC Signalled
-  Roundabout - 2 Lane Major
-  Signalled Intersection

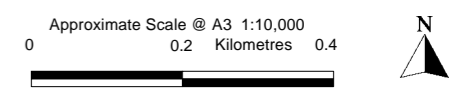
General

-  Priority Infrastructure Area
-  Property Boundary
-  Future Trunk Infrastructure
-  Service Catchments

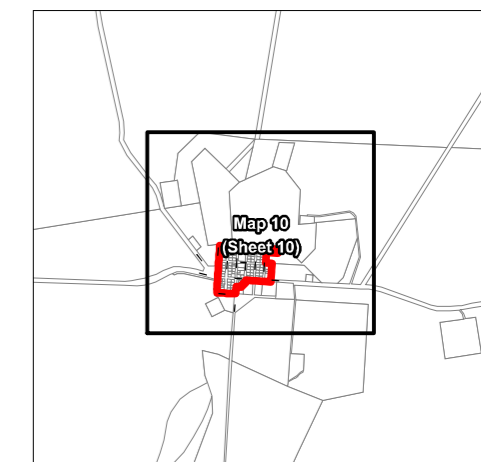


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**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Transport (Roads)
Map 11 (Sheet 11)**

Legend





Road Hierarchy

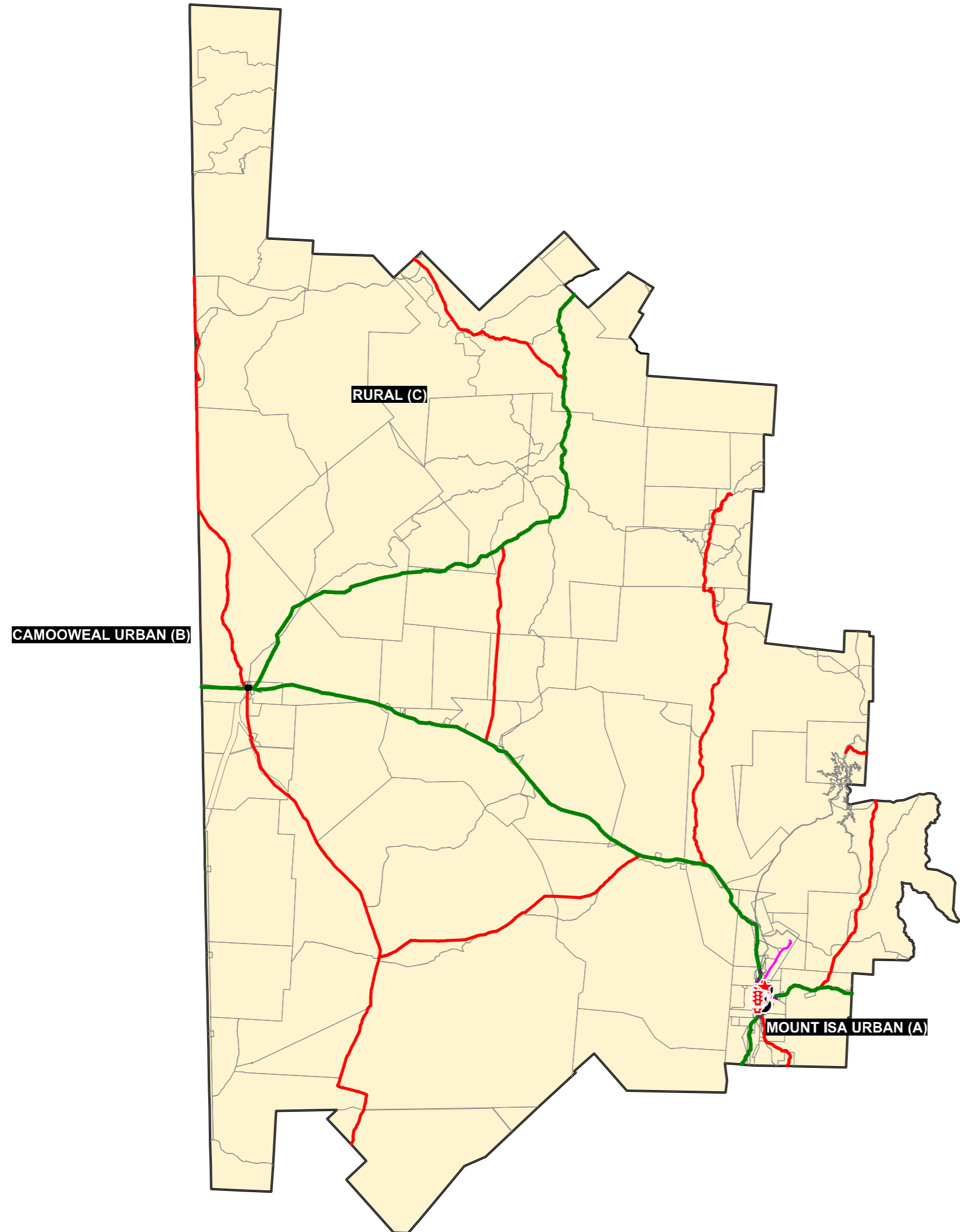
-  State Controlled road
-  Sub-arterial road
-  Distributor road
-  Collector road
-  Major rural road

Intersections, Structures & Carparks

-  Bridge
-  Major Culvert
-  MICC Roundabout
-  MICC Signalled
-  Roundabout - 2 Lane Major
-  Signalled Intersection

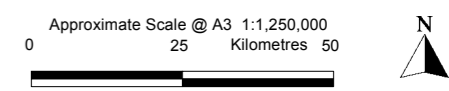
General

-  Priority Infrastructure Area
-  Property Boundary
-  Future Trunk Infrastructure
-  Service Catchments

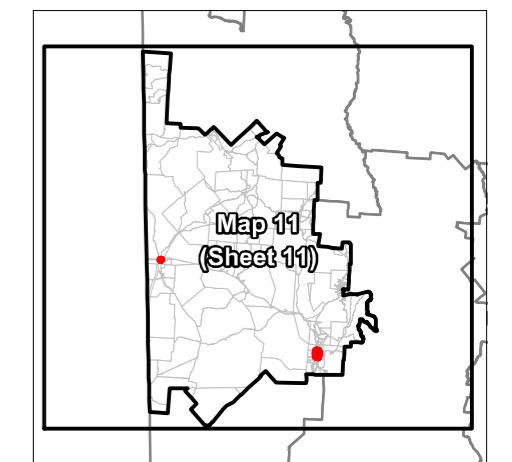


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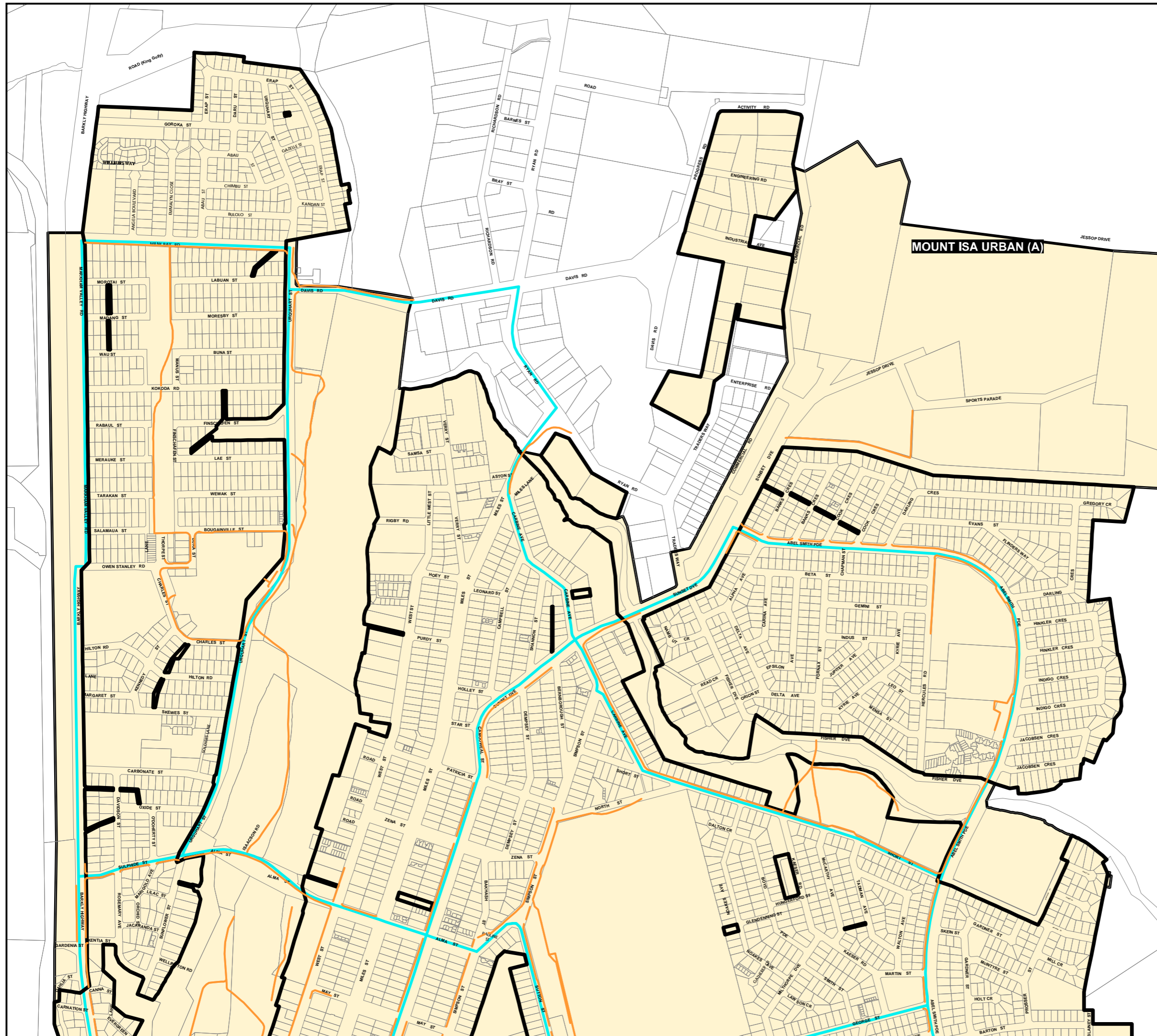





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Overlay Map PFTI-TR-11

**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Transport (Pedestrian & Cycle
Movement)
Map 1 (Sheet 3)**



- Legend**
-  Existing Footpath/Cycle Paths
 -  Principal Cycle Network Route
 -  Future Trunk Infrastructure

- General**
-  Property Boundary
 -  Priority Infrastructure Area
 -  Service Catchment

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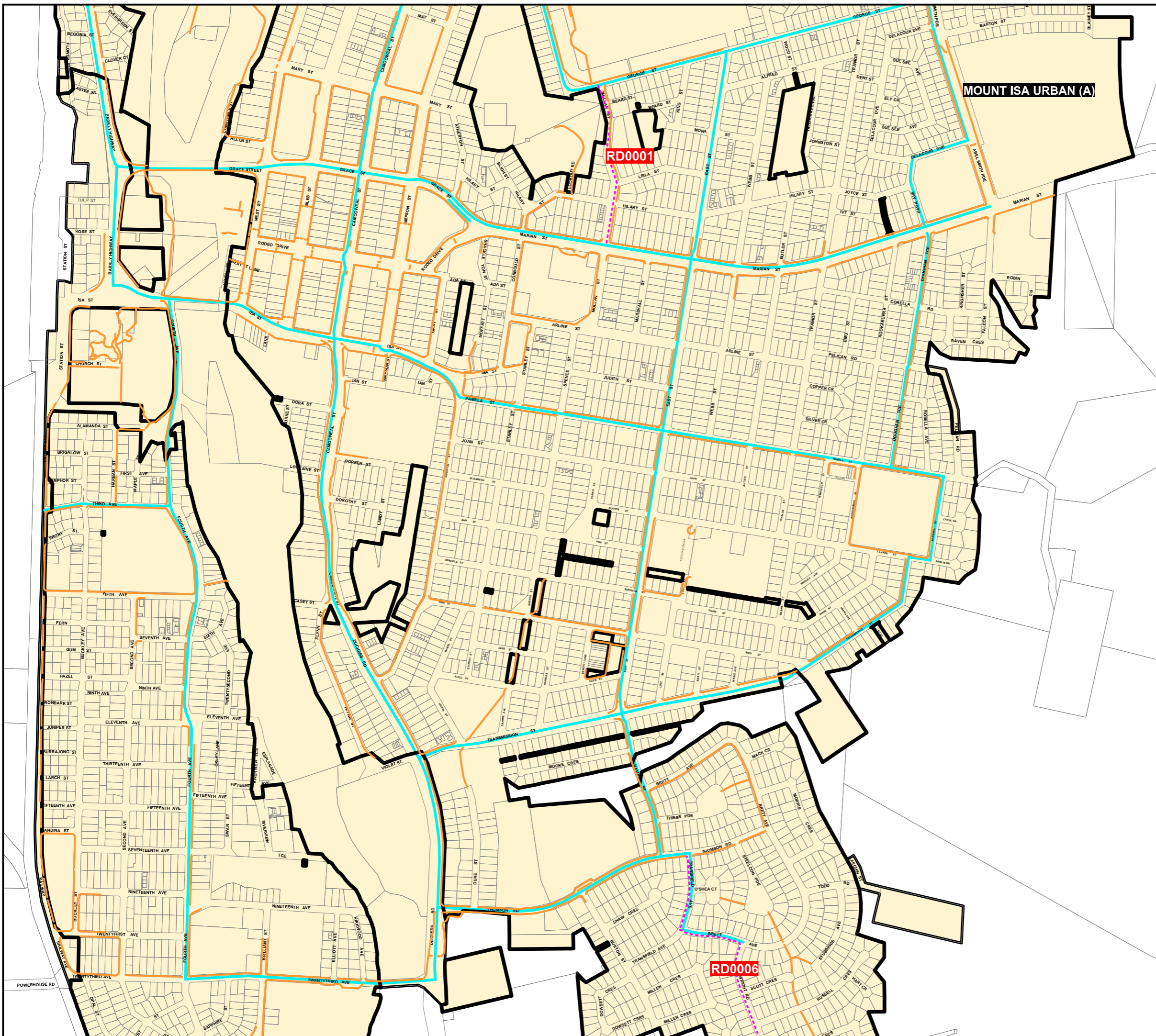
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**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Transport (Pedestrian & Cycle
Movement)
Map 2 (Sheet 4)**



Legend

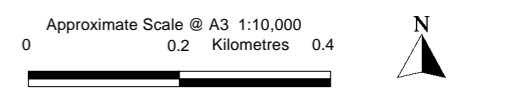
-  Existing Footpath/Cycle Paths
-  Principal Cycle Network Route
-  Future Trunk Infrastructure

General

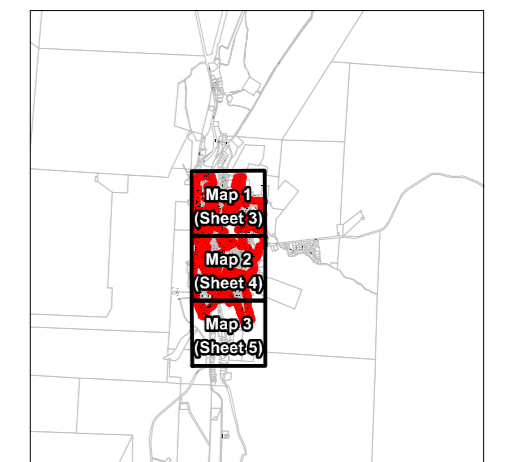
-  Property Boundary
-  Priority Infrastructure Area
-  Service Catchment

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**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Transport (Pedestrian & Cycle
Movement)
Map 3 (Sheet 5)**



Legend

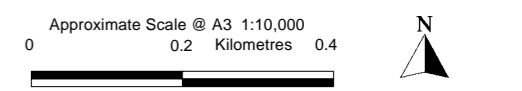
-  Existing Footpath/Cycle Paths
-  Principal Cycle Network Route
-  Future Trunk Infrastructure

General

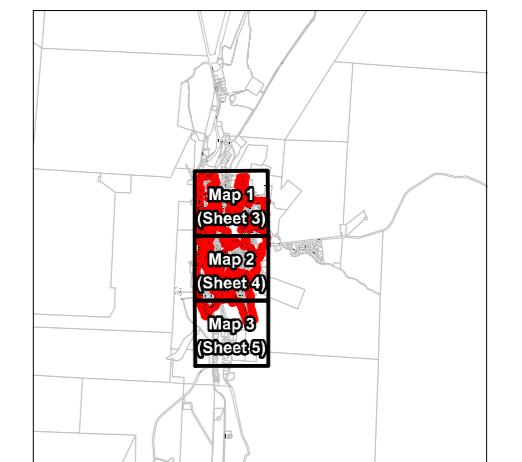
-  Property Boundary
-  Priority Infrastructure Area
-  Service Catchment

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**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Transport (Pedestrian & Cycle
Movement)
Map 4 (Sheet 8)**

- Legend**
-  Existing Footpath/Cycle Paths
 -  Principal Cycle Network Route
 -  Future Trunk Infrastructure

- General**
-  Property Boundary
 -  Priority Infrastructure Area
 -  Service Catchment

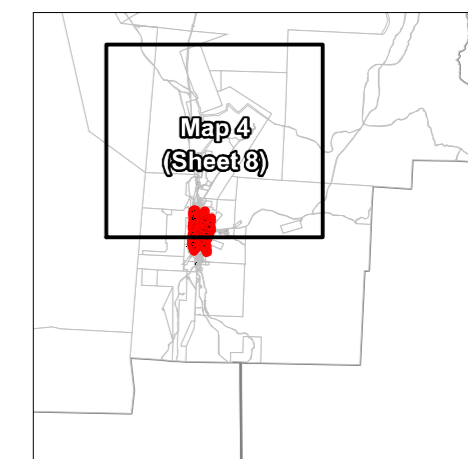
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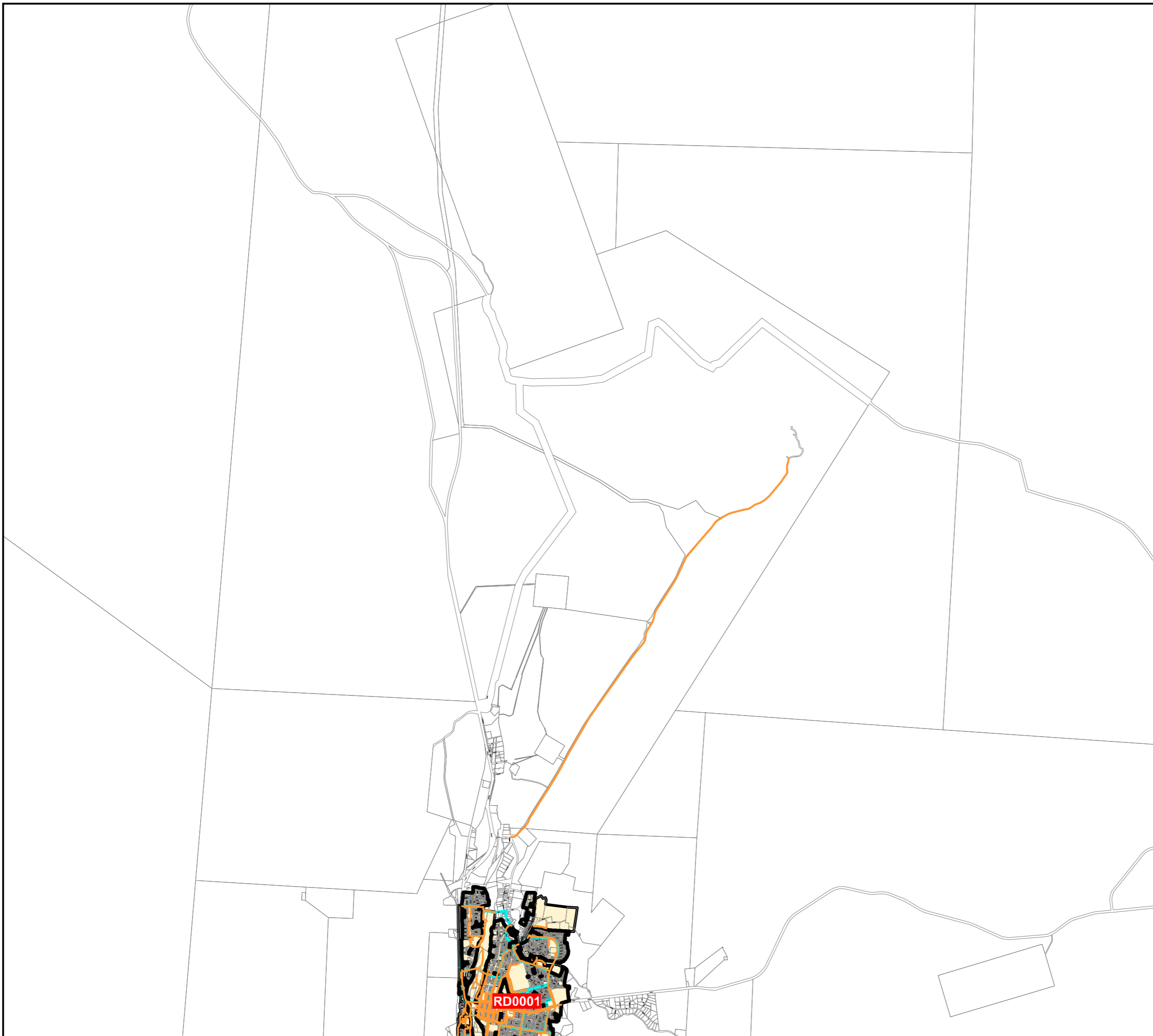
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Overlay Map PFTI-TP-04



**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Transport (Pedestrian & Cycle
Movement)
Map 5 (Sheet 10)**

- Legend**
-  Existing Footpath/Cycle Paths
 -  Principal Cycle Network Route
 -  Future Trunk Infrastructure

- General**
-  Property Boundary
 -  Priority Infrastructure Area
 -  Service Catchment

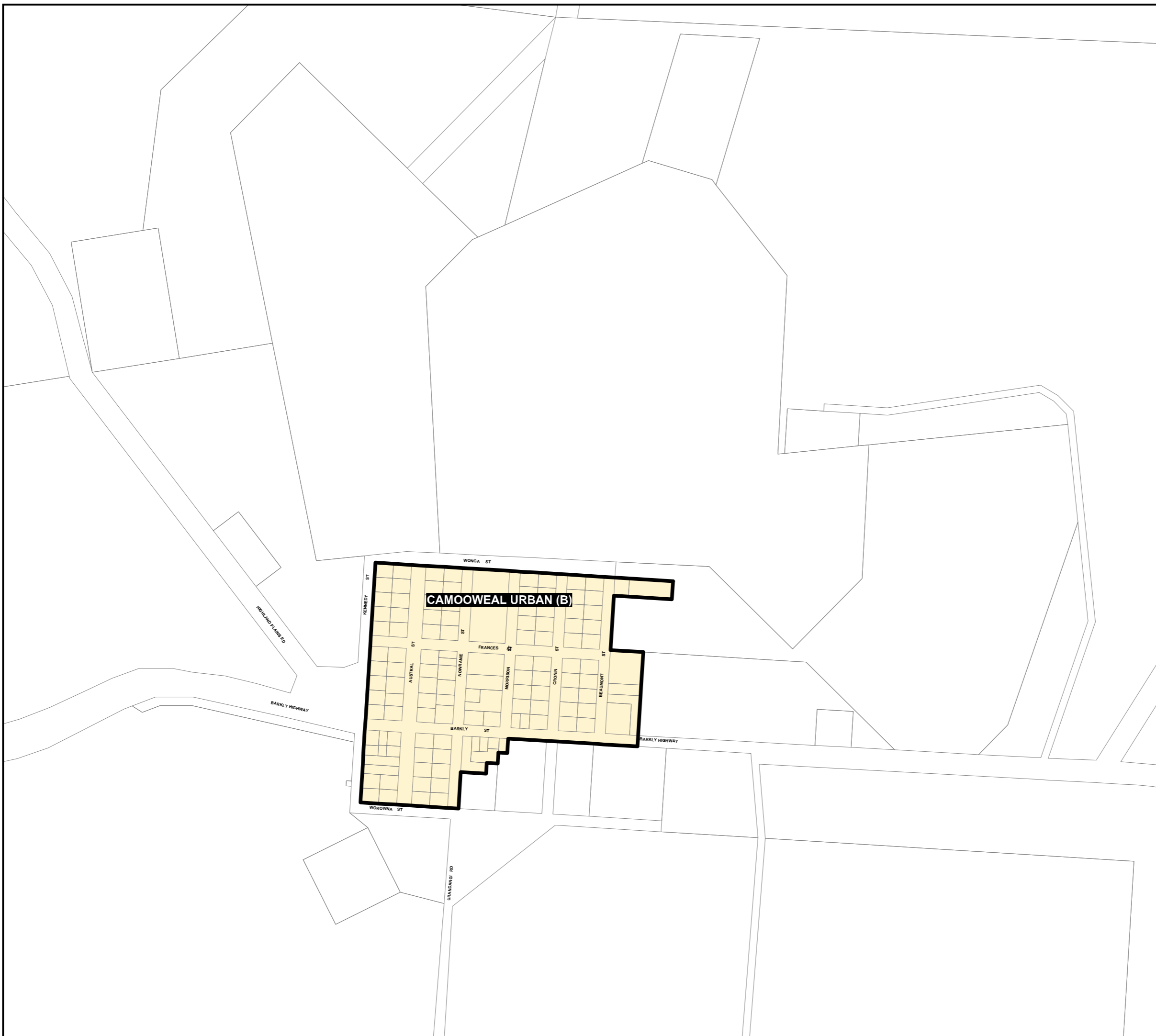
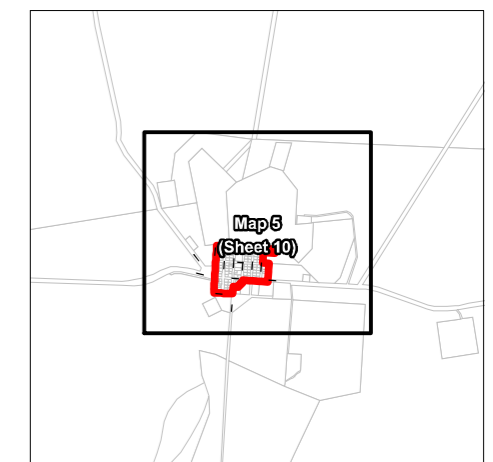
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**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Stormwater
Map 1 (Sheet 1)**

- Legend**
- Existing Trunk Drainage*
-  Inlet/Manhole
 -  Wingwall
 -  Pipe
 -  Culvert
 -  Open Drain
- General*
-  Priority Infrastructure Area
 -  Property Boundaries
 -  Future Trunk Infrastructure
 -  Service Catchment

Note: Infrastructure and drain alignments are indicative only, and subject to further detailed assessment

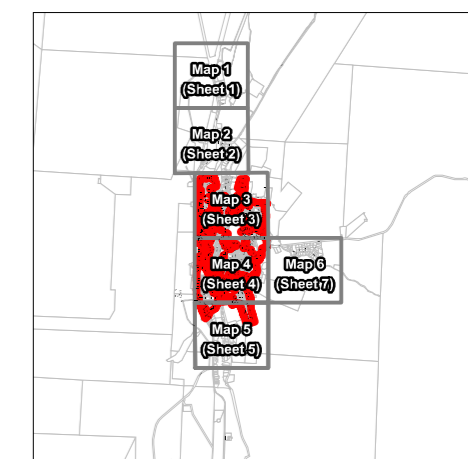
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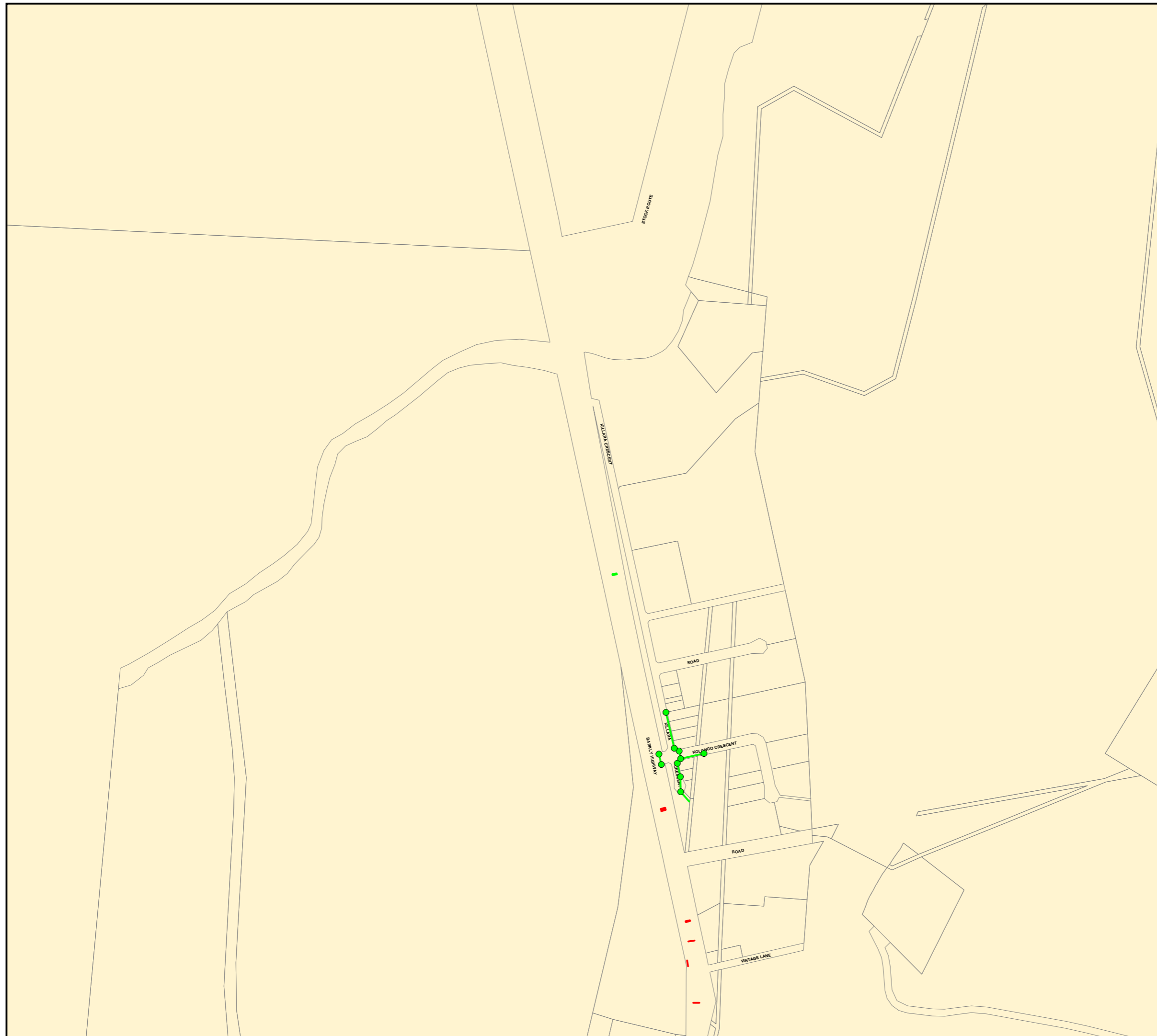
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
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Overlay Map PFTI-SW-01



**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Stormwater
Map 2 (Sheet 2)**

- Legend**
- Existing Trunk Drainage*
-  Inlet/Manhole
 -  Wingwall
 -  Pipe
 -  Culvert
 -  Open Drain
- General*
-  Priority Infrastructure Area
 -  Property Boundaries
 -  Future Trunk Infrastructure
 -  Service Catchment

Note: Infrastructure and drain alignments are indicative only, and subject to further detailed assessment

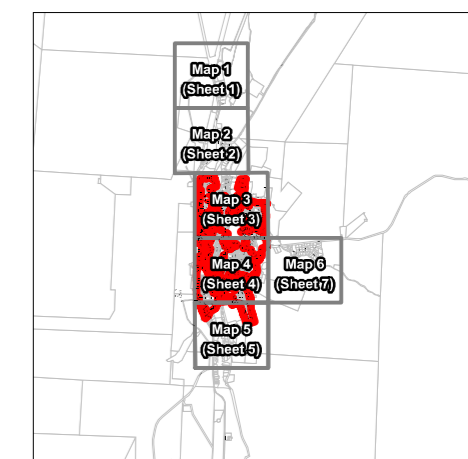
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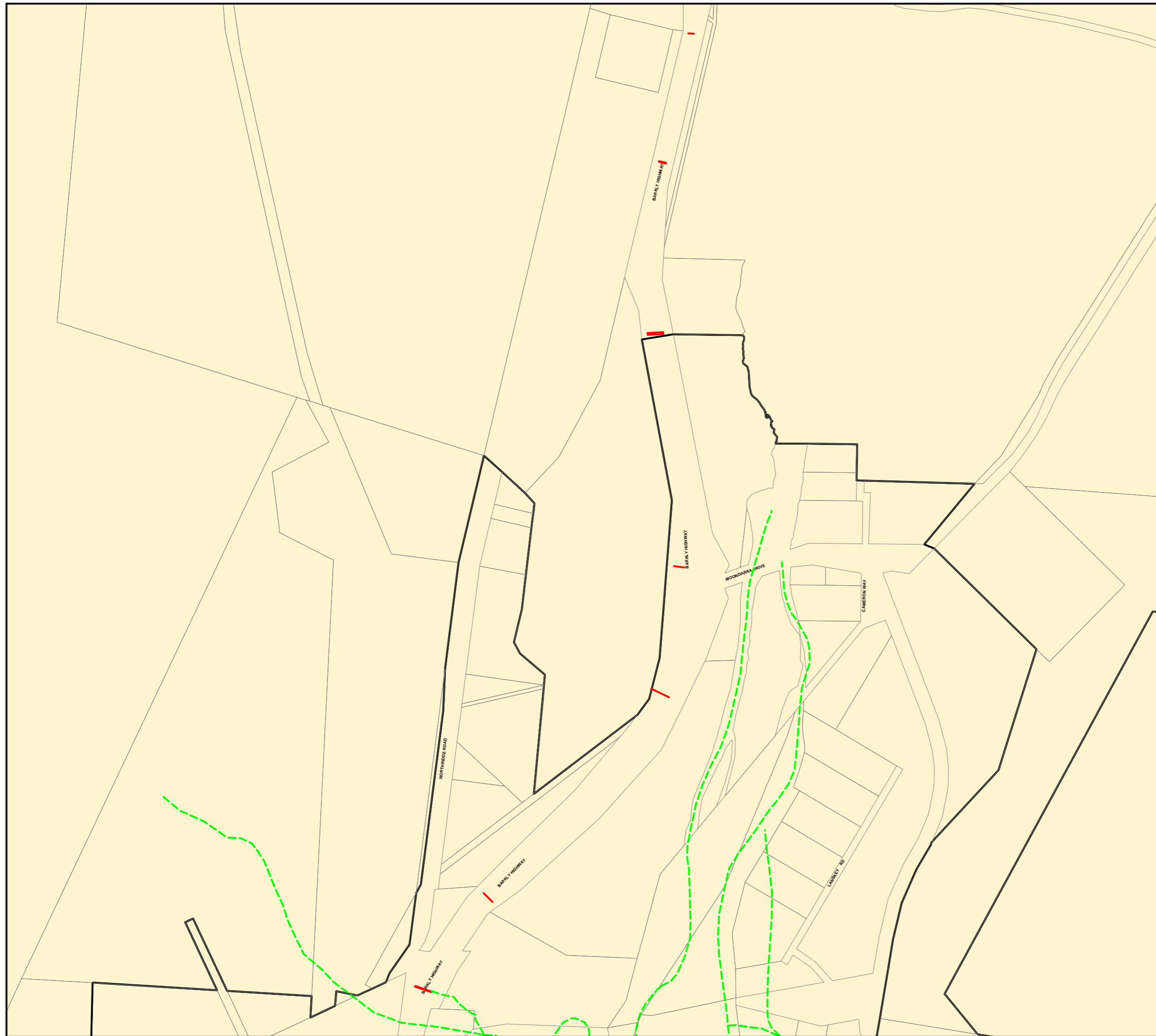
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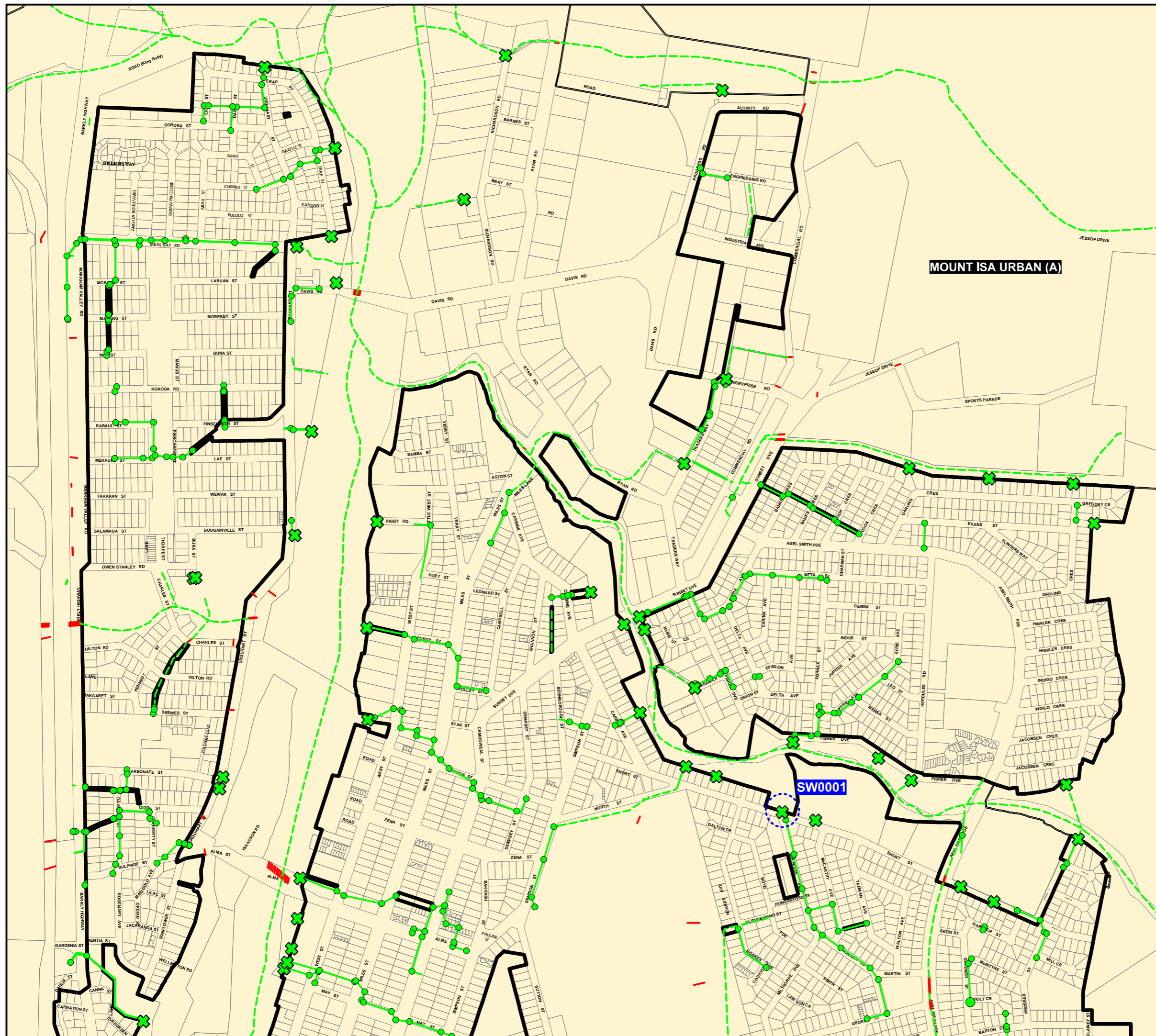
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Overlay Map PFTI-SW-02








**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Stormwater
Map 3 (Sheet 3)**







Legend

Existing Trunk Drainage

-  Inlet/Manhole
-  Wingwall
-  Pipe
-  Culvert
-  Open Drain

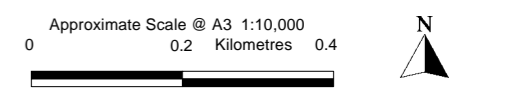
General

-  Priority Infrastructure Area
-  Property Boundaries
-  Future Trunk Infrastructure
-  Service Catchment

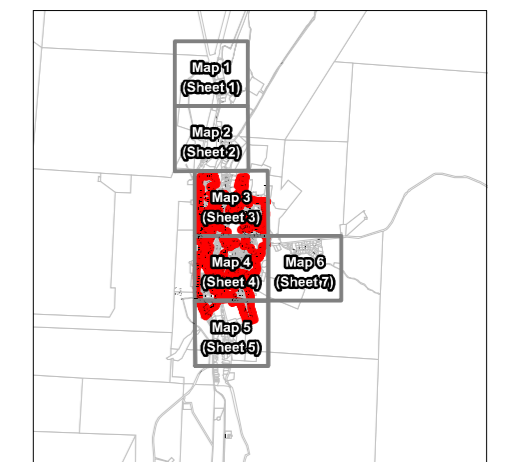
Note: Infrastructure and drain alignments are indicative only, and subject to further detailed assessment

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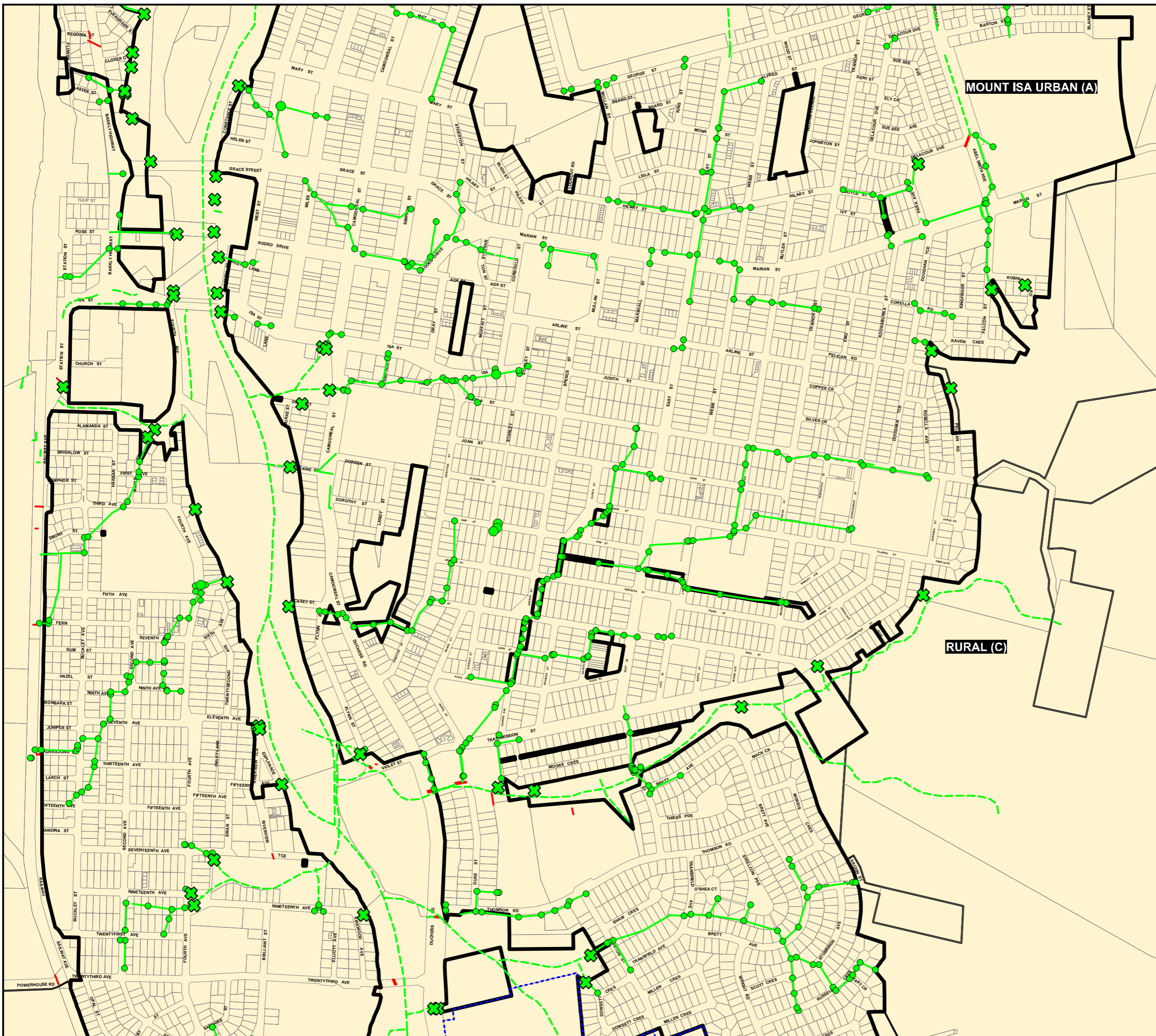


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
Overlay Map PFTI-SW-03

**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Stormwater
Map 4 (Sheet 4)**







Legend

Existing Trunk Drainage

-  Inlet/Manhole
-  Wingwall
-  Pipe
-  Culvert
-  Open Drain

General

-  Priority Infrastructure Area
-  Property Boundaries
-  Future Trunk Infrastructure
-  Service Catchment

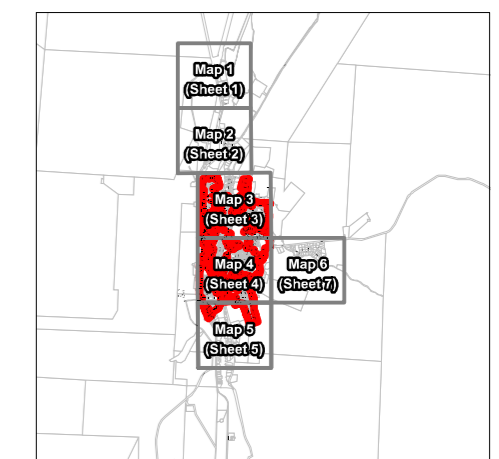
Note: Infrastructure and drain alignments are indicative only, and subject to further detailed assessment

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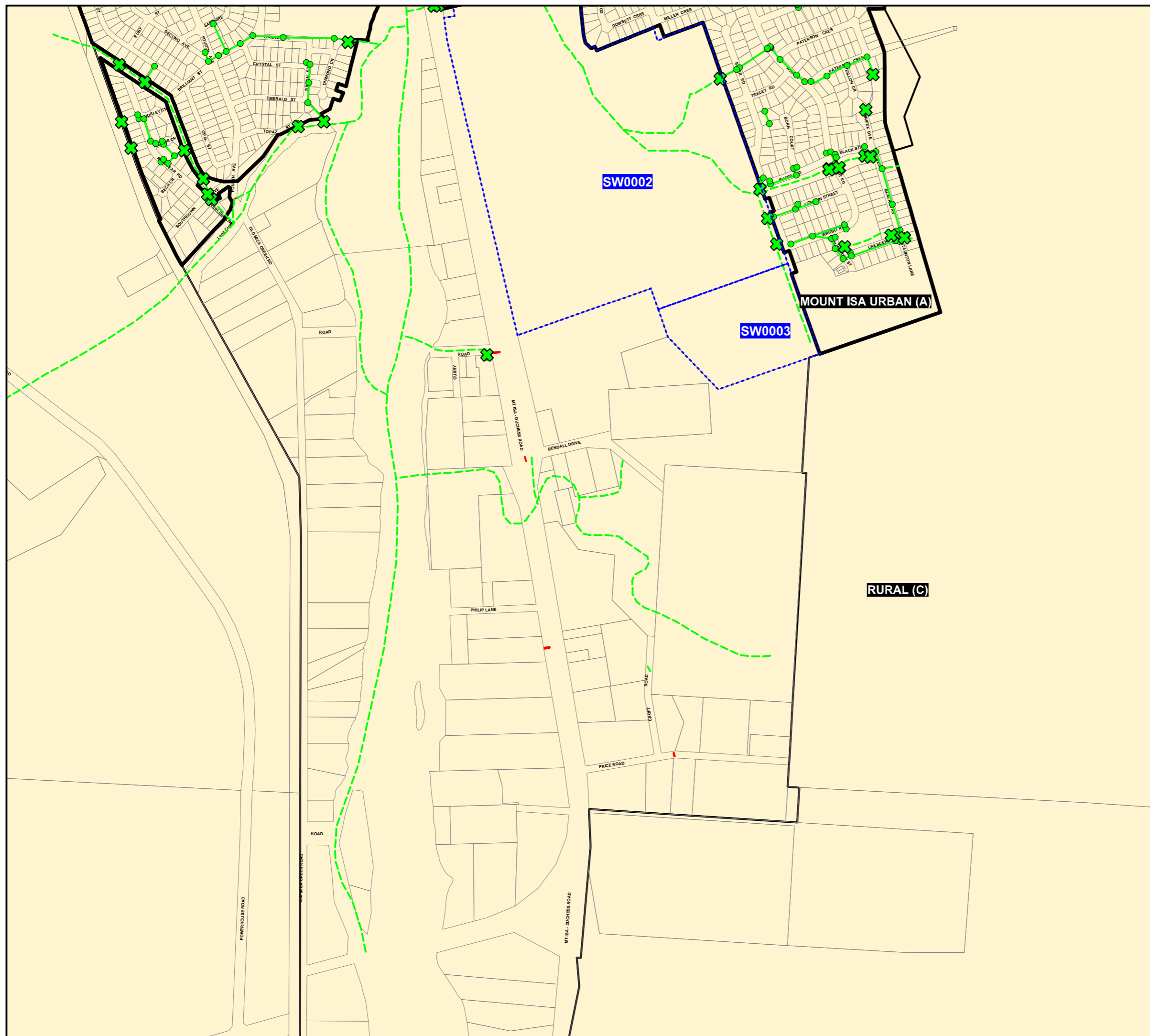
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

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Overlay Map PFTI-SW-04

**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Stormwater
Map 5 (Sheet 5)**



- Legend**
- Existing Trunk Drainage*
-  Inlet/Manhole
 -  Wingwall
 -  Pipe
 -  Culvert
 -  Open Drain
- General*
-  Priority Infrastructure Area
 -  Property Boundaries
 -  Future Trunk Infrastructure
 -  Service Catchment

Note: Infrastructure and drain alignments are indicative only, and subject to further detailed assessment

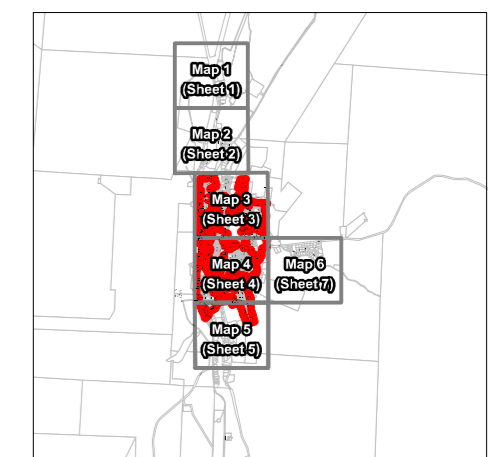
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Overlay Map PFTI-SW-05

**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Stormwater
Map 6 (Sheet 7)**







Legend

Existing Trunk Drainage

-  Inlet/Manhole
-  Wingwall
-  Pipe
-  Culvert
-  Open Drain

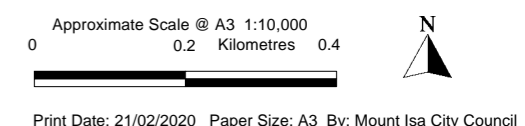
General

-  Priority Infrastructure Area
-  Property Boundaries
-  Future Trunk Infrastructure
-  Service Catchment

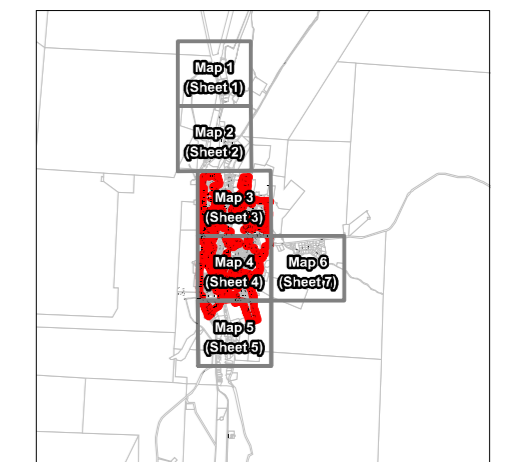
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Overlay Map PFTI-SW-06





**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Stormwater
Map 7 (Sheet 10)**

Legend

Existing Trunk Drainage

-  Inlet/Manhole
-  Wingwall
-  Pipe
-  Culvert
-  Open Drain

General

-  Priority Infrastructure Area
-  Property Boundaries
-  Future Trunk Infrastructure
-  Service Catchment

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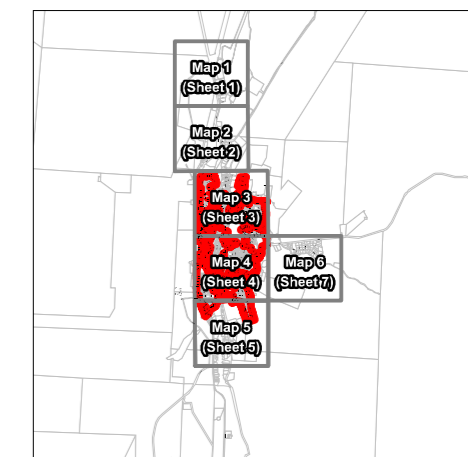
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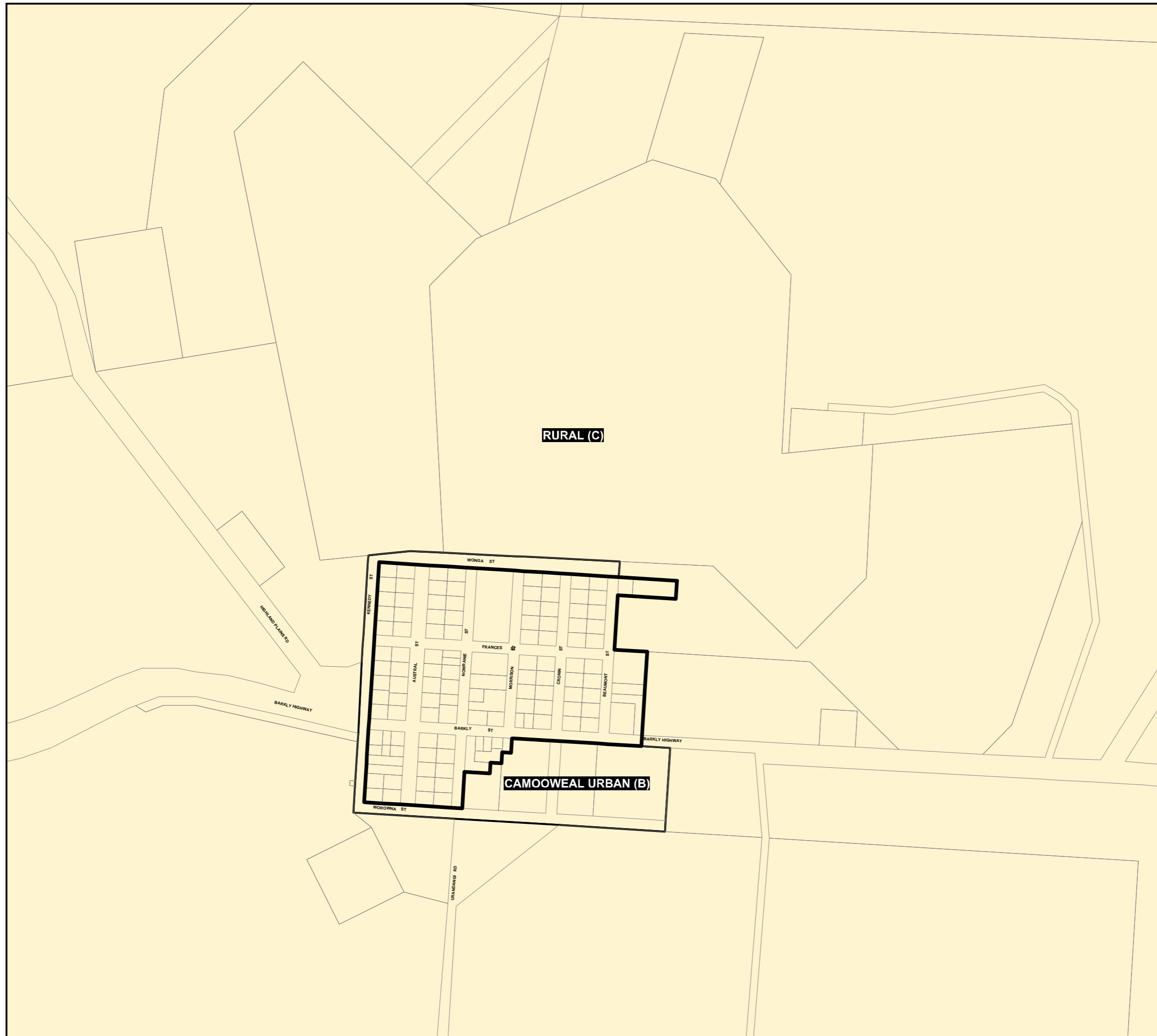
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



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**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Public Parks & Community Land
Map 1 (Sheet 2)**

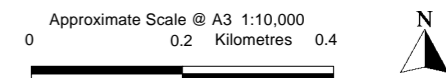
Legend
Public Parks and Community Land

-  Facility - Community
-  Open Space - Public
-  Recreation - Citywide
-  Recreation - District
-  Recreation - Local
-  Sport - Public
-  Sport - Specialised
-  Future Trunk Infrastructure

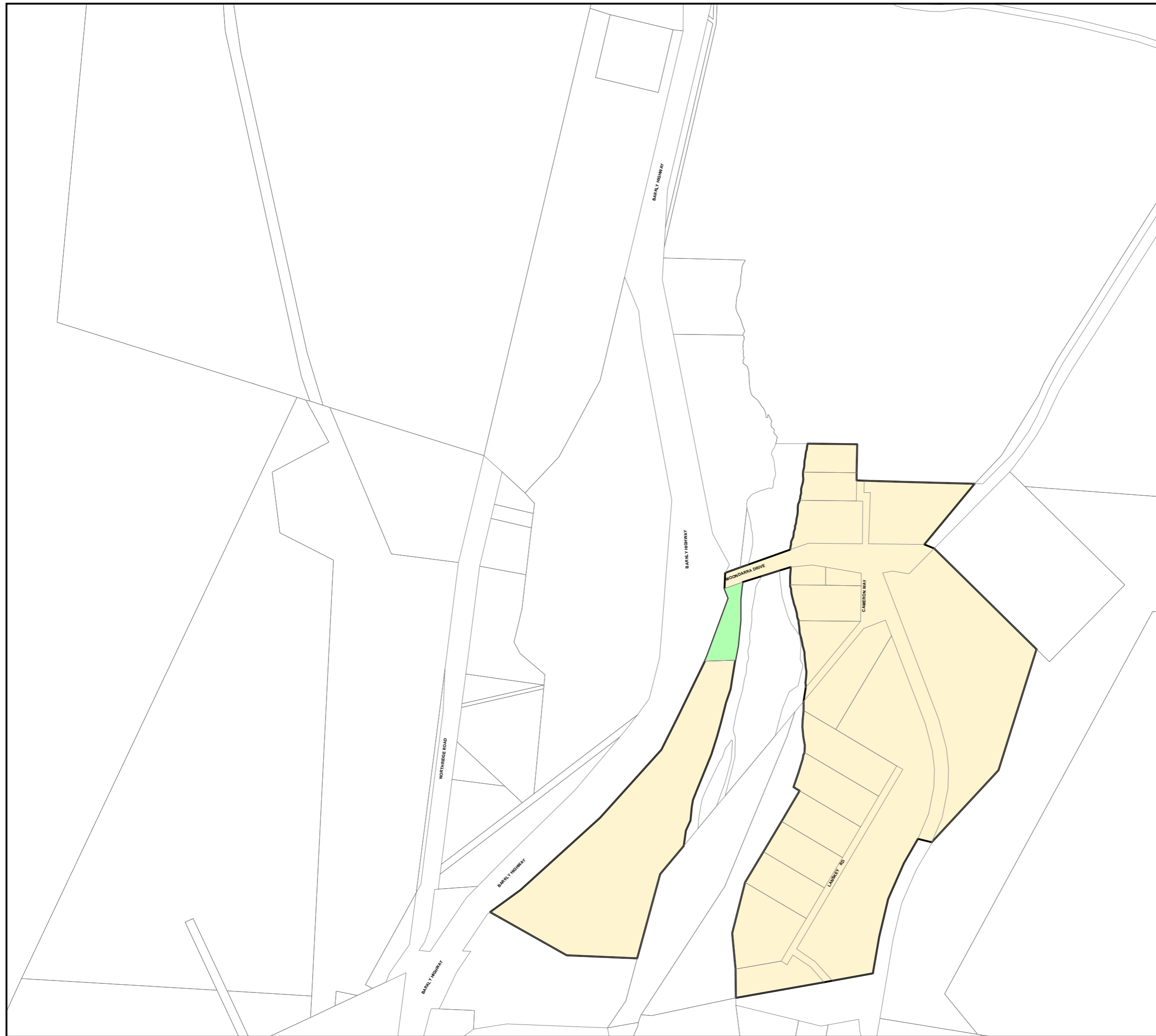
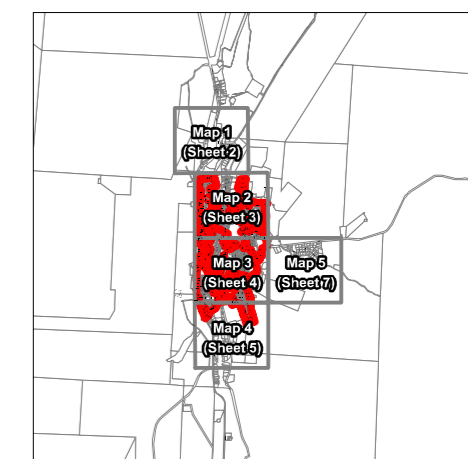
General

-  Priority Infrastructure Area
-  Property Boundary
-  Service Catchment

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**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Public Parks & Community Land
Map 2 (Sheet 3)**




Legend

Public Parks and Community Land

-  Facility - Community
-  Open Space - Public
-  Recreation - Citywide
-  Recreation - District
-  Recreation - Local
-  Sport - Public
-  Sport - Specialised

-  Future Trunk Infrastructure

General

-  Priority Infrastructure Area
-  Property Boundary
-  Service Catchment

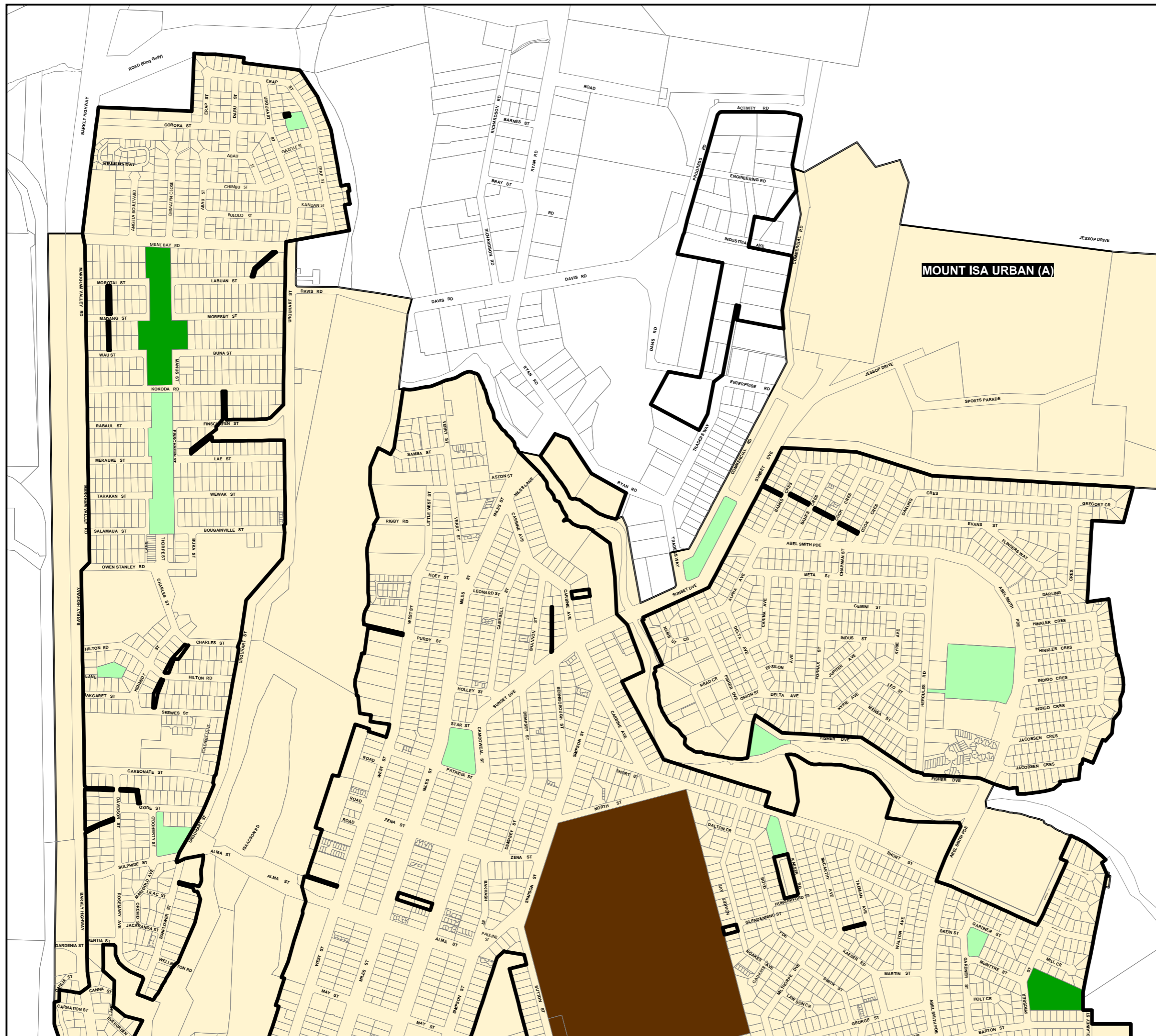
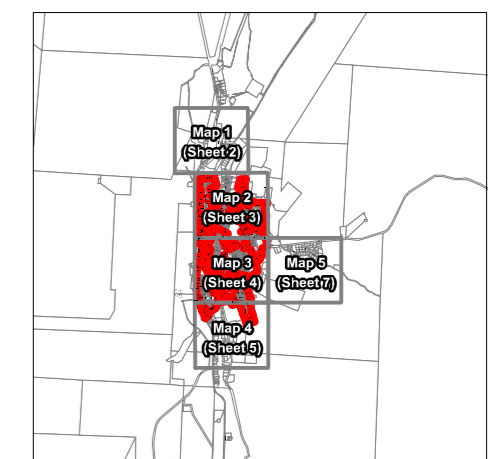
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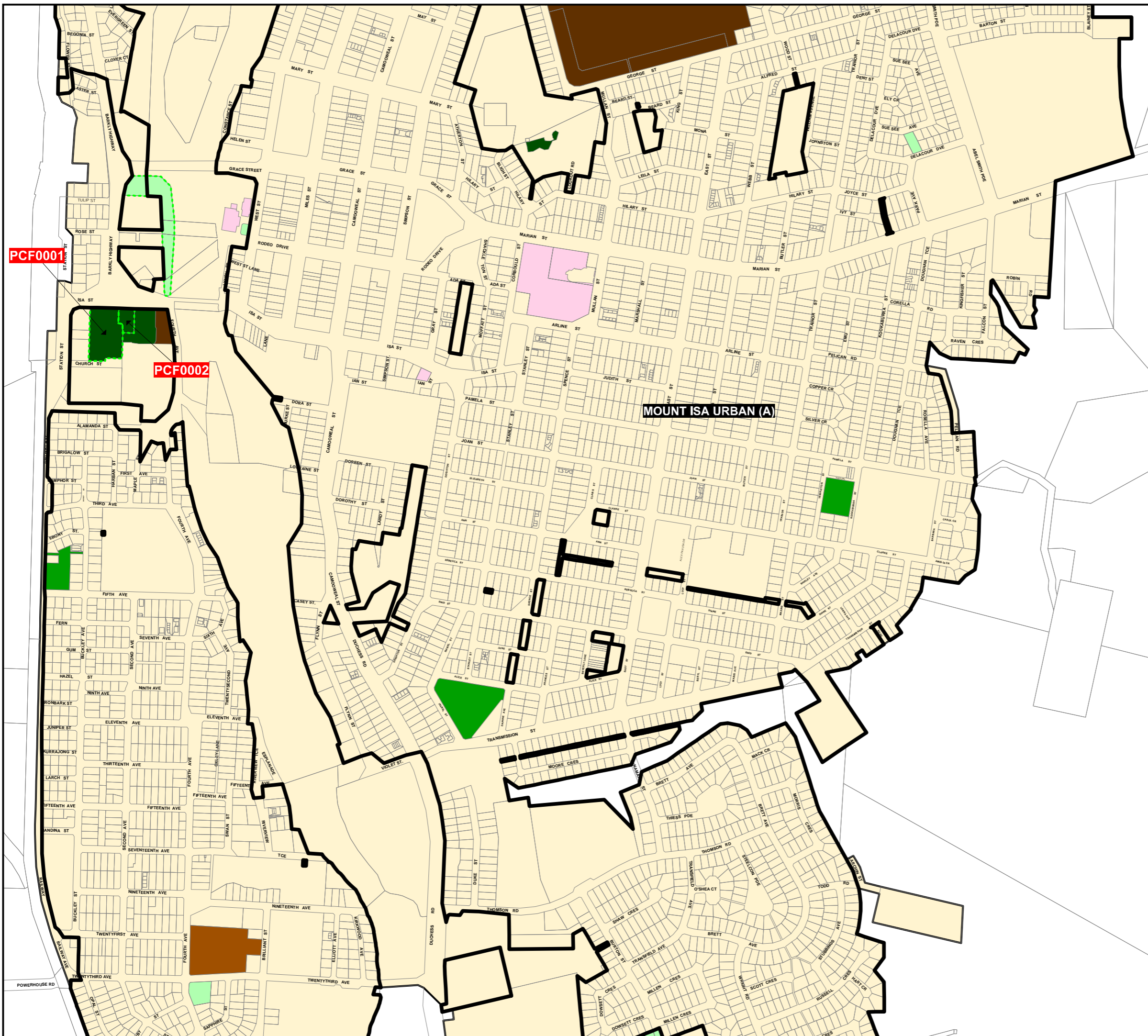
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**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Public Parks & Community Land
Map 3 (Sheet 4)**



Legend
Public Parks and Community Land

- Facility - Community
- Open Space - Public
- Recreation - Citywide
- Recreation - District
- Recreation - Local
- Sport - Public
- Sport - Specialised

Future Trunk Infrastructure

General

- Priority Infrastructure Area
- Property Boundary
- Service Catchment

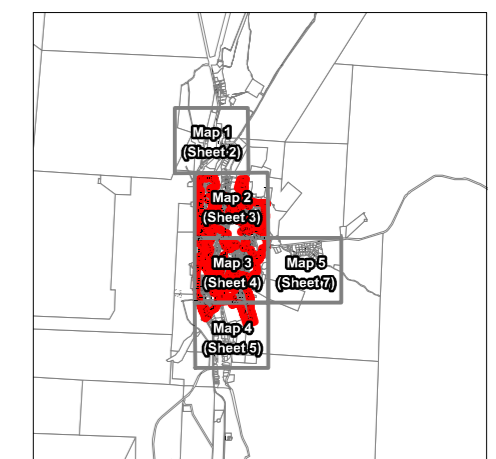
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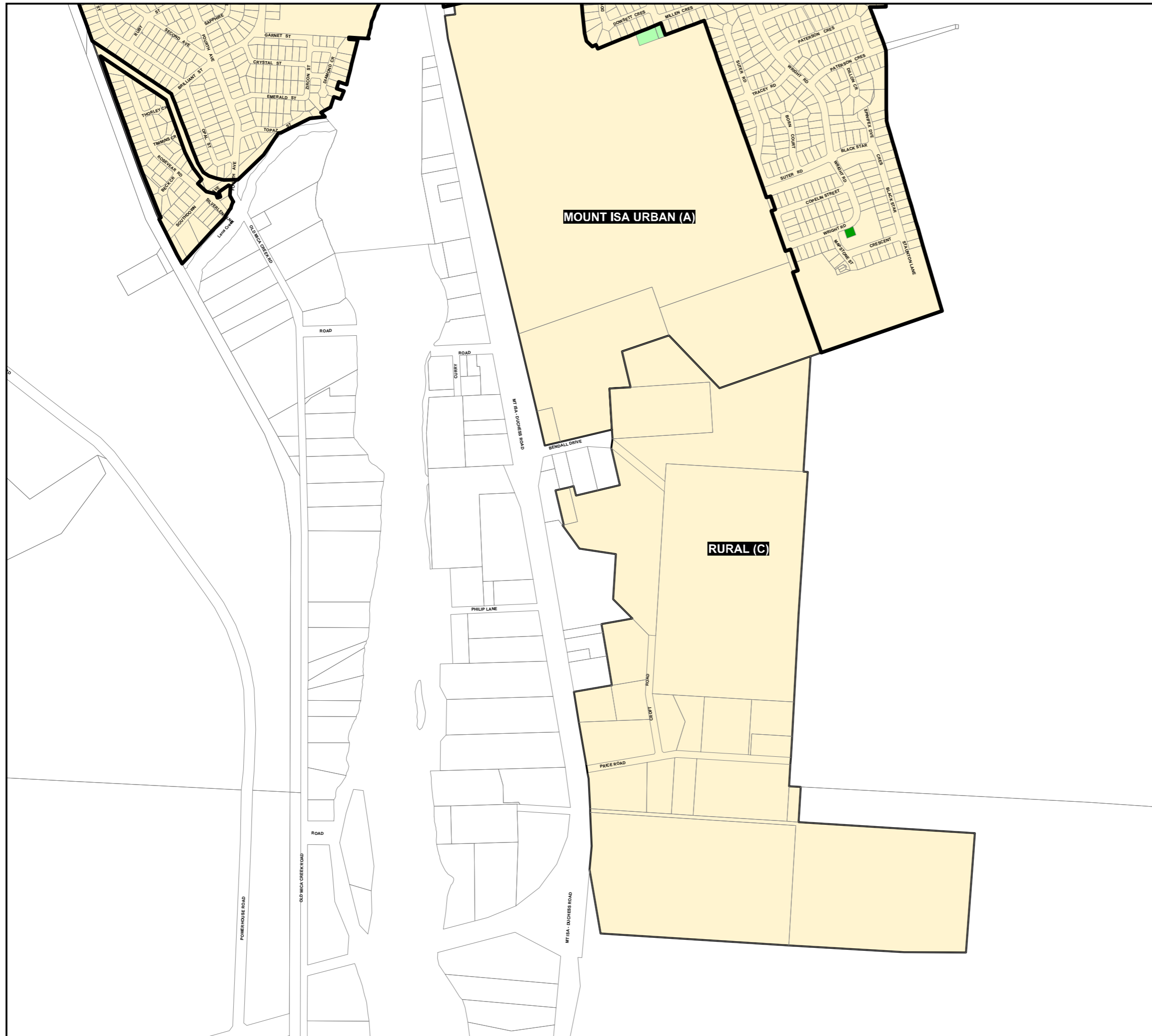
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**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Public Parks & Community Land
Map 4 (Sheet 5)**



Legend

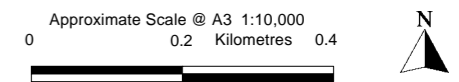
Public Parks and Community Land

- Facility - Community
- Open Space - Public
- Recreation - Citywide
- Recreation - District
- Recreation - Local
- Sport - Public
- Sport - Specialised
- Future Trunk Infrastructure

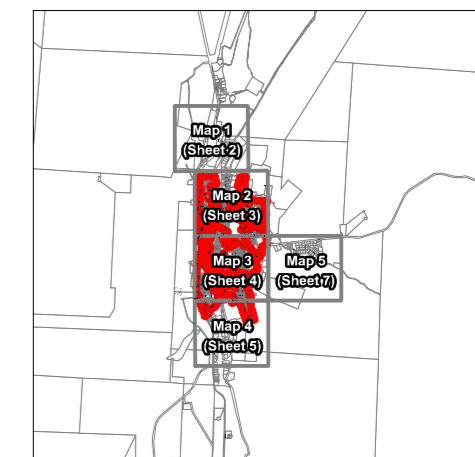
General

- Priority Infrastructure Area
- Property Boundary
- Service Catchment

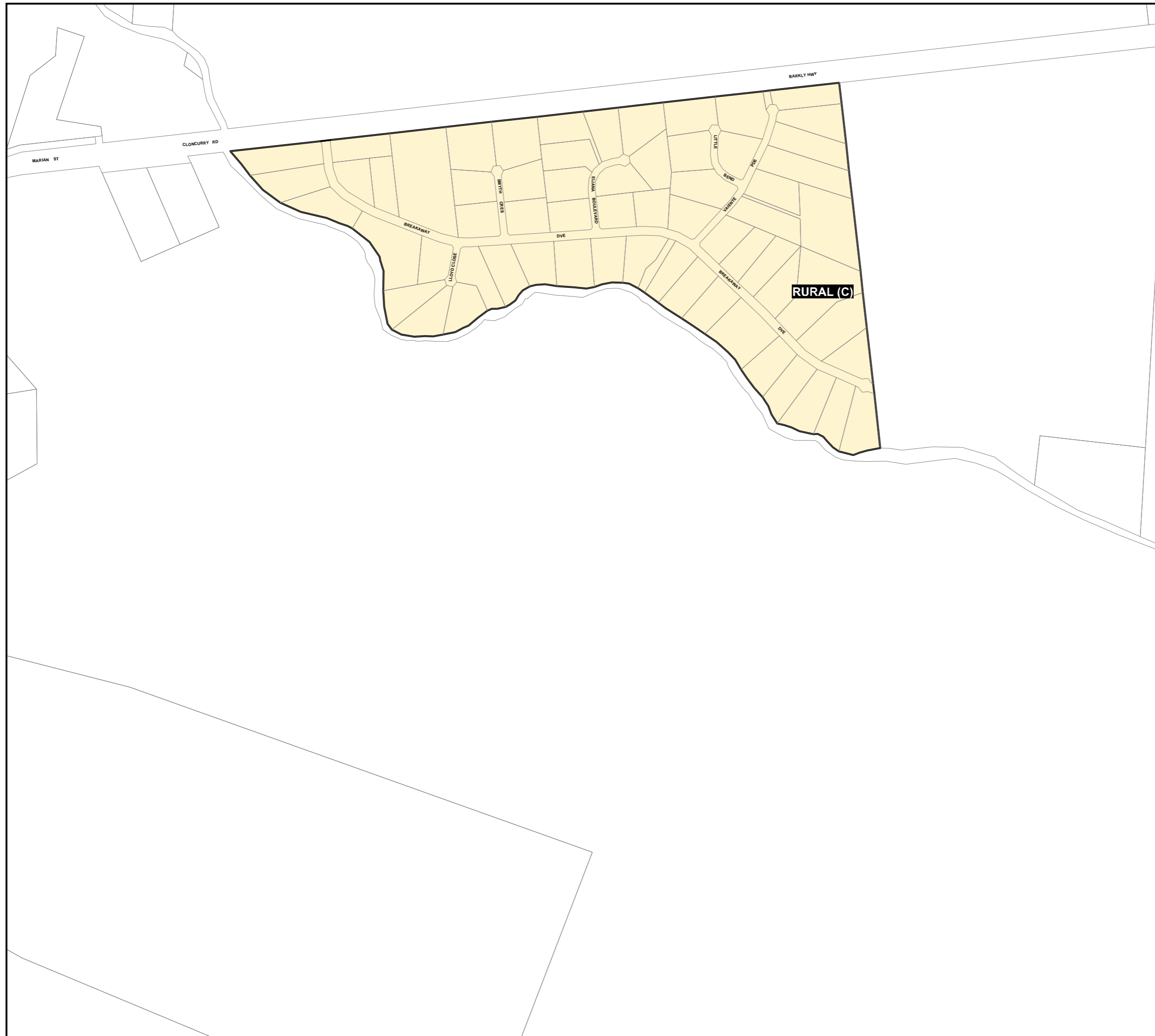
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



**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Public Parks & Community Land
Map 5 (Sheet 7)**






Legend

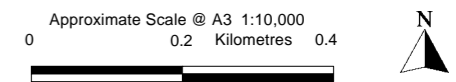
Public Parks and Community Land

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-  Open Space - Public
-  Recreation - Citywide
-  Recreation - District
-  Recreation - Local
-  Sport - Public
-  Sport - Specialised
-  Future Trunk Infrastructure

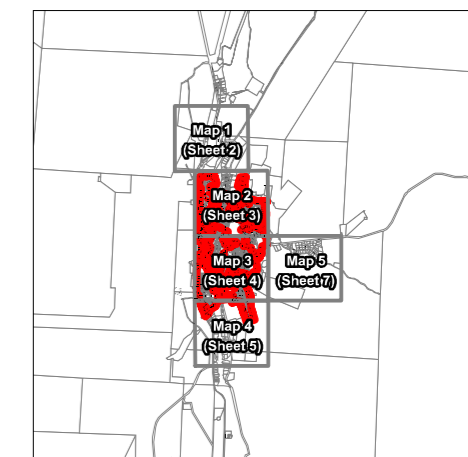
General

-  Priority Infrastructure Area
-  Property Boundary
-  Service Catchment

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



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**Mount Isa City Council
Local Government Infrastructure
Plan - Trunk Infrastructure Plans:
Public Parks & Community Land
Map 6 (Sheet 10)**

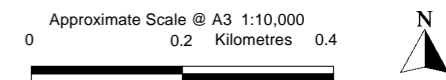
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Public Parks and Community Land

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-  Open Space - Public
-  Recreation - Citywide
-  Recreation - District
-  Recreation - Local
-  Sport - Public
-  Sport - Specialised
-  Future Trunk Infrastructure

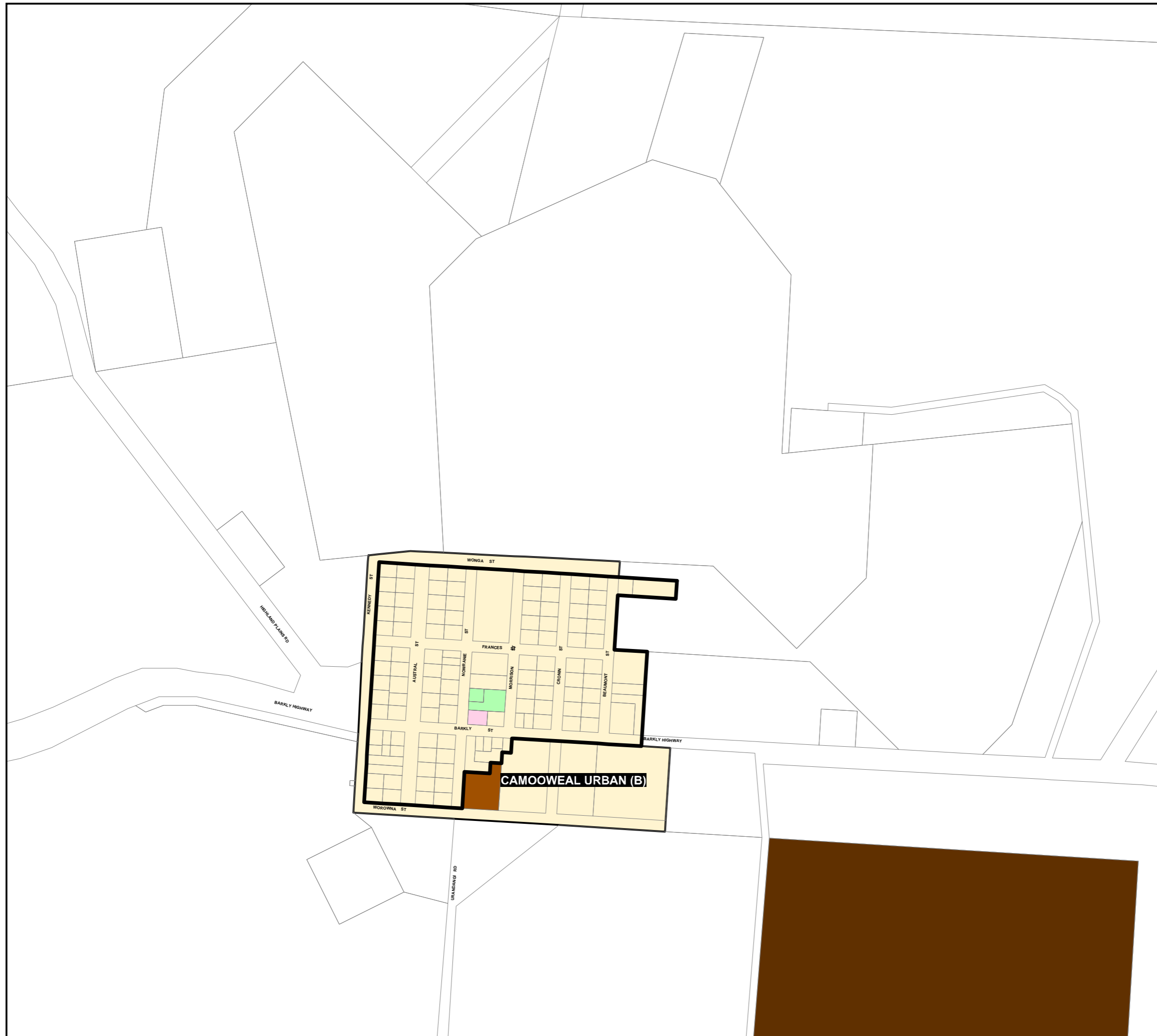
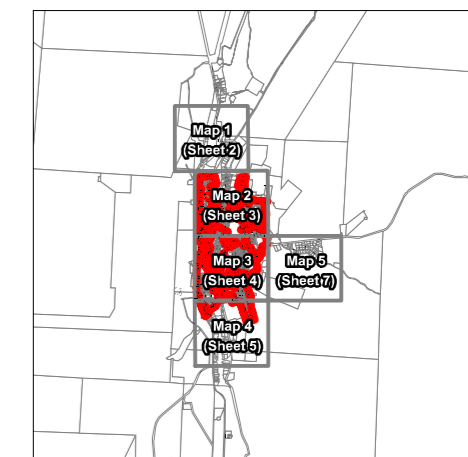
General

-  Priority Infrastructure Area
-  Property Boundary
-  Service Catchment

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Schedule 4 Notations required under the Planning Act 2016

Schedule 5 Designation of premises for development

Table SC5.1—Designation of premises for development of infrastructure under section 42 of the Act

Date Gov Gazette	Local Government	Street Address and Location of Premises (real property description)	Minister	Type of Infrastructure	Project Description
9/11/2012	Mount Isa City Council	72-74 Marian, PIONEER, 4825 614 & 615 on MPH14001	Minister for Communities, Child Safety and Disability Services	(4) community & cultural facilities, inc. where a service under the Child Care Act 2002 is conducted. (6) educational facilities (15) storage and works depots, inc. admin facilities assoc. with provision or maint. of the CID in this part	Mount Isa Neighbourhood Centre
15/01/2010	Mount Isa City Council	30 Camooweal, MORNINGTON, 4825 7 M7587	Deputy Premier and Minister for Health	(i) hospitals and associated institutions (u) storage and works depots and the like (...)	Designated for the Mount Isa Hospital and the Mount Isa Community Health facility, which will provide public and private health facilities, plus support facilities, non-acute and staff accommodation, ancillary and associated commercial and medical services, teaching and research facilities, community health services, child care, engineering and maintenance services, car parking, helipad and accommodation for emergency services.
19/12/2003	Mount Isa	55 Short, PIONEER, 4825 33 M758194	Minister for Police and Corrective Services	(s) any other facility not in (a) to (r) and intended to accommodate govt. functions	Pioneer Neighbourhood Police Beat
25/08/2000	Mount Isa	cnr Camooweal, Dora and Isa, MOUNT ISA, 4825 13 RD137	Attorney-General and Minister for Justice	(s) any other facility not in (a) to (r) and intended to accommodate govt. functions	Mt Isa Magistrates Court (joint facility)

Schedule 6 Planning Scheme Policies

SC 6.1 Planning Scheme Policy Index

The table below lists all the planning scheme policies applicable to the planning scheme area.

Table SC6.1.1 Planning scheme policy index

Policy no.	Planning scheme policy title
SC 6.2	Engineering works & services planning scheme policy
SC 6.3	Local heritage place planning scheme policy
SC 6.4	Preferred plants planning scheme policy

SC 6.2 Engineering works & services planning scheme policy

SC 6.2.1 Purpose

The purpose of this planning scheme policy is to prescribe the standards required within the City of Mount Isa for the design and construction of:

- (a) civil engineering works and associated works, which includes but is not necessarily limited to the following:
- excavation and filling;
 - roads, including associated works within the verge;
 - water supply infrastructure;
 - sewerage infrastructure;
 - stormwater drainage infrastructure;
 - cycle paths;
 - *landscaping*; and
- (b) those aspects of other development that affect the above items, where the term “development” has the meaning defined in the Sustainable Planning Act 2009.

SC 6.2.2.1 Quality assurance

All design for works that fall within the scope of this policy must be carried out in accordance with the following Aus-spec specification:

- 0010 - Quality assurance requirements for design.

SC 6.2.2.2 Detailing

Unless shown otherwise in the certified design documentation, all details must comply with the standard drawings produced by the Institute of Public Works Engineers of Australia (IPWEA) (Queensland division).

Detailing in design documentation must not be varied from that shown in the IPWEA(Q) drawings without the prior approval of Council.

SC 6.2.2.3 Erosion and sediment control

Erosion and sediment control measures are to be put in place for all works which fall within the scope of this policy.

Erosion and sediment control measures are to be designed in accordance with the International Erosion Control Association (IECA) Australasia Best Practice Erosion and Sediment Control Guidelines (November 2008)

SC 6.2.2.4 Excavation and drilling

Excavation and filling must be designed in accordance with the accepted principles of structural mechanics, soil mechanics and rock mechanics, and in accordance with the following Aus-spec specification:

0021 – *Site* regrading.

For new roads that form part of a reconfiguration of a lot, the transition from the road formation to the natural surface must comply with the detail “Verge without pathways” on the IPWEA(Q) standard drawing no R-0031.

All surfaces of earth structures must be stabilized to prevent erosion.

SC 6.2.2.5 Water supply

Water supply systems must be designed in accordance with the following Aus-spec specification:

0071 Water Supply – reticulation (Design); and

- 0072 Water Supply – pump stations (Design).

The water supply servicing for each allotment must include:

(a) a pipe that:

- (i) connects the main water supply pipe to a point on or inside the allotment boundary for the purpose of supplying water to the allotment at the specified discharge rate and residual pressure, and
- (ii) crosses no other land except the allotment serviced, or a road reserve, or an easement for water supply purposes, and

(b) a water meter that:

- (i) is located 300 millimetres inside the allotment boundary; and
- (ii) is connected to the pipe described in (a) above and sized for development design and demand, or
- (iii) Unless approved otherwise, is a minimum of:
 - 20 millimetres for single *dwelling*; or
 - 25 millimetres for *dual occupancy* or two *dwellings* on the same lot; or
 - 32 millimetres for three to six *dwellings*; or
 - 50 millimetres for seven *dwellings* or more.

SC 6.2.2.6 Sewerage systems

Sewerage systems must be designed in accordance with the following Aus-spec specification:

- 0076 – Sewerage Systems – reticulation (Design); and
- 0077 - Sewerage Systems – pump stations (Design).

Unless approved otherwise, the sewerage servicing of each allotment must include a branch pipe that:

- (a) connects the main sewer pipe to a point on or inside the boundary of the allotment in a location and at a depth which commands the entire allotment (i.e the upstream end of the branch pipe may be located anywhere on the allotment so long as it can be connected to the downstream end of a sanitary drain); and
- (b) is laid at a grade and depth not less than the minimum grades and depths specified in *Australian Standard 3500*; and
- (c) crosses no other land except the allotment serviced, a road reserve or an easement for sewerage purposes; and

- (d) is a minimum of 100mm for a single *dwelling*, *dual occupancy* or up to two *dwellings* on the allotment or is a minimum of 150mm for three *dwellings* or more; and
- (e) is of sufficient grade and diameter to accommodate the design discharge from any other use.

SC 6.2.2.7 Stormwater drainage

Stormwater drainage systems must be designed in accordance with the Queensland Urban Drainage Manual (QUDM) and the following Aus-spec specification:

- 0074 - Stormwater drainage (design).

Where the stormwater drainage system includes underground pipe drains, for each allotment there must be a branch pipe that:

- (a) connects the main pipe drain to a point on or within the boundary of the allotment in a location and at a depth that commands the whole allotment, in accordance with the following (ie the upstream end of the branch pipe may be connected to the downstream end of an underground pipe drain whose upstream end may be anywhere on the allotment);
- (b) is laid at the minimum depth specified by the relevant Australian standard for the pipe material,
- (c) has the capacity to accommodate the design discharge from all roofs and paved areas constructed on the allotment;
- (d) crosses no other land except the allotment serviced, or a road reserve, or an easement for stormwater drainage purposes; and
- (e) is of sufficient grade and diameter to accommodate the design discharge.

SC 6.2.2.8 Stormwater pumps

The stormwater pumps are to be designed in accordance with the following design criteria adapted from Brisbane City Council's Subdivision and Development Guidelines Part B: Infrastructure Elements Chapter 2 Stormwater Drainage 2008:

The pump well storage and pump capacities must be designed for the minimum 10 year ARI critical storm burst. The critical storm burst is the storm duration that dictates the maximum active storage size, and this storm duration is usually independent of the subcatchment time of concentration. Typically pumping and storage characteristics during smaller storm events (eg 2, 5 and 10 year ARI) for a range of duration (say up to 2 hours) would need to be investigated, to ensure that the pump operates within the manufacturer's recommendations.

In some instances, the 10 year ARI design event may be inadequate. For example, pumps may need to be sized for more extreme storm events when dewatering *basement* carparks or where overland sheet flows cannot be achieved.

Council prefers that the pumped systems be discharged directly to a gully, a manhole or a drainage line. Direct discharge to a kerb and channel is not preferred. Where the kerb and channel is the only lawful point of discharge, the outlet from the pump should feed to a storage manhole which then drains by gravity to the kerb and channel. Regardless of these disposal methods, a check of road capacity and existing drainage system is required to demonstrate that there are no adverse impacts.

Storage areas can be a combination of underground and aboveground areas, for example, shaped car park or landscaped area to hold water until pumping system restarts. However, care needs to be exercised with aboveground storage area that public safety or amenity is not compromised.

The pump well design must consider the following factors:

- Minimise deposition of solids.
- Excessive foaming and air entrainment (usually caused by stormwater dropping from a high level inlet pipe) in the wet well to be avoided.
- Structural design to resist uplift, soil and water pressures.
- Suitable openings to enable pump removal, and for electrical and pipework access.

- Sufficient space to be provided around the chamber for maintenance access and sufficient headroom for lifting tackle to be erected so as to raise the pumps if necessary.

In addition to the operating duty pump, an equivalent standby pump (ie of equal size to duty pump) must be installed to safeguard against mechanical failure.

In order to assure reliability of the standby pump, the pumping system must be set up by automatic rotation to ensure that the hours run by both the duty and standby pumps are approximately similar.

The most likely stormwater pump station configuration is usually the submersible wet well centrifugal type pumps normally employed in the wastewater industry. These pumps are available off the shelf and come in an extensive range of sizes and configurations. They are also not self priming ie they require a positive head at their inlet in order to commence pumping without initial priming (removal of air from the pump casing).

Pump sizing calculations must incorporate the system resistance, pump duty point, frequency of pump motor starts, etc.

The property owner is responsible for all costs associated with installation, operation and maintenance; and is liable for all damages as a result of system malfunction.

SC 6.2.2.9 Stormwater quality control

The design criteria for stormwater quality control measures are to be in accordance with the State Planning Policy Water Quality and associated guidelines.

Notwithstanding the requirements of State Planning Policy, the following requirements must be applied to in the design of any permanent stormwater treatment system:

- No bioretention system; and
- Stormwater collection and reuse tanks shall be in accordance with State Government requirements

SC 6.2.2.10 Roads

Roads must be designed in accordance with the following Aus-spec specifications:

- 0041 - Geometric road layout;
- 0042 - Pavement design; and
- 0043 - Subsurface drainage (Design).

Roads in urban areas are to be provided with kerb and channel and must be sealed with an approved material that will avoid dust generation by vehicle movements.

Roads in rural residential zones must be sealed with an approved material that will avoid dust generation by vehicle movements.

Road signs and line marking are to be provided in accordance with the Department of Transport and Main Road's *Manual of Uniform Traffic Control Devices* (MUTCD) 2011.

SC 6.2.2.11 Cycle paths and pedestrian pathways

Cycle paths must be designed in accordance with the following Aus-spec specifications:

- 0042 - Pavement design ;
- 0042 - Sub-surface drainage (Design); and
- 0043 - Pathways and cycle-ways (Design).

SC 6.2.2.12 Other structures

Structures composed of materials other than earth materials and bituminous materials shall be designed in accordance with the following Aus-spec specification:

- 0061 - Bridges and related structures.

SC 6.2.2.13 Access driveways

In urban areas the following requirements are to apply to access driveways.

Driveways for vehicular access across the verge from the carriageway of a road to other land are to be constructed of a durable, stable and dust-free material, such as concrete, segmental pavers or asphaltic concrete, in accordance with the dimensions and grades shown in the IPWEA(Q) standard drawings. Transitions for changes in grade are to comply with the Queensland Development Code part no. nmp 1.1.

SC 6.2.2.14 Alignments for underground services

Underground services that are installed within a road reserve must be laid on standard alignments with specified corridors dedicated to particular types of services in accordance with the IPWEA(Q) standard drawings.

Builders are to investigate positions of existing services in the area prior to designing and/or constructing.

SC 6.2.2.15 Building in the vicinity of Council's underground Stormwater and Water Supply services

For building over or close to Council Sewer, please refer to the Queensland Development Code (QDC)

SC 6.2.3 Construction

SC 6.2.3.1 Quality control

The construction of all works that fall within the scope of this policy must be carried out under a quality system and with quality controls, all as required by the following Aus-spec specifications:

- 0161 - Quality (construction).

SC 6.2.3.2 Engineer's certification

When required by a condition of a development permit, the works must be supervised by a qualified civil engineer who is actively practising in the supervision of works of this nature. The supervision of the works must be sufficiently detailed for the supervising engineer to be in a position to issue an unqualified certificate to the effect that the works have been constructed in accordance with the design documentation including certification of as-constructed drawings.

Note—Queensland state law requires a person providing professional engineering services to be registered as a Registered Professional Engineer of Queensland.

SC 6.2.3.3 Requirements for construction

All works which fall within the scope of this policy must be constructed in accordance with the applicable sections of the following Aus-spec specifications:

- C0136 - General requirements (Construction)
- 1101 - Control of traffic
- 1102 - Control of erosion and sedimentation (Construction)
- 1111 - Clearing and grubbing
- 1112 - Earthworks (Roadways)
- 1351 - Stormwater drainage (Construction)

- 1352 - Pipe drainage
- 1353 - Precast box culverts
- 1354 - Drainage structures
- 1121 - Open drains including kerb and channel (Gutter)
- 1171 - Subsurface drainage
- 1172 - Subsoil and foundation drains
- 1173 - Pavement drains
- 1174 - Drainage mats
- 1113 - Stabilisation
- 1141 - Flexible pavements
- 1143 - Sprayed bituminous surfacing
- 1144 - Asphaltic concrete (Roadways)
- 1132 - Lean mix concrete sub-base
- 1133 - Plain or reinforced concrete base
- 1145 - Segmental paving
- 1146 - Bituminous slurry-surfacing
- 1191 - Pavement markings
- 1192 - Signposting
- 1193 - Guide posts
- 1194 - Non-rigid road safety barrier systems
- 1195 - Boundary fence for road reserves
- 0319 - Minor concrete works
- 0257 - Landscape-roadways and street trees
- 1341 - Water supply reticulation (Construction)
- 1342 - Water supply – pump stations (construction)
- 1361 - Sewerage systems – reticulation (Construction)
- 1362 - Sewerage systems – pump stations (Construction)
- 0281 - Bushfire perimeter tracks

SC 6.2.2.4 Details

Unless specified otherwise in the design documentation, all details are to be constructed in accordance with the standard drawings produced by the Institute of Public Works Engineers of Australia (Queensland division).

SC 6.3 Local heritage place planning scheme policy

SC 6.3.1 Purpose

The purpose of the Local heritage place planning scheme policy is to provide:

- (a) guidance in the application of the Strategic framework as it relates to local heritage matters; and
- (b) guidance in the application of the Heritage overlay code; and
- (c) guidance regarding the entry and removal of places to the Local Heritage Register; and
- (d) information requirements that may be requested by the Mount Isa City Council in the event of a proposed development on or adjoining a Local Heritage Place; and
- (e) other information that will assist in the conservation of the significance of Local Heritage Places.

SC 6.3.2 Entry and removal of a place from the Local Heritage Register

SC 6.3.2.1 Nominating a place to the Local Heritage Register

Council maintains a Local Heritage Register, which provides background and detail about the places identified as Local Heritage Places on the **Heritage Overlay Maps 1 to 4 (OM-H-01 to OM-H-04)**. Any person or body, including the Mount Isa City Council, can nominate a place for entry to the Local Heritage Register. The nomination of a place for entry to the Local Heritage Register must include the following information:

- (a) The name of the place (and other names if known); and
- (b) The specific location of the place; and
- (c) A description of the place; and
- (d) A brief history of the place; and
- (e) A Statement of Significance for the place; and
- (f) As estimation of the integrity and condition of the place; and
- (g) The date on which the place was inspected for the purposes of compiling the nomination; and
- (h) Recent photos of the place; and
- (i) References of works used to compile the history and/or description of the place.

Existing place cards for places entered on the Local Heritage Register should be consulted for guidance regarding the format of information required to nominate a place to the Local Heritage Register.

SC 6.3.2.2 Entering a place on the Local Heritage Register

To enter a place on the Local Heritage Register, a nominated place must meet one or more of the following criteria:

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

A place need only meet one criterion for entry to the Local Heritage Register. The criteria must be supported by statements that demonstrate the significance of the place. These statements for a place are collectively referred to as the Statement of Significance.

A place will not be excluded from entry on the Local Heritage Register if there are similar places already entered on the register. There is no particular threshold for the entry or exclusion of a place on the Local Heritage Register on the basis of integrity and condition as the relevance of these assessments to the significance of a place is not consistent.

In determining whether a place should or should not be entered on the Local Heritage Register, the Mount Isa City Council may seek additional information or assistance from:

- (a) The owner of the place, if the owner did not make the nomination; and
- (b) Any person or body with a special knowledge of, or interest in, the place; and
- (c) Any person or body with a special knowledge or interest in the region's cultural heritage.

The entry of a place to the Local Heritage Register must be undertaken in accordance with the process stipulated in the *Queensland Heritage Act 1992*. Mount Isa City Council must provide the opportunity for submissions to be made regarding the proposed entry of the place onto the Local Heritage Register. Submissions should be made on the basis that the place is, or is not, a place of local heritage significance based on the Statement of Significance for the place.

If a new entry is made to the Local Heritage Register, **Heritage Overlay Maps 1 to 4 (OM-H-01 to OM-H-04)** in Schedule 2 of the Planning Scheme will be amended, however there may be delay between changes to the Register and changes to the overlay maps, which will occur as part of the regular review of the Planning Scheme. The Local Heritage Register will take precedence over the Planning Scheme, where there is a lag between when the Register is updated and when the Planning Scheme is updated

SC 6.3.2.3 Removing a place from the Local Heritage Register

For the removal of a place from the Local Heritage Register, the applicant must identify the name and location of the Place and provide information that clearly demonstrates the place is no longer of cultural heritage significance. To achieve this, the applicant must address the Statement of Significance for the Place. The process to remove a Place from the Local Heritage Register must be undertaken in accordance with the *Queensland Heritage Act 1992*. Mount Isa City Council must provide the opportunity for submissions to be made regarding the proposed entry of the Place to the Local Heritage Register. Submissions should be made on the basis that the Place is, or is not, a place of local heritage significance based on the Statement of Significance for the Place.

SC 6.3.2.4 Changes to the information about a place

The *Queensland Heritage Act 1992* provides specific instructions about changing information for a Local Heritage Place. The following changes require the written consent of the owner or owners of a Local Heritage Place:

- (a) Changes to the Statement of Significance for the Local Heritage Place; and
- (b) Changes to the boundary or curtilage of the Local Heritage Place.

Changes to other information, including the history, description, images, historical themes and other data do not require notification or the permission of the owner or owners of the Local Heritage Place.

SC 6.3.3 Information requirements

The Mount Isa City Council may require further information in the process of determining a Development Application on or adjoining a Local Heritage Place. This information should be in the form of a report and will be one or more of the following:

- (a) Statement of Impact;
- (b) Heritage Management Plan; or
- (c) Archaeological Management Plan.

The following information is provided as a general guide to the structure and content the Mount Isa City Council will expect for each of these reports.

SC 6.3.3.1 Statement of impact

It is a mandatory requirement of IDAS Form 4 – Local Heritage Place that the applicant provide a Statement of Impact “on the cultural heritage significance of the registered place”. The statement “must describe the relative values of the physical attributes of the place which contribute to the cultural heritage significance and how these are conserved or impacted upon as part of the development”.

In some cases, the Mount Isa City Council may require the applicant to provide a Statement of Impact prepared by a suitably qualified professional (see SC6.6 below). The guideline for the contents of the Statement of Impact are:

- (a) Preparation of the Statement is made with reference to the ICOMOS Charter of Places of Cultural Significance (*Burra Charter*); and
- (b) The Statement verifies the proposed development is in accordance with the Burra Charter;
- (c) The Statement includes a section that describes the history of the Place and a description of the place (including any relevant components, contents, spaces and views that contribute to the significance of the place noted in the Place Card); and
- (d) The Statement includes a review of the Statement of Significance of the Place; and
- (e) The Statement includes reference to an existing Conservation Management Plan or Archaeological Management Plan and the management policies included in either plan (if available); and
- (f) The Statement includes an outline of the proposed development (in addition to the written statement of works required by IDAS Form 4, as this must remain separate for the purposes of making the application); and
- (g) The Statement identifies the impact of the proposed development on the cultural heritage significance of the Local Heritage Place. The assessment should discuss how the proposed development conserves, or minimises the impact on, the significance of the Place and, if relevant, reflects the management policies contained in the Conservation Management Plan or Archaeological Management Plan; and
- (h) If it is determined that the proposed development will impact the significance of the Place, information must be provided to demonstrate why the change is required, what options were considered and what measures are provided to reduce the detrimental impact that may result from the change; and
- (i) The Statement should list any references used in the production of the statement and any relevant technical information or correspondence from government departments.

SC 6.3.3.2 Heritage conservation management plan

A Heritage Management Plan is required in the case of removal or demolition of a part of whole of a Local Heritage Place. The guidelines for the preparation and content of a Heritage Management Plan are:

- (a) The Heritage Management Plan must be prepared by a suitably qualified professional; and
- (b) The Plan should include a description of the extent of the heritage boundary (curtilage) and the specific heritage features within the boundary; and
- (c) The Plan should include an outline of the requirements for the management of any approved works within sensitive areas, including:
 - (i) Mount Isa City Council conditions of approval for the work, including the requirement for an Archival Recording of the Local Heritage Place; and
 - (ii) Work Method Statements for work requiring particular care and attention to appropriate conservation methods; and
 - (iii) Training of contractors, including ‘tool box talks’.
- (d) The Plan should include an assessment of the risk inherent in particular activities to the significance of the place and appropriate mitigation and/or monitoring responses; and
- (e) The Plan should include a procedure for the incidental discovery of items of potential cultural heritage significance, including archaeological artefacts.

SC 6.3.3.3 Archaeological Management Plan

Where a Local Heritage Place has been identified as an archaeological place or as having the potential for archaeological material, and ground disturbing activity is required as part of the proposed development, an Archaeological Management Plan will generally be necessary. The guidelines for the preparation and content of an Archaeological Management Plan are:

- (a) The Archaeological Management Plan is prepared by a suitably qualified professional; and
- (b) The Plan includes an outline of the methodology for evaluating the extent, nature and integrity of the *site* and its significance should ground breaking activities be unavoidable; and
- (c) The Plan defines appropriate management measures for the *site*, having regard to its potential significance, inclusive of the establishment of any ground disturbance exclusion zones and/or monitoring areas; and
- (d) The Plan specifies the process for dealing with new or unexpected finds of an archaeological nature resulting from ground disturbing activities, including advising Mount Isa City Council of any such discovery; and
- (e) The Plan provides an outline of the process for the curation and long-term ownership and management of any archaeological material collected as a result of development activities within the boundary of a Local Heritage Place that has been identified as an archaeological place or includes the potential for archaeological material.

SC 6.3.4 Suitably qualified professionals

The following criteria represent a guide to the minimum qualifications required by Mount Isa City Council in circumstances where a 'suitably qualified professional' is required to provide technical information.

For the purposes of the drafting of a Statement of Impact or a Heritage Management Plan, a suitably qualified professional is considered to be a person who:

- (a) Holds a minimum of a bachelor degree in an area related to heritage conservation (e.g. archaeology, architecture, history, museum studies, engineer, planner); and
- (b) Has demonstrable competence in identification and assessment of heritage significance and development of management strategies and recommendations for the management of heritage places.

For the purposes of the drafting of an archaeological management plan, a suitably qualified professional is considered to be an Archaeologist who:

- (a) Holds a minimum of an honours degree or other postgraduate university qualification in archaeology; and
- (b) Has demonstrable competence in the survey, identification and recording of archaeological *sites*; archaeological *site* assessment and evaluation; and the development of management strategies and recommendations concerning the management of archaeological *sites*.

For the purposes of determining the structural condition of a Local Heritage Place or part of a Local Heritage Place, a suitably qualified professional is considered to be a structural engineer, preferably with heritage related experience.

For the purposes of assessing the ability for a place to be economically repaired or the anticipated cost and feasibility of adapting or repairing the place for specific uses, a suitably qualified professional is considered to be a quantity surveyor, builder, building designer or architect (or equivalent) that has demonstrable experience in the estimation of construction costs and project feasibility, preferably with heritage related experience.

SC 6.3.5 Archaeological discoveries

Council must be informed of the discovery of an archaeological artefact and/or features during a ground disturbing activity that has the potential to reveal important information about the region's history. A suitably qualified professional archaeologist must assess the significance of the archaeological artefact and/or features and subsequently provide to Council for approval an

Archaeological Management Plan incorporating processes for the appropriate management of the discovery.

Under the *Queensland Heritage Act 1992*, a person must also report the discovery of an “archaeological artefact that is an important source of information about an aspect of Queensland’s history” to the Department of Environment and Heritage Protection.

SC 6.3.6 Interpretation

Heritage interpretation in this Policy refers to the use of explanatory material to interpret the cultural heritage significance of a Local Heritage Place. Heritage interpretation is an integral part of the conservation and management of heritage places and it should enhance understanding of a place. In a local planning context, interpretation is often required as a condition of development approval, for example if new material is incorporated into a heritage place or existing material is removed or demolished. Interpretation encompasses a range of media, including events, signs, publications, audio, video, artworks, heritage trails and date stamping of new materials. The ideal interpretation strategy for a place will be contingent on its values, setting, location, use and the proposed development.

SC 6.4 Preferred plants planning scheme policy

SC 6.4.1 Purpose

The purpose of this planning scheme policy is to prescribe the preferred plant species planted in accordance with the Landscaping code.

SC 6.4.2 Water Wise Plants

The following table lists water wise plants which are considered suitable for the local area:

Table 6.4.2.1 Water wise plants

Trees	Shrubs
<i>Eucalyptus erythrocorys</i> <i>Eucalyptus macrocarpa</i> <i>Eucalyptus pruinose</i> <i>Hakea laurina</i> <i>Corymbia citriodora</i> <i>Eucalyptus crebra</i> <i>Melaleuca linariifolia</i> <i>Melaleuca leucadendra</i> <i>Melaleuca bracteata</i> <i>Acacia retivenea</i> <i>Acacia shirleyi</i> <i>Owenia acidula</i> <i>Flindersia maculosa</i>	<i>Eremophila microtheca</i> <i>Grevillea dryandroides</i> <i>Grevillea banksii</i> <i>Melaleuca linariifolia</i> purpurea <i>Senna artemisioides</i> ssp artemisioides <i>Senna artemisuides</i> ssp. Helmsii <i>Senna glutinosa</i> ssp glutinosa <i>Grevillea wickhmii</i> <i>Eremophila calorhabdos</i> <i>Greveillea</i> “Canberra Gem” <i>Hakea preissii</i> <i>Grevillea</i> “Olympic Flame” <i>Gossypium sturtianum</i> <i>Alyogyne hakeifolia</i>
Climbers	Ground Covers
<i>Clematis microphylla</i> <i>Jasminum didymium</i> <i>Hardenbergia compotoniana</i>	<i>Grevillea goodii</i> <i>Myoporum parvifolium</i> <i>Ermophila debilis</i> <i>Acacia hilliana</i>
Grasses	
Windsorgreen Dawson Creeping Bluegrass	Greenless Park and Wintergreen

SC 6.4.3 Native Plants

The following list of plants are considered the preferred native plants most suitable to the

local area: Myrtaceae

Baeckea, *Kunzea*, *Leptosperumum*, *Melaleuca*, *Eucalyptus*, *Angophora*.

Family of 3000 species of dicatyledonous flowering plants. The plants generally have showy flowers and aromatic leaves. Plants range in height from small shrubs to 30m tall trees.

Proteaceae

Grevillea, *Hakea*, *Lomatia*.

Are noted for their ability to grow in dry conditions. The majority are woody plants with spiky, leathery leaves having beautiful flowers.

Mimosaceae

Family *Acacia*'s (Wattles) of which there are over 400 species differing greatly in size, form and foliage. Acacias are known for their ability to grow in poor conditions rapidly.

Fabaceae

Dillwynia, *Hardenbergia*, *Hovea*, *Indigofera*, *Jacksonia*.

A large family of dicatyledons plants, commonly called the pea family containing about 17, 000 species with many different coloured flowers.

Labiatae (Lamiaceae)

A large dicatyledonous family, commonly called the mint family, comprising some 3, 000 species. Commonly the *Westringia* are noted for being aromatic and easily grow to 2m with masses of flowers.

Myoporaceae

Myporum and *Eremophila* are naturally drought resistant. They grow prolifically producing flowers which range in colour from blue, white, pink and red.

SC 6.4.4 Exotic plant species

Table 6.4.4.1 Exotic plant species

<p><i>Anigozanthus</i> sp. <i>Acalypha</i> sp. Annuals (Petunias, Pansies, Marigolds, etc) Acacia sp. Abelia Abutilon Banksia sp. <i>Bouganvillea</i> sp. Bangkok Rose <i>Backhousia Citriodora</i> <i>Bauhinia</i> sp. “Blue Boy” “Blue Eyes” <i>Pilosus Browallia</i> (dwarf) Cassia sp. <i>Coleus</i> sp. <i>Cannas</i> <i>Ctenanthe Cuphea</i> sp. Conifers, Junipers</p>	<p>Cycads Cactus, Succulents Climbers (Jasmine, Clematis, Pandorea) <i>Convolvulus</i> Citrus sp. (Lemon, Limes, Oranges, Mandarins, etc.) Dianellas Dietes <i>Duranta</i> sp. Daisy family (African Daisy, Federation, Marguerite, etc) Diosma Eremophila sp. <i>Euphorbia</i> sp. (Poinsettia, Snowflake, etc) <i>Eucalyptus</i> sp. Ferns <i>Ficus</i> sp. <i>Lillacea</i> sp., Daylillies, Red Hot Pokers Geraniums Gardenia sp. Galphinias Grass sp. (Penesetom, Poa, Miscanthus, etc), Russellias</p>	<p><i>Grevillea</i> sp. <i>Graptophyllum</i> Ginger sp. (Hedichium, etc) <i>Heliconia</i> sp. Impatiens Hibbertia, Golden Flax Flaxes <i>Frangipani</i> sp., Magnolias Fruit trees (Mango, Lychee, Custard Apple, etc.) Ferns Mahogany, Tibouchina sp. Jacaranda <i>Xanthorrea</i> Poinciana Rose sp., Succulent sp. Strelitzia sp. Queensland Nut Family (Macadamia), Mulberry Westringia Vinca Verbena, Viburnum Orchid sp. Pentas Rheo</p>
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Note—plant species other than those listed above which are proven suitable and acceptable to Council for arid zone planting will be considered.

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1 Abbreviations and acronyms

Abbreviation / acronym	Description
AEP	Annual exceedance probability
ANEF	Australian noise exposure forecast contour
AO	Acceptable outcome
ARI	Annual recurrence interval
AS	Australian standard
AV	Articulated Vehicle
CASA	Civil Aviation Safety Authority
CBD	Central business district
CO	Compliance outcomes
CPTED	Crime Prevention Through Environmental Design
ERA	Environmentally relevant activities
ESCP	Erosion and sediment control plan
GFA	<i>Gross floor area</i>
HRV	Heavy Rigid Vehicle
ICOMOS	International Council on Monuments and Sites
IPWEA	Institute of Public Works Engineers of Australia
LGIP	Local government infrastructure plan
MSES	Matters of State Environmental Significance
OLS	Obstacle limitation surface
PO	Performance outcome
QDC	Queensland Development code
QPP	Queensland Planning Provisions
RPEQ	Registered Professional Engineer of Queensland
SRV	Small Rigid Vehicle
SQMP	Stormwater quality management plan
The Act	<i>Planning Act 2016</i>
WWMP	Wastewater management plan

Appendix 2 Table of Amendments