

# Quilpie Shire Planning Scheme

## Citation and commencement

This planning scheme may be cited as the Quilpie Shire Planning Scheme.

A notice was published in the Government Gazette No. 91 on 20 April, 2018 for the planning scheme for the Quilpie Shire.

The commencement date for the planning scheme was 13 April, 2018.

## Community statement

In accordance with the Quilpie Shire Community Plan, our vision outcomes are as follows:

- Our Communities: A cohesive community; an empowered and creative community; **attractive and tourism orientated towns**; and well promoted towns.
- Our Wellbeing: **Affordable living**; access to excellent education opportunities; accessible and dependable health facilities and services; and **remaining connected through transport services**.
- Our Natural Environment: Limiting climate change impacts; **protected ecosystems, biodiversity and water resources**.
- Our Infrastructure: **Infrastructure that supports growth**; keeping connected through effective and efficient transport solutions.
- Our Economy: **Enhanced business and industry investment** and a skilled workforce.
- Our Governance: **Meaningful and inclusive community engagement**; effective and ethical governance; and sustainable management.
- Sustainable use of the environment: **Protecting our land, vegetation, water, flora and fauna for the future**.
- Educated and knowledgeable people: Encouraging and supporting people to achieve their goals.
- An equitable society: Our differences are appreciated, recognised and respected.
- Vibrant, strong and healthy communities: Encouraging a healthy, positive community where **people are involved and contribute**.
- Safe and efficient transport systems: **Making all modes of transport safe, effective and accessible to everyone**.
- A buoyant local economy: **Sustainable economic activity, contributing to a prosperous local economy to improve opportunities and living standards for all**.
- Encouraging Shire growth: **Sustainable development to create a place that is attractive to new residents and investors alike**; and
- Transparent governance: Open, inclusive and accountable representation.

Those matters above which are **bold** are those in which a planning scheme, focussing on land use and development, can have the most significant influence – and where this planning scheme will play its part in advancing the community’s vision.

Editor’s note—The community statement is extrinsic material to the planning scheme.

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# Part 1 About the planning scheme

## 1.1 Introduction

- (1) The Quilpie Shire planning scheme (planning scheme) has been prepared as a framework for managing development in a way that advances the purpose of the *Sustainable Planning Act 2009* (the SP 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 Quilpie Shire Council's (QSC) intentions for the future development in the planning scheme area, over the next 20 years.
- (4) The planning scheme applies to the planning scheme area of Quilpie Shire Council (the Shire) including all premises, roads and internal waterways and interrelates with the surrounding local government areas shown in [Schedule 2 – Quilpie Shire Council Context](#)

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. Brisbane port land where there is a land use plan, or only to the extent of any inconsistency.

Editor's note— The regulated requirements do not apply to the planning scheme.

## Map 1—Local government planning scheme area and context

## 1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
  - (a) about the planning scheme
  - (b) state planning provisions
  - (c) the strategic framework
  - (d) the local government infrastructure plan
  - (e) tables of assessment
  - (f) the following zones:
    - (i) Recreation and Open Space Zone
    - (ii) Rural Zone
    - (iii) Rural Residential Zone
    - (iv) Township Zone, inclusive of the following precincts:
      - (A) Commercial
      - (B) Industrial
      - (C) Residential
  - (g) the following development codes:
    - (i) Community residence code
    - (ii) Forestry for wood production code
    - (iii) Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code
  - (h) the following use codes:
    - (i) General development code
    - (ii) Non-resident workforce accommodation code
  - (i) other development codes:
    - (i) Operational works code
    - (ii) Reconfiguring a lot code
  - (j) the following schedules:
    - (i) Schedule 1 – Definitions

- (ii) Schedule 2 – Mapping
- (iii) Schedule 3 – Notations required under the *Planning Act 2016*–
- (iv) Schedule 4 – Designation of premises for development
- (v) Schedule 5 – Local government priority infrastructure plan including mapping and supporting material
- (vi) Schedule 6 – Local Heritage Places

## 1.3 Interpretation

### 1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
  - (a) the Planning Act 2016 (the Act)
  - (b) the Planning Regulation 2017 (the Regulation), 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 the Act, the Regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section Schedule 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.
- (6)** Editor’s note— The regulated requirements do not apply to the planning scheme.

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

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

Note—This is an example of a note.

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

Footnote<sup>1</sup>—See example at bottom of page.

### 1.3.3 Punctuation

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

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

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

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

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

### 1.3.5 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. Schedule 9, 10 and 12 of the Regulation also proscribe 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 specified the category of assessment for assessable development in the planning scheme area in Part 5 (5.3).

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

## 1.4 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 schedule 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency
  - (c) zone codes prevail over use codes and other development codes to the extent of the inconsistency.

## 1.5 Building work regulated under the planning scheme

- (1) Section 17b of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect to the extent the building

work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*.

(2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

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

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

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

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

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

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

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

## **1.6 Local government administrative matters**

### **1.6.1 Zones for railway corridors:**

(1) The following applies to a railway corridor in the planning scheme area:

- (a) if adjoined on both sides by land in the same zone—the railway corridor 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 railway corridor is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries
- (c) if the railway corridor is adjoined on one side only by land in a zone—the entire railway corridor is in the same zone as the adjoining land.

## **Part 2 State planning provisions**

### **2.1 State planning policy**

The Minister has identified that the state planning policy dated 03 July 2017 is integrated in the planning scheme in the following ways:

#### **State interests in the state planning policy appropriately integrated:**

All state planning policy matters relevant to Quilpie Shire, which includes the state planning policy as a whole, excluding matters relating to coastal environment and 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 South West Regional Plan 2009, as it applies in the planning scheme area.

### **2.3 Regulated requirements**

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

Editor's note—The planning scheme reflects the Queensland Planning Provisions Version 4.0 dated January 2016.

## Part 3 Strategic framework

### 3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
  - (a) the strategic intent — Encouraging Prosperity in the Shire
  - (b) the strategic outcome(s) proposed for development in the planning scheme area for each theme
  - (c) the element(s) that refine and further describe the strategic outcome(s)
  - (d) the specific outcomes sought for each, or a number of, elements.

### 3.2 Strategic intent- Encouraging Prosperity in the Shire

The Quilpie Shire Council (QSC) and its community understands that planning for the future development of the Shire plays a critical role in achieving **prosperity**, so that development occurs on '**our terms**'.

This planning scheme builds upon the Shire's traditional economic strengths including agriculture (sheep and cattle), geology (oil and gas), tourism (the opal industry and palaeontology), and remains an important south western service centre.

It does this in a way that retains our character; keeps us safe from natural hazards, emissions and hazardous activities; respects and cares for our environment and heritage; and makes best use of our infrastructure.

#### **This is what the Shire means by prosperity.**

The planning scheme realises QSC's intent to grow its economic opportunities and utilise QSC's economic development strategy by establishing a framework to facilitate the future **prosperity** of the Shire through clearly articulating:

- **Outcomes** that satisfy the vision; and
- A **development assessment framework** to support the strategic outcomes for growing the economic opportunities of the Shire into the future.

It does this by:

- identifying a series of key outcomes for the area, that support a prosperous future for the Shire; and
- articulating specific outcomes to achieve the strategic intent and create a 'line of sight' between the strategic direction and development assessment provisions, such that development which 'value-adds' to our vision is facilitated, whilst development that is inconsistent with QSC's vision is not supported.

The planning scheme assists in producing a **prosperous** Shire by:

- focussing on achieving the desired outcomes;
- positively responding to change and encouraging development within the Shire; and
- ensuring that development decisions are transparent and accountable to the Shire's community.

The Shire will thrive and be prosperous through having a diversified economy that protects and enhances its most significant economic drivers such as the resource sector (oil and gas), agriculture, tourism and its important role as a service centre for south west Queensland (in terms of retail, commercial and government services), whilst also potentially allowing for new resource developments that can co-exist with, and preserve or enhance, our traditional economic strengths.

The planning scheme identifies development which supports our economy both in terms of **‘what we do’** (i.e., having a ‘fit for purpose’ development assessment regime) and **‘where we do it’** (ie, ensuring an adequate supply of appropriately serviced land for a range of uses and activities).

To enable this **prosperity** into the future, the planning scheme ensures that, throughout the 20-year life of this planning scheme (to 2036), development is strategically located and occurs in a safe and efficient manner that leaves a positive legacy for the community and landscape of the Shire.

Five key strategic outcomes will drive this strategic intent:

1. Encouraging economic growth;
2. Supporting rural and small town living;
3. Avoiding the impacts of natural and other hazards;
4. Safeguarding our environment and heritage; and
5. Providing appropriate infrastructure.

### 3.2.1 Encouraging economic growth

#### *Agriculture:*

Quilpie Shire is located in the heart of South Western Queensland and is the gateway to the Channel Country. At the commencement of this planning scheme (and as envisaged into 2036), agriculture is the largest employer in the Shire, with over 29% of the total workforce employed in the sector through activities such as cattle and sheep grazing.

Agriculture in the Shire supports other businesses within the agricultural supply chain. A viable agricultural sector will be maintained by removing the potential for land use conflicts, protecting resources from inappropriate development and increasing opportunities for investment, production and diversification.

Given the importance the rural area plays to the economy of the Shire, the rural area will be protected from fragmentation that would result in diminished productivity of lands identified in Agricultural Land Classification (ALC) – Class A and Class B, identified in [SPP mapping — economic growth - agriculture](#)

Development that occurs in these mapped areas, and which is consistent with rural values, will allow farms to diversify their enterprises while not diminishing or limiting the productivity of agricultural lands in the Shire.

QSC supports the development of value-adding agricultural industries such as cattle feedlots and abattoirs, where they are located in rural areas and where they do not compromise the ability of the existing land uses to function safely and effectively.

The function, connectivity and pasture productivity of the stock route network is also maintained for sustainable use by travelling stock on hoof. The stock route network is protected from developments (on or near stock routes) that have potential for conflict between use of the network and use of the adjoining areas. The stock route network’s use or capacity for the primary purpose of travelling stock on hoof is maintained. Potential for conflict between use of the network and use of adjoining areas is avoided. The stock route network is identified in [SPP mapping – agriculture, stock route network](#).

### *Tourism:*

The Shire's tourist sector plays an important role in the regional economy. Quilpie is a regular stopover for people attending the Birdsville Races, whilst visiting famous local tourist attractions (not only for the Quilpie Shire but for South West Queensland more broadly) which include the Hell Hole National Park, the Boulder opal fields, the Eromanga Outdoor Machinery Museum, the paleontological frontier established within the Eromanga Natural History Museum (and home to some of Australia's most important dinosaur and mega fauna fossils), the Toompine Pub (known as the pub with no town) and The Natural Sciences Loop. These assets will be protected from inappropriate development that detracts from the quality of the drive tourism experience. Quilpie is also known as a destination for local events with people travelling from across outback Queensland and South Australia to attend the Quilpie Polocross carnivals, the Quilpie Diggers Race Day, the Quilpie Show and Rodeo and the 'Pride of the West' Station Challenge Race day. These local events will be further supported by the redevelopment of Bulloo Park. Bulloo Park has been identified as becoming the Shire's premier equine and recreational facility.

These examples, and other significant tourist sites, are identified in [SPP mapping — economic growth, tourism](#) and [Schedule 2 - natural sciences loop](#).

Developments such as short-term accommodation which value-add to these experiences and the tourism economies generally are encouraged.

### *Remaining a key south western service centre:*

Quilpie is the south west region's second largest service centre in terms of retail, commercial and government services. It is important that the Quilpie commercial centre is the focus of commercial uses and services in the Shire, and therefore, able to maintain its vibrancy, character and economic activity. Development will consolidate the traditional strip shopping area and maintain high levels of occupancy before alternative retail developments are considered. New retail developments will reinforce and support the Quilpie commercial centre. To facilitate this, the re-use of buildings where no external building works are proposed will be exempt from a requirement for development approval.

### *Resources:*

The Quilpie Shire is the gateway to the Cooper Basin and is located on large gas and oil exploration leases. The Eromanga Basin is the largest on-shore oilfield for oil and gas extraction in Australia. It covers an area of 1,000,000km<sup>2</sup> covering South West Queensland and the northern parts of South Australia.

The township of Eromanga plays host to a refinery that refines crude oil and supplies automotive distillates, jet fuel, and speciality chemicals. The refinery produces about 1.5 million barrels of oil a year.

The Cooper Basin underlies the Eromanga Basin, and the older fields are being re-opened. The shale and tight gas from the Cooper Basin has the potential to attract major investment to the Shire. This could play an important part in the Shire's future prosperity. To facilitate new growth in the Shire's economy, it is important that these areas and any associated uses are able to co-exist with other land uses. Consequently, any future resource-related developments, such as non-resident workforce accommodation camps, are to be centred in Quilpie, in either the Rural or Industrial zone to consolidate its role as the key service centre. Other associated industries and services such as civil works, pipeline development, drilling, seismic exploration and engineering and road infrastructure development will be encouraged to establish in the industrial areas of Quilpie, to help consolidate its role as an important south western service centre, whilst protecting the small rural town character of Eromanga, Adavale, Toompine and

Cheepie from such developments. Extractive industry sites will be required to be rehabilitated once the resource has been exhausted or the extractive industry use becomes no longer viable.

Given the potential growth that can be anticipated from resource projects, future growth areas may be required in the towns of Quilpie and Eromanga. QSC has identified in [Schedule 2 – Preferred Future Growth Patterns](#) (strategic framework map) the general direction and areas within towns considered most appropriate for residential, industrial and rural residential preferred growth pattern – Strategic Framework Map. No new mining towns will be established within the Shire, whilst new development will be undertaken around existing towns in keeping with traditional town character. New development will be located to support the economic well-being of the Shire's towns including its town centres, protect the character and amenity of the towns, and contribute to the long term infrastructure of the towns.

### 3.2.2 Supporting rural and small town living

The Quilpie Shire is characterised by a rural lifestyle that is made up of large rural properties that are serviced by the town of Quilpie, as well as the smaller communities of Eromanga, Adavale, Toompine and Cheepie.

As of 30 June 2013, the estimated resident population of the Shire was 975 persons, or 0.1 per cent of Queensland's population. According to population projections produced by the Australian Bureau of Statistics, the projected population of the Shire as of 30 June 2036, is anticipated to be 791 persons. Accordingly, with no growth projected, the land supply within currently zoned areas is considered adequate to meet development needs for the planning scheme area.

If unexpected growth occurs within the life of this planning scheme, from development in for example, the Cooper Basin (to the south and west), the general direction in which preferred development should occur is identified within the strategic framework map. This growth will consolidate around existing towns, and support the growth and economic well-being of the Shire's towns. Given the potential growth that can be anticipated from resource projects, future growth areas will be encouraged in the airport industrial estate and the airport rural residential estate.

Development in the Shire will result in well-serviced, accessible, and attractive environments and include an adequate supply of residential land, consisting of appropriate housing options, to maximise the use of existing services. Community health and safety, sensitive land uses and the natural environment are protected from the potential adverse impacts of hazardous air, noise and odour emissions from higher impact uses. Industrial development, and resource areas such as quarries are protected from encroachment by development, including sensitive land uses that would compromise their safe and effective function and located to reduce adverse impacts on sensitive land uses. The amenity of rural residential and township areas are maintained where industrial development is located in appropriate areas (such as the Quilpie's Township Zone (industrial precinct)).

#### *Quilpie:*

Quilpie is the largest town in the Shire and acts as the service centre to Eromanga, Adavale, Cheepie and Toompine, as well as other towns located in the south west of Queensland. It is known internationally for the Boulder opal and is an important regional centre for health services, with the Quilpie Hospital providing health services for the south west of Queensland. Quilpie is also an important education centre, including local schooling options, including further education facilities.

Quilpie is located on the Diamantina Development Road, which is part of the predominant freight and passenger road networks for the region. Quilpie Airport has commercial flights to Brisbane. There are also occasional rail freight services operating on the Western Rail Corridor. The western rail line infrastructure upgrade project will enhance rail cattle movements and bolster economic development in the region.

The town is characterised by wide streets, in a standard grid pattern. The town has generally distinct and separated commercial, residential and industrial precincts, with a Rural Residential zone providing both a residential lifestyle option and a semi-urban buffer to activities within the Rural zone.

Commercial development is encouraged in the Shire, by promoting the adaptive reuse of existing buildings located within the town centre of Quilpie. Quilpie's residential built form consists of single and double storey houses on large allotments, with a mixture of short-term accommodation facilities located near the state-controlled roads. The industrial areas are predominantly used for accommodating low impact industries, with higher impact industries located away from sensitive uses located in Quilpie.

Residents of Quilpie have a range of recreational facilities, including green space areas along the Bulloo River, the Quilpie Golf Course, the public pool and the sporting facilities in Bulloo Park which include the Quilpie Showground and the Quilpie Diggers Racecourse. Bulloo Park has been identified as becoming the Shire's premier equine and recreational facility.

#### *Eromanga:*

Eromanga is the second largest town in the Shire and is known for being the furthest town from the ocean in Australia, as well as for its production of 1.5 million barrels of oil per year.

Eromanga is vital to the history of the nation, as the newest paleontological frontier in Queensland, with several discoveries of Australia's largest dinosaurs being discovered in this area since 2004. These are displayed in the Eromanga Natural History Museum (ENHM). The ENHM is an educational and tourism development committed to discovering, conserving and showcasing the fossil, natural and cultural heritage from the prehistoric and modern day environments of the upper Murray/Darling and Lake Eyre/Cooper basins. The ENHM has been identified as an international tourist attraction with a Masterplan having been developed over the site. Development consistent with the master plan will not require development approval.

The town itself provides a range of services including a primary school, police station, caravan park, cafe and a service station. Eromanga's character and charm evolves from the Eromanga Living History Centre and the Eromanga Royal Hotel, originally constructed in 1855 as an Cobb & Co staging post. This character of the town is valued by local residents and is to be preserved in future development decisions.

Commercial uses such as the general store/post office and hotel are located along the state-controlled road with the remainder of the town being a mixture of low set houses and mining-related industries on large allotments.

Temporary workers camps are located outside (but proximate to) where economic benefits flow into Eromanga, and where infrastructure upgrades can benefit the long term development of the town

#### *Adavale:*

Adavale, is one of the smaller towns in the Shire, it is located at the junction of the Quilpie-Adavale Road and the Blackall-Adavale Road. The town provides limited commercial services with a corner store/hotel and post office all being located in the one building alongside the local police station. The town is predominantly surrounded by low set houses on large rural properties. This pattern of development is valued by local residents and is to be preserved in future development decisions.

#### *Toompine:*

Toompine is famous for having a 'pub without a town' and is the second smallest town in the Shire. Toompine provides limited commercial services including a hotel, post office and short-term accommodation all at the one location. It is surrounded by large rural properties including numerous opal fossicking fields.

*Cheepie:*

Cheepie is known as the ‘friendly ghost town of the outback’ and, as such, is the smallest town of the shire. There is only one dwelling and it is completely surrounded by large rural properties.

### 3.2.3 Avoiding the impacts of natural and other hazards

*Flooding:*

The Shire has a long history with natural hazards, with Eromanga and Adavale, in particular, bearing the brunt of numerous events throughout their history.

To ensure that economic development is not adversely impacted by significant flood events, development is encouraged within those areas that are not known to flood. Quilpie, for example, has never flooded and levees are not required and therefore development will not be subject to an flood-based development assessment.

Flood assessment will be applied only to development on sites affected by flooding and shown in those areas on [Schedule 2 – Flood mapping](#).

*Bushfire:*

The Shire is also prone to bushfire events and these areas are shown on [SPP mapping – Hazards and Safety, Natural Hazards](#). New development must take bushfire risks into account by making sure that it does not unduly burden disaster management response or recovery capacity, nor adversely impact the existing capabilities of emergency services. New developments avoid areas known to be bushfire-prone and where unavoidable are built and located to be resilient against bushfires.

*Emissions and hazardous activities:*

Activities involving the use, storage and disposal of hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances are located to avoid or mitigate potential adverse impacts on surrounding uses and minimise the health and safety risks to communities and individuals. Development is located to protect existing and approved land uses including Explosives facilities and explosives reserves or areas from encroachment by development that would compromise the ability of land use to function safely and effectively.

Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property including former mining activities and hazards (e.g. disused underground mines, tunnels and shafts) – [SPP mapping Safety and Resilience to Hazards – Emissions and Hazardous Activities](#).

The integrity of pipelines carrying petroleum is maintained and any new development does not encroach on the pipelines or pipeline easement. The pipeline is shown in [Schedule 2 – Quilpie Strategic Framework Map](#).

### 3.2.4 Safeguarding our environment and heritage

*Waterways:*

The Shire is located within the Bulloo River, Paroo River and Cooper Creek Catchments. The Bulloo River catchment is an internally draining system located between the Lake Eyre and Murray Darling Basins. The Bulloo River headwaters start in the Idalia National Park, with the river running south past Adavale and Quilpie. The Paroo River rises in the country to the north of Cheepie and flows in a southerly direction towards the New South Wales border. It is joined by its major tributary, Beechal Creek, immediately below Humeburn before passing through Eulo, and eventually crossing the Queensland-New South Wales border at Hungerford. The

Cooper Creek catchment makes up almost a quarter of the Lake Eyre basin. The Cooper Creek catchment is Australia's largest braided stream, best demonstrated in the vast section of Channel Country which occurs across the low lying areas along 400 kilometres of river channel from just north of Windorah to the South Australian border.

Development within the Shire must facilitate the protection of environmental values and the achievement of water quality objectives for the Shire. Maintaining water quality is a critical economic resource of the Shire and therefore new development will maintain appropriate levels of water availability and water quality.

*Biodiversity:*

Mulga shrub land is the predominant vegetation in the Shire, with Mulga communities found in both low open forest to tall shrub lands growing on the flat undulating plains of the Shire.

Dominant eucalypt species in the Cooper Creek catchment are river red gum, coolabah and poplar box. Significant state threatened species of fauna and flora have been listed in the Shire and these include:

<b>Fauna</b>	<b>Flora</b>
Little Pied Bat ( <i>Chalinolbus picatus</i> )	<i>Xerothamnella parvifolia</i>
Fierce snake ( <i>Oxyuranus microlepidotus</i> )	<i>Grevillea nematophylla</i>
Grey Grasswren ( <i>Amytornis barbutus</i> )	<i>Glinus orygioides</i>
Plains Rat ( <i>Pseudomys australis</i> )	<i>Rhaphidospora bonneyana</i>
Greater Bilby ( <i>Macrotis lagotis</i> )	
Western Quoll ( <i>Dasyurus geoffroii</i> )	

National biodiversity values in the area include threatened ecological communities such as *Rhodanthe rufescens* and *Acacia spania*, and species including the *Woma* and the golden-tailed gecko.

Biodiversity is important to both agriculture and tourism in the Shire. Development must be located in areas that avoid or if avoidance is not possible, minimize, adverse impacts on matters of national biodiversity and state environmental significance, while maintaining ecological connectivity.. The state biodiversity areas are identified in [SPP mapping — Environment and Heritage - Biodiversity](#).

*Cultural heritage:*

The Quilpie Shire is home to important matters of Aboriginal cultural heritage and Torres Strait islander cultural heritage. QSC supports that these matters are appropriately conserved and considered to support the requirements of the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003*. QSC is also home to some local cultural heritage places These include known burial sites and cemeteries located at Quilpie, Eromanga, Adavale and Toompine, as well as the Royal Hotel in Eromanga and the Old Brick Hotel in Quilpie. The unique cultural and historic qualities of these places contribute to the Shire's local heritage values and are listed in the schedule of local heritage places in Schedule 6 - Local Heritage Places.

QSC supports the adaptation and re-use of local heritage places for the benefit of the community to ensure that the Shire's history is kept alive for future generations whilst facilitating appropriate development and ongoing use. Development conserves the physical features, fabric and contents that contribute to the cultural heritage significance of the local heritage place and avoids changes to the setting or context of the local heritage place that reduce understanding or appreciation of its cultural heritage significance. Any changes as a result of the development will be appropriately managed, documented and interpreted by encouraging their retention for appropriate development and ongoing use.

### 3.2.5 Providing appropriate infrastructure

#### *Roads:*

The Diamantina Development Road, the Quilpie-Thargomindah Road, the Quilpie-Adavale Road and the Cooper Development Road are vitally important to the livelihood of the Shire. Any new development must not adversely affect the safety and efficiency of the road network identified in [SPP mapping — Infrastructure, State Transport Infrastructure](#).

#### *Rail:*

The Western rail corridor allows for potentially significant movements of cattle to Brisbane, when used. These corridors are identified in [SPP mapping — State Transport Infrastructure](#). These rail corridors are important in servicing the Shire's economy and any new development must not compromise their long-term viability.

#### *Air:*

The Quilpie Airport and the Eromanga airstrip plays a vital role in delivering freight and personnel across the south west region. The Quilpie Airport also provides a direct link to other regional centres and could become vitally important if major resource projects are started in the region. Any new developments located within Quilpie and Eromanga must not create incompatible intrusions or compromise aircraft safety of the Quilpie Airport and associated aviation navigation and communication facilities.

#### *Energy and communications:*

Due to the remote nature of the Shire, electricity and telecommunication services are of vital importance to ensure the safety and wellbeing of local residents. These areas, identified in [SPP mapping — Infrastructure, Major Electricity Infrastructure](#) must not be adversely impacted upon by new developments.

#### *Town-based infrastructure:*

QSC will continue to provide dedicated infrastructure services including sewerage, water, road networks and open space areas to the extent possible within the budget framework.

## **Part 4 Local government infrastructure plan**

There is no Local government infrastructure plan for infrastructure charging. However, QSC has a Priority Infrastructure Plan which is contained in Schedule 5 – Local government priority infrastructure plan including mapping and supporting material.

## 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 subject to 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
- (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) any other applicable code(s) (shown in the ‘assessment benchmark’ 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
- (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
- (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 or 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 schedule 6 of the Regulation or section 5.4, Regulated Development, determine the initial category of assessment by reference to the tables in:
  - section 5.5 Categories of development and of assessment—Material change of use
  - section 5.6 Categories of development and assessment—Reconfiguring a lot
  - section 5.7 Categories of development and assessment—Operational work
- (6) a precinct of a zone may change the category of development and assessment and this will be shown in the ‘Category of development and assessment’ column of the tables in section 5.5.

#### 5.3.2 Determining the category of development and category 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, the category of development or assessment for that aspect is the highest category under each of the applicable zones.
- (5) The category of development prescribed under schedule 6 of the Regulation, overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

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

- (6) Despite all 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 if it is identified in Schedule 1 of the Act, a state planning regulatory provision or in section <insert relevant section relating to prescribed levels> of the standard planning scheme provisions.

### 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.
  - (a)
- (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 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(1), must:
    - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)
    - (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(1);
  - (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 all identified code(s) in the assessment benchmarks column (where relevant)
  - (b) assessment 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.

Editor's note—Section 31 of the Regulation also 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
Community residence	<b>Accepted development subject to requirements</b>	
	Editor's note – Refer to the material change of use tables for level category of assessment for community residence that do not comply with the requirements for accepted development	Community residence code  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.
Particular cropping (involving forestry for wood production)	<b>Accepted development subject to requirements</b>	
	If in a rural zone. Editor's note—Refer to the material change of use tables for category of assessment for cropping (involving forestry for wood production) that do not comply with the requirements for accepted development.	Forestry for wood production code.  Editor's note – requirements for cropping (involving forestry for wood production) are prescribed in schedule 13 of the Regulation.
Dwelling house	<b>Accepted development subject to requirements</b>	
	If in a residential zone, where identified in Schedule 6, part 2(2) of the Regulation. <i>Editor's note-The Quilpie Shire Council Planning Scheme does not contain a zone defined as a residential zone referred to in the regulation. Therefore this prescribed category of assessment is not triggered in the planning scheme.</i>	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)	<b>Code assessment</b>	
	Subdivision of one lot into two lots (and associated operational work) if code assessment is required under Schedule 10(part 12) of the Regulation.	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
	<b>Compliance assessment</b>	

<b>Residential zone category or industry zone category</b>	Operational work associated with reconfiguring a lot requiring code assessment under Schedule 10, part 12 division 2 of the Regulation.	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.
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## 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— Recreation and Open Space zone.**

Category of development and assessment	Use	Assessment benchmarks for assessable development and requirements for accepted development
<b>Accepted development</b>		
	<ul style="list-style-type: none"> <li>• Park.</li> <li>• Roadside stall. <i>Note - Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the Transport Infrastructure Act 1994</i></li> <li>• Major electricity infrastructure - If provided by a public sector entity or QSC.</li> <li>• Substation – If:               <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or QSC; and</li> <li>(b) not located in a flood hazard area shown on <u>Schedule 2 – flood mapping</u>.</li> </ul> </li> <li>• Utility installation – If:               <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or QSC; and</li> <li>(b) not located in a flood hazard area shown on <u>Schedule 2 – flood mapping</u> if involving water treatment plant or a waste management facility.</li> </ul> </li> <li>• Outdoor sport and recreation - If provided by a public sector entity or QSC.</li> <li>• Market</li> </ul>	<b>No requirements apply</b>
<b>Code assessment</b>		
	Any use above that is not accepted development subject to requirements.	<ul style="list-style-type: none"> <li>• General development code</li> </ul>
	<ul style="list-style-type: none"> <li>• Club.</li> <li>• Outdoor sport and recreation where not provided by a public sector entity or QSC.</li> <li>• Food and drink outlet.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> </ul>
<b>Impact assessment</b>		
	All other uses not listed in this table.	The planning scheme.

**Table 5.5.2—Rural zone.**

Category of development and of assessment	Use	Assessment benchmarks for assessable

		development and requirements for accepted development
<b>Accepted development</b>		
	<p>Where activities, buildings/structures and works are not located within 200m of the petroleum pipeline identified on <u>Schedule 2 Map QSC C1</u> for the following uses:</p> <ul style="list-style-type: none"> <li>• Rural Activities other than cropping where involving forestry for wood production.</li> <li>• Park.</li> <li>• Roadside stall <i>Note - Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the Transport Infrastructure Act 1994</i></li> <li>• Winery.</li> <li>• Permanent Plantation - Where not located in a mapping category on <u>SPP mapping – Economic Growth, Agriculture.</u></li> <li>• Dwelling House: <ul style="list-style-type: none"> <li>(a) Where not located in a flood hazard on <u>Schedule 2 – Flood mapping or a bushfire hazard area on SPP mapping – Hazards and Safety, Natural Hazards, Bushfire</u> <i>Ed Note: QSC is using the statewide interactive bushfire mapping as the mapping in their scheme and that the bushfire hazard shown in that mapping is deemed to be the Bushfire Prone Area in the scheme (so as to trigger the Building Code and AS3959-2009).</i></li> <li>(b) not exceeding 8.5m in building height.</li> </ul> </li> <li>• Home based business – If: <ul style="list-style-type: none"> <li>(a) not for bed and breakfast style accommodation; and</li> <li>(b) not located in a flood hazard area shown on <u>Schedule 2 – flood mapping</u> if involving building work.</li> </ul> </li> <li>• Short term accommodation for farm stay style accommodation if not located in a flood hazard area shown on <u>Schedule 2 – flood mapping</u></li> <li>• Major electricity infrastructure - If provided by a public sector entity or QSC.</li> <li>• Substation – If: <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or QSC; and</li> <li>(b) not located in a flood hazard area shown on <u>Schedule 2 – flood mapping.</u></li> </ul> </li> </ul>	

	<ul style="list-style-type: none"> <li>• Utility installation – If: <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or QSC; and</li> <li>(b) not located in a flood hazard area shown on <u>Schedule 2 – flood mapping</u> if involving water treatment plant or a waste management facility.</li> </ul> </li> <li>• Outdoor sport and recreation - If provided by a public sector entity or QSC.</li> <li>• Community Use – If provided by a public sector entity or QSC.</li> <li>• Rural workers accommodation – If: <ul style="list-style-type: none"> <li>(a) directly related to the rural activities on the same site; and</li> <li>(b) not located in a flood hazard area shown on <u>Schedule 2 – flood mapping</u></li> </ul> </li> </ul>	
<b>Code assessment</b>		
	Any use above that is not accepted development subject to requirements	<ul style="list-style-type: none"> <li>• General development code.</li> </ul>
	<ul style="list-style-type: none"> <li>• Veterinary services.</li> <li>• Intensive Animal Industries: <ul style="list-style-type: none"> <li>• 1,000 or less birds of poultry</li> <li>• 400 or less standard pig units</li> <li>• 150 or less standard cattle units</li> <li>• 1000 or less standard sheep units</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Rural zone code.</li> </ul>
	<ul style="list-style-type: none"> <li>• Aquaculture.</li> <li>• Environment facility.</li> <li>• Nature based tourism.</li> <li>• Outdoor sport and recreation if not provided by a public sector entity or QSC.</li> <li>• Renewable energy facility.</li> <li>• Service station.</li> <li>• Animal keeping</li> <li>• Tourist park</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Rural zone code.</li> </ul>
	<ul style="list-style-type: none"> <li>• Home based business for bed and breakfast style accommodation.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Rural zone code.</li> </ul>
<b>Impact assessment</b>		
	<ul style="list-style-type: none"> <li>• Non-resident workforce accommodation.</li> </ul>	<p>The planning scheme including:</p> <ul style="list-style-type: none"> <li>• General development code.</li> <li>• Rural zone code.</li> <li>• Non-resident workforce accommodation code.</li> </ul>
	All other uses not listed in this table.	The planning scheme.

**Table 5.5.3—Rural Residential zone**

Category of development and assessment	Use	Assessment criteria
<b>Accepted development</b>		
	<ul style="list-style-type: none"> <li>• Park.</li> <li>• Roadside stall <i>Note - Separate approval is required from the Department of Transport and Main Roads for a Roadside Stall in the State-controlled road reserve under the Transport Infrastructure Act 1994</i></li> <li>• Dwelling House: <ul style="list-style-type: none"> <li>(a) Where not located in a flood hazard area shown on <u>Schedule 2 – flood mapping</u> or a bushfire hazard area on <u>SPP mapping – Hazards and Safety, Natural Hazards, Bushfire</u>; and <i>Editor's Note: QSC is using the statewide interactive bushfire mapping as the mapping in their scheme and that the bushfire hazard shown in that mapping is deemed to be the Bushfire Prone Area in the scheme (so as to trigger the Building Code and AS3959-2009)</i></li> <li>(b) not exceeding 8.5m in building height.</li> </ul> </li> <li>• Home based business – If: <ul style="list-style-type: none"> <li>(a) a maximum of 60 m<sup>2</sup> of GFA; and</li> <li>(b) not located in a flood hazard area shown on <u>Schedule 2 – flood mapping</u> if involving building work.</li> </ul> </li> <li>• Major electricity infrastructure - If provided by a public sector entity or QSC.</li> <li>• Substation – If: <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or QSC; and</li> <li>(b) not located in a flood hazard area shown on <u>Schedule 2 – flood mapping</u>.</li> </ul> </li> <li>• Utility installation – If: <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or QSC; and</li> <li>(b) not located in a flood hazard area shown on <u>Schedule 2 – flood mapping</u> if involving water treatment plant or a waste management facility.</li> </ul> </li> </ul>	
<b>Code assessment</b>		
	Any use above that is not accepted development subject to requirements.	<ul style="list-style-type: none"> <li>• General development code.</li> </ul>
	<ul style="list-style-type: none"> <li>• Dwelling House where not identified exempt.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> </ul>
	<ul style="list-style-type: none"> <li>• Home based business - where greater than 60 m<sup>2</sup> of GFA</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> </ul>

		<ul style="list-style-type: none"> <li>Rural Residential Zone Code</li> </ul>
<b>Impact assessment</b>		
	All other uses not listed in this table.	The planning scheme.

**Table 5.5.4—Township Zone**

<b>Category of development and assessment</b>	<b>Use</b>	<b>Assessment benchmarks for assessable development and requirements for accepted development</b>
<b>Accepted development</b>		
	<ul style="list-style-type: none"> <li>Park.</li> <li>Home based business:               <ol style="list-style-type: none"> <li>where a maximum of 60 m<sup>2</sup> GFA; and</li> <li>does not include bed and breakfast style accommodation; and</li> <li>not located in a flood hazard area shown on <u>Schedule 2 – flood mapping</u> if involving building work.</li> </ol> </li> <li>Major electricity infrastructure - If provided by a public sector entity or QSC.</li> <li>Substation – If:               <ol style="list-style-type: none"> <li>provided by a public sector entity or QSC; and</li> <li>not located in a flood hazard area shown on <u>Schedule 2 – flood mapping</u>.</li> </ol> </li> <li>Utility installation – If:               <ol style="list-style-type: none"> <li>provided by a public sector entity or QSC; and</li> <li>not located in a flood hazard area shown on <u>Schedule 2 – flood mapping</u> if involving water treatment plant or a waste management facility.</li> </ol> </li> <li>Commercial activities in the Quilpie commercial precinct if:               <ol style="list-style-type: none"> <li>the reuse of an existing building and no external building work is proposed; or</li> <li>the reuse of a local heritage place and requires no building or operational work in relation to it; or</li> <li>the reuse of a local heritage place requiring building or operational work in relation to it and an exemption certificate has been granted by QSC</li> </ol> </li> <li>Community activities where not in the Industrial precinct; and</li> </ul>	

	<ul style="list-style-type: none"> <li>(a) the reuse of an existing building and no external building work is proposed; or</li> <li>(b) the reuse of a local heritage place and requires no building or operational work in relation to it; or</li> <li>(c) the reuse of a local heritage place requiring building or operational work in relation to it and an exemption certificate has been granted by QSC</li> </ul> <ul style="list-style-type: none"> <li>• Dwelling House: <ul style="list-style-type: none"> <li>(a) Where not located in a flood hazard area on <u>Schedule 2 – Flood mapping</u> or a bushfire hazard area on <u>SPP mapping – Hazards and Safety, Natural Hazards, Bushfire</u> ;and <i>Editor's Note: QSC is using the statewide interactive bushfire mapping as the mapping in their scheme and that the bushfire hazard shown in that mapping is deemed to be the Bushfire Prone Area in the scheme (so as to trigger the Building Code and AS3959-2009)</i></li> <li>(b) not exceeding 8.5m in building height.</li> </ul> </li> </ul>	
<b>Code assessment</b>		
	Any use above that is not accepted development	<ul style="list-style-type: none"> <li>• General development code.</li> </ul>
	<ul style="list-style-type: none"> <li>• Caretaker's accommodation.</li> <li>• Emergency Services.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> </ul>
	Dual occupancy: <ul style="list-style-type: none"> <li>(a) where located within the Quilpie residential precinct; and</li> <li>(b) on a lot greater than 1000 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Township zone code.</li> </ul>
	Multiple dwelling: <ul style="list-style-type: none"> <li>(a) where located within the Quilpie residential precinct; and</li> <li>(b) on a lot greater than 1000 m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Township zone code.</li> </ul>
	Where located within the Industrial precinct: <ul style="list-style-type: none"> <li>• Warehouse.</li> <li>• Transport Depot.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> </ul>
	Commercial activities within the Quilpie commercial precinct: <ul style="list-style-type: none"> <li>(a) If the reuse of a local heritage place; and</li> <li>(b) requires building or operational work in relation to it</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Township zone code.</li> </ul>
	Where located within the Industrial precinct or the Commercial precinct: <ul style="list-style-type: none"> <li>• Agricultural supplies store.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Township zone code.</li> </ul>

	<ul style="list-style-type: none"> <li>• Garden centre.</li> <li>• Low impact industry.</li> <li>• Hardware and trade supplies.</li> <li>• Indoor sport and recreation.</li> <li>• Outdoor sales.</li> <li>• Service industry.</li> <li>• Service station.</li> </ul>	
	Where located within the Quilpie commercial precinct: <ul style="list-style-type: none"> <li>• Market.</li> <li>• Showroom.</li> <li>• Veterinary services.</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Township zone code.</li> </ul>
<b>Impact assessment</b>		
	<ul style="list-style-type: none"> <li>• Non-resident workforce accommodation – where located in the Industrial precinct</li> </ul>	<ul style="list-style-type: none"> <li>• General development code.</li> <li>• Township zone code.</li> <li>• Non-resident Workforce Accommodation Code.</li> </ul>
	All other uses not listed in this table.	The planning scheme.

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

## 5.6 Categories of development and assessment—Reconfiguring a lot

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

**Table 5.6.1—Reconfiguring a lot.**

Zone	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	Code Assessment	Reconfiguring a lot code.

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

## 5.7 Category of development and assessment—Operational work

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

**Table 5.7.1 —Operational work**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	<b>Code assessment</b>	
	If operational works for a:	Operational works code.

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	A category 2 Levee as identified under the <i>Water Act 2000</i> .	
	Operational works that is excavation and/or filling where there would be a change 1m or more in the level of any part of the land or where any drainage path is affected or:  Operational works for urban purposes that involve disturbing more than 2500 square metres of land.	Operational works code.
	If for clearing native vegetation associated with a material change of use or reconfiguring a lot on a lot that is less than 5ha	Operational works code
	<b>Impact assessment</b>	
	If operational works for a: A category 3 Levee as identified under the <i>Water Act 2000</i> .	The planning scheme.
	<b>Accepted development</b>	
Any other operational work not listed in this table.		

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

## 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) A precinct may be identified for part of a zone.
- (5) Precinct provisions are contained in the zone code.
- (6) Each zone code identifies the following:
  - (a) the purpose of the code
  - (b) the overall outcomes that achieve the purpose of the code.
- (7) The following are the zone codes for the planning scheme:
  - (a) Recreation and open space zone code
  - (b) Rural zone code
  - (c) Rural residential zone code
  - (d) Township zone code, including:
    - (i) Commercial precinct
    - (ii) Industrial precinct
    - (iii) Residential precinct
    - (iv) Bulloo Park precinct
    - (v) Eromanga Natural History Museum precinct.

### 6.2 Zone codes

#### 6.2.1 Recreation and open space zone code

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

##### 6.2.1.1 Purpose

The purpose of the recreation and open space zone code is to:

- (a) protect the areas within the Shire with the most significant ecological and landscape values including state forests, national parks, significant habitat, wetlands and waterways, wildlife corridors, timber reserves, regional parks and areas of high scenic amenity;
- (b) maintain public accessibility to publicly-owned open space consistent with the protection of the environmental values of the area;
- (c) provide recreation opportunities that are compatible and sustainable with the environmental values of the land; and
- (d) ensure that buildings, structures and other developments are sympathetic to, and integrated with, the environment and values of the land.

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

- (a) where possible, development contributes to the provision of facilities for active sport and recreation to meet community needs, including playing fields, equestrian facilities, outdoor cultural facilities, educational activities, and outdoor courts; and
- (b) structures ancillary to outdoor sport and recreation uses, such as clubhouses, shelters, amenity facilities, may be provided where appropriate; and
- (c) development protects and enhances matters of state and local environmental significance, landscape values and ecological connectivity.

### 6.2.1.2 Assessment benchmarks: Recreation and open space zone code:

Performance outcomes	Acceptable outcomes
For assessable development	
<p><b>PO1</b> Buildings and other works are consistent with the scale of buildings in the area and do not adversely impact on the visual amenity of the area.</p>	<p><b>AO1</b> A building or other structure does not exceed 4.5 m in height.</p>
<p><b>PO2</b> Development is compatible with the environmental, open space and recreation values of the zone (including important protected areas of ecological significance).</p>	<p><b>AO2</b> No acceptable outcome provided.</p>
<p><b>PO3</b> There are no significant adverse impacts on amenity, public health or safety resulting from:</p> <ul style="list-style-type: none"> <li>(a) the siting, scale and design of buildings or other works;</li> <li>(b) waste water disposal;</li> <li>(c) permanent or temporary occupation of or access to areas subject to natural hazards.</li> </ul>	<p><b>AO3</b> No acceptable outcome provided.</p>

### 6.2.2 Rural zone code

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

#### 6.2.2.1 Purpose

The purpose of the rural zone code is to:

- (a) ensure the productive capacity of agricultural and associated rural industries that rely on Important Agriculture Areas (IAA) identified as IAA as shown on SPP mapping – Economic Growth, is maximised and maintained while protecting biodiversity values and allowing for farm diversification and value adding industries to occur in the rural area;
- (b) maintain the character and amenity of the rural and natural environment;
- (c) encourage tourism development where it can value-add to the viability of rural enterprises, does not diminish biodiversity values and avoids impacts of flooding and bushfire;
- (d) ensure that the stock route network is maintained and protected from development to ensure that the stock route is maintained and protected from inappropriate or incompatible development; and
- (e) ensure development protects extractive resources development from impacts resulting from existing and proposed rural uses and, also protects new rural uses from impacts of existing or future extractive industries.
- (f) Development does not inhibit the safe and efficient operation of pipelines.

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

- (a) the zone primarily accommodates grazing and value-adding rural uses where they do not conflict with petroleum leases or facilities or stock routes;
- (b) new small-scale tourist developments are accommodated where they:
  - a. are associated with and do not threaten the viability of existing rural uses;
  - b. assist with maintaining the viability of existing rural production enterprises;
  - c. support and add to the quality of experiences on the Natural Sciences Loop;
  - d. protect extractive resources of local and state significance and operating extractive industry from encroachment by incompatible uses; and

- (c) new extractive industries are established only where they do not impact on the viability of existing agricultural, residential and tourist uses;
- (d) biodiversity values and ecological connectivity are protected and maintained;
- (e) development is serviced with infrastructure including formal road access, and is appropriate for the level of risk associated with any flood and bushfire hazard.

**6.2.2.2 Assessment benchmarks: Rural zone code**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For assessable development</b>	
<p><b>PO1</b> Proposed uses established in the Rural zone do not conflict with existing rural land uses or the natural, scenic and community values of the area.</p>	<p><b>AO1</b> No acceptable outcome provided.</p>
<p><b>PO2</b> Uses established in the Rural zone do not conflict with: (a) petroleum infrastructure that occurs on petroleum leases or under petroleum facility licences and pipeline licences; (b) the function of stock routes.</p>	<p><b>AO2.1</b> Development is located a minimum of 200 metres from a pipeline or pipeline easement.</p> <p><b>AO2.2</b> No acceptable outcome is provided for the use of lots fronting the stock route network on <a href="#">SPP mapping – Economic Growth, Agriculture, Stock Route Network</a>.</p>
<p><b>PO3</b> Tourist uses that support the primary rural uses on the site are limited in scale and do not to threaten the viability of traditional rural uses.</p>	<p><b>AO3</b> No acceptable outcome provided.</p>
<p><b>PO4</b> Extractive industry is adequately separated from sensitive land uses to minimise potential for nuisance or complaint.</p>	<p><b>AO4.1</b> Residential and other sensitive uses, are not located: (a) within 200 metres of extraction of sedimentary deposits; or (b) within 1000 metres of hard rock extraction.</p> <p><b>AO4.2</b> New extractive uses and activities are not established within 200 metres of existing rural, residential or tourist uses.</p>
<p><b>PO5</b> Development is connected to an appropriate level of infrastructure services.</p>	<p><b>AO5.1</b> Development has formal and safe access to the existing road network.</p> <p><b>AO5.2</b> Development is connected to a reticulated water supply and sewerage system, or alternatively an on-site water storage and a waste disposal system is provided which does not overflow to adjoining properties or detract from environmental values.</p> <p><b>AO5.3</b> The development is connected to electricity and telecommunications.</p>
<p><b>PO6</b></p>	<p><b>AO6</b></p>

Development is located to protect sensitive land uses from the impacts of previous activities that may cause risk to people or property including land containing former mining activities and hazards e.g. disused underground mines, tunnels and shafts.	No acceptable outcome provided.
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### 6.2.3 Rural residential zone code

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

#### 6.2.3.1 Purpose

The purpose of the code is to provide for:

- (a) residential development on large lots set in a semi-rural setting, which is connected to QSC water supply; and
- (b) Small scale activities which support economic development and which remain ancillary to the primary residential use.

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

- (a) the zone primarily accommodates dwelling houses on large lots and ancillary structures, including small sheds;
- (b) home-based business may be appropriate where they do not detract from the primary residential function and amenity of the area or impact on neighbours;
- (c) development protects and enhances environmental values; and
- (d) development is located in areas that are flood protected and where bushfire hazard risk is low.

#### 6.2.3.2 Assessment benchmarks: Rural Residential zone code.

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>PO1</b> New development is located and designed to contribute to the residential amenity and character of the area.	<b>AO1</b> No Acceptable Outcome provided.
<b>PO2</b> Non-residential uses do not have an unacceptable impact on residential uses.	<b>AO2.1</b> Development for a non-residential use does not involve an Environmentally Relevant Activity.  <b>AO2.2</b> Development for a non-residential use demonstrates there are no adverse impacts on sensitive land uses in the zone with regard to noise, dust, vibration, light, or odour.  <b>AO2.3</b> Home based business operates from within the dwelling house and do not occupy more than a third of the gross floor area of the dwelling house.
<b>PO3</b>	<b>AO3</b>

The traffic generated by a use other than a residential use does not significantly change the traffic that would normally be expected in the rural residential zone.	The traffic generated by a non-residential use does not involve more than two truck movements per day and with a gross vehicle mass of 42 tonnes.
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#### 6.2.4 Township zone code

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

##### 6.2.4.1 Purpose

The purpose of this code is to:

Provide for the urban development of the towns and villages of the Shire as community and service centres. Development located in this zone provides for a mix of uses which support the needs of the local rural community. The Township zone provisions aim to:

- (a) Maintain the character and amenity of Quilpie, Eromanga, Cheepie and Toompine;
- (b) provide for the continuation of existing infrastructure and community uses such as schools, halls and recreation facilities;
- (c) allow for tourist uses where these can be successfully integrated into the character and fabric of the town;
- (d) ensure that development provides an appropriate level of infrastructure; and
- (e) facilitate economic development in commercial and industrial precincts by:
  - a. promoting re-use of existing buildings in commercial areas; and
  - b. providing for a wide range of industrial uses where they don't conflict with sensitive uses.

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

- (a) a range of uses including residential, retail, business, education, industrial, community purpose, tourist facilities, recreation and open space are supported in the zone where they do not impact on neighbouring uses;
- (b) development is serviced with QSC infrastructure where QSC infrastructure exists;
- (c) residential uses are protected from non-residential uses by buffering and design techniques that limit the impacts of the use; and
- (d) development is located in areas that are flood protected and where bushfire hazard risk is low.

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

- i. *Quilpie commercial precinct:*
  - a. This precinct promotes the commercial, professional, government and retail uses that service the Shire and South West Queensland, and that are consolidated in the Quilpie town centre.
  - b. New developments create a highly attractive and pedestrian-based built form that achieves a high standard of design and blends with the existing town character and streetscape.
  - c. New commercial buildings make provision for on-site handling of goods, car parking for staff and clients, landscaping and shade areas in keeping with the existing streetscape.
  - d. New business are encouraged to use existing buildings to help keep the commercial precinct vibrant.
- ii. *Quilpie residential precinct:*

- a. This precinct supports predominantly dwelling houses on residential lots where lot size is consistent with the traditional character.
- b. Non-residential development may be supported where uses directly support the day to day needs of the immediate residential community, do not detract from the residential amenity of the area, and do not undermine the viability of the nearby Commercial precinct.
- c. Residential dwelling choices are provided in the zone including dual occupancy, multiple dwelling, and retirement facility. These are established in locations with appropriate access to infrastructure and facilities, where the design complements the existing urban character, and where the density of development is generally consistent with the density achieved through existing residential development in the zone.
- d. Development provides a high level of amenity through a compatible mixing of land uses, activities and building forms, access to services and facilities, cohesive streetscapes and quality urban design.

iii. *Quilpie industrial precinct:*

- a. This precinct promotes establishment of a wide range of industries in a manner compatible with the scale and character of the area.
- b. Industries are established and consolidated in this precinct to minimise potential conflict with nearby sensitive land uses.
- c. The location of industrial development does not compromise the safety or efficiency of the local and state-controlled road and rail systems.
- d. Non-resident workforce accommodation can be established in green field industrial areas away from affected existing uses, where it does not alienate potential industrial land in the long term.

**6.2.4.2 Assessment benchmarks: Township zone code.**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>PO1</b> Development is consistent with the existing built form in terms of size, design, siting and physical characteristics. The appearance and siting of buildings, other structures, car parking areas or signage is compatible with the local streetscape character, the style and design of nearby buildings, and is respectful and sympathetic to any heritage place identified in the <u>SPP mapping – Environment, Cultural heritage.</u>	<b>AO1</b> No acceptable outcome provided.
<b>PO2</b> Development with frontage to a highway must have safe access points that do not adversely impact on the safety and efficiency of the road.	<b>AO2</b> No acceptable outcome provided.
<b>PO3</b> Development adjacent to the highway corridor is setback from the corridor to avoid adverse impacts to the operation of the road corridor.	<b>AO3</b> As per <a href="#">Queensland Development Code</a> requirements.
<b>PO4</b> All uses are located, designed, and constructed to minimise the impacts from	<b>AO4</b> As per <a href="#">Queensland Development Code</a> requirements.

the noise, emissions from the State-controlled road and/or rail network.	
<p><b>PO5</b> Tourist accommodation in the form of a caravan park or motel is provided in a location where it can be serviced with infrastructure, where it:</p> <ul style="list-style-type: none"> <li>(a) is complementary to the existing character of the area;</li> <li>(b) does not have an adverse impact on residential amenity in terms of including privacy, safety, noise, odour and fumes, lighting and traffic generation. does not lead to a reduced quality of accommodation experiences available within the location.</li> </ul>	<p><b>AO5</b> No acceptable outcome provided.</p>
<p><b>PO6</b> Commercial and industrial uses that support and service the residential areas are centrally located where they can be conveniently and safely accessed without having an adverse impact on residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.</p>	<p><b>AO6</b> No acceptable outcome provided.</p>
<p><b>PO7</b> Industrial land uses are protected from encroachment by incompatible land uses.</p>	<p><b>AO7</b> Sensitive land uses do not compromise the viability of existing or future industrial, major recreational, extractive, hazardous or intensive animal industry land uses and are not located within close proximity to waste and sewage treatment plants.</p>
<b><i>Quilpie commercial precinct</i></b>	
<p><b>PO1</b> The character of the Commercial precinct is enhanced by the design of new buildings that are sympathetic to traditional streetscapes, in terms of scale, siting, architectural elements such as awnings and building features.</p>	<p><b>AO1.1</b> Developments are no higher than 2 storeys or 8 metres above the ground level within the Commercial precinct.</p> <p><b>AO1.2</b> Site cover of buildings does not exceed 85% of the site area, with the remainder to be used for landscaping, access and car parking areas.</p>
<p><b>PO2</b> New buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.</p>	<p><b>AO2</b> Footpaths and awnings contribute towards the street frontage, complement adjacent styles and materials, and join at the same or similar levels.</p>
<p><b>PO3</b> New uses developed in the precinct do not detract from the precinct's predominant commercial nature.</p>	<p><b>AO3</b> No acceptable outcome provided.</p>
<b><i>Quilpie residential precinct</i></b>	
<p><b>PO1</b> Buildings and other structures are consistent with the dominant density, type and scale of development in the residential area.</p>	<p><b>AO1</b> A building has a maximum height of 2 storeys.</p>
<p><b>PO2</b></p>	<p><b>AO2</b></p>

Development has a scale, density and character that is complementary and compatible with the surrounding residential area and avoids impacts on the visual amenity of the streetscape and surrounding area.	Dual Occupancies are located on a site with a minimum of 800 m <sup>2</sup> .
<b>PO3</b> Multiple dwelling and retirement facilities have a scale, density and character that is complementary and compatible with the surrounding residential area.	<b>AO3</b> The number of dwellings contained in a multiple dwelling and retirement facilities is calculated as follows: (a) One bedroom units per 350 m <sup>2</sup> of site area; and (b) Units comprising more than one bedroom per 400 m <sup>2</sup> of site area.
<b>PO4</b> Where adjoining a residential use, non-residential uses are located and designed to avoid impacts on existing levels of residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.	<b>AO4</b> No acceptable outcome provided.
<b>PO5</b> Non-residential uses protect and maintain the privacy of adjoining residential uses.	<b>PO5</b> Non-residential uses do not overlook the living areas, of any adjoining residential use.
<b>PO6</b> Uses are compatible with, and complementary to, the existing residential uses.	<b>AO6.1</b> The use is not an Environmentally Relevant Activity.  <b>AO6.2</b> Development demonstrates there are no adverse impacts about noise, dust, vibration, light or odour.
<b><i>Quilpie industrial precinct</i></b>	
<b>PO1</b> Industrial development does not result in sensitive land uses located outside of the industrial precinct being affected by industrial air, noise and odour emissions.	<b>AO1</b> No acceptable outcome provided.
<b>PO2</b> Uses, other than industrial uses, such as food and drink outlets are consistent with and make a positive contribution to the economy and character of the industrial precinct.	<b>AO2</b> No acceptable outcome provided.
<b>PO3</b> Sensitive land uses are not established within or adjacent to the industrial precinct.	<b>AO3</b> No acceptable outcome provided.

## Part 7 Development codes

### 7.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2)
- (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) General Development Code.
  - (b) Non-Resident Workforce Accommodation Code.
- (6) The following are the other development codes for the planning scheme:
  - (a) Operational works code.
  - (b) Reconfiguring a lot code.

## 7.2 Development that can not be made assessable on accordance with schedule 6 of the Planning Regulation 2017

### 7.2.1 Community residence requirements

Development for community residence that complies with all of the requirements in Table 7.2.1.1 is accepted development.

**Table 7.2 1.1 Assessment criteria: Community residence for accepted development only.**

Requirements	
1	The premises is in a residential zone or rural residential zone
2	No more than 7 support workers attend the residence in a 24-hour period.
3	At least 2 car parks are provided on the premises for use by residents and visitors.
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 from making assessable development for a material change of use for community residence.

### 7.2.2 Requirements for cropping involving forestry for wood production code for accepted development

#### 7.2.2.1 Application

This code applies to assessing a material change of use for development involving cropping involving forestry for wood production in the rural zone.

#### 7.2.2.2 Purpose

The purpose of the code is to ensure forestry for wood production is assessed with equal regard to other forms of cropping, to guarantee long-term harvest and minimise impacts. The purpose of the code will be achieved through the following overall outcomes:

- (a) the use is appropriately located and setback from areas of environmental interest and existing infrastructure.
- (b) the impacts on adjoining land uses are minimised.

- (c) the risk of fire is minimised.
- (d) expected harvest cycles, volumes, timescales and haulage routes, plus proposed wildfire management and the location of supportive infrastructure are known by the local government, where development is assessable.

**Table 7.2.2.3 Criteria for assessment – Part A – Criteria for assessable development.**

<b>Requirements</b>	
<b>Setbacks</b>	
1	The use or work is at a distance of at least the separation distance stated in Table 7.2.2.2 - Separation distances.  Refer to Table <insert table reference> Separation Distances below
2	Seedlings within the separation distance stated in requirement 1 are removed if the seedlings— <ul style="list-style-type: none"> <li>(i) are the same species as the trees to be harvested; and</li> <li>(ii) are not native to the local area.</li> </ul>
3	For land with a slope of more than 10% but less than 25% - the development uses only— <ul style="list-style-type: none"> <li>(i) mechanical strip cultivation on the contour; or</li> <li>(ii) spot cultivation; or</li> <li>(iii) manual cultivation.</li> </ul>
4	For land with a slope of 25% or more— the development uses only— <ul style="list-style-type: none"> <li>(i) spot cultivation; or</li> <li>(ii) manual cultivation.</li> </ul>
5	The construction, operation or maintenance of a track or road for the development does not adversely affect— <ul style="list-style-type: none"> <li>(i) a natural drainage feature on the land; or</li> <li>(ii) land that is subject to erosion or landslide.</li> </ul>
6	A track or road for the development— <ul style="list-style-type: none"> <li>(i) is appropriately drained; and</li> <li>(ii) has a stable surface.</li> </ul>
7	Drainage structures for a track or road for the development are regularly maintained.
8	Drainage water from a track or road for the development is directed away from exposed soils and onto undisturbed ground or other areas with a stable surface.
9	For development involving a forest for wood production that is less than 40ha— a fire break that is at least 7m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained.
10	For development involving a forest for wood production that is at least 40ha, but less than 100ha—a fire break that is at least 10m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained.
11	For development involving a forest for wood production that is 100ha or more—

<b>Requirements</b>	
	<ul style="list-style-type: none"> <li>(a) a fire break that is at least 20m wide, measured from the base of the outermost tree in the forest to be harvested, is established and maintained; or</li> <li>(b) both of the following things are established and maintained— <ul style="list-style-type: none"> <li>(i) a fire break that is at least 10m wide, measured from the base of the outermost tree in the forest to be harvested;</li> <li>(ii) a fuel reduction area immediately behind the fire break that is at least 10m wide.</li> </ul> </li> </ul>
12	Trees to be harvested in the fuel reduction area are pruned to a minimum height of 5m when the trees reach a height of 10m.
13	Fire breaks are kept clear of flammable material with a height of more than 1m.
14	Fire access tracks and roads that are at least 4m wide are established and maintained on the premises.
15	Each part of the forest for wood production is within 250m of a fire access track or road.
16	Despite requirement (1), the following works may be carried out within the separation distance mentioned in Table <insert table reference> - Separation distances— <ul style="list-style-type: none"> <li>a) the construction of roads and tracks for the development;</li> <li>b) maintenance works for the development.</li> </ul>

**Table 7.2.2.2—Separation distances.**

Column 1 Structure or thing	Column 2 Separation distance
1 A watercourse shown on the regulated vegetation management map (1:100,000) and classified as stream order 1 to 2 under the <u>Strahler stream order classification system</u>	5m from the defining bank of the watercourse
2 A watercourse shown on the regulated vegetation management map (1:100,000) and classified as stream order 3 to 5 under the <u>Strahler stream order classification system</u>	10m from the defining bank of the watercourse.
3 A watercourse shown on the regulated vegetation management map (1:100,000) and classified as stream order 6 under the <u>Strahler stream order classification system</u>	20m from the defining bank of the watercourse.
4 A State-owned protected area or forest reserve under the <i>Nature Conservation Act 1992</i>	10m from the boundary of the protected area or forest reserve
5 A category A area, category B area, category C area or category R area	10m from the boundary of the area
6 A dwelling	100m from the dwelling, or another distance that complies with the Building Code and AS 3959-2009 <i>Construction of buildings in bushfire prone areas</i>
7 A machinery shed	A distance that is the greater of the following— <ul style="list-style-type: none"> <li>(a) 25m from the machinery shed; or</li> <li>(b) a distance from the machinery shed that equals 1.5 times the maximum height of the trees to be harvested</li> </ul>
8 A transmission grid, supply network or above-ground pipeline, that services more than 1 premises and is not the subject of an easement.	A distance that is the longer of the following— <ul style="list-style-type: none"> <li>(a) 25m from the structure;</li> <li>(b) A distance from the structure that equals 1.5 times the maximum height of the trees to be harvested</li> </ul>

7.2.3 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: 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 lot is 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 hazard area; or
- (b) an overlay in 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 7.2.3.1 Assessment benchmarks – Reconfiguring a lot (subdividing one lot into two lots) and associated operational works requiring code assessment.**

	The frontage of each created lot complies with the minimum frontage requirements for the relevant zone stated in a local instrument.
	The building envelope of each created lot complies with the building envelope requirements for the relevant zone stated in a local instrument.
	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.

	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.
	If the reconfiguration creates a rear lot— <ul style="list-style-type: none"> <li>(i) an access strip for the rear lot does not adjoin the access strip of more than 1 other rear lot; and</li> <li>(ii) no more than 2 rear lots are accessed from the head of a single cul-de-sac</li> </ul>
	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.
	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
	A new building or structure on the premises— <ul style="list-style-type: none"> <li>(i) will comply with the Queensland Development Code, part 1.4; and</li> <li>(ii) will be outside of an existing or planned infrastructure easement.</li> </ul>
	Each created lot has access to the road network through— <ul style="list-style-type: none"> <li>(i) direct road frontage; or</li> <li>(ii) an access strip; or</li> <li>(iii) an access easement, if a local instrument states that an access easement is consistent with the relevant zone.</li> </ul>
	Access from each created lot to the road network is- <ul style="list-style-type: none"> <li>(i) lawful, safe and practical; and</li> <li>(ii) designed and built in accordance with requirements for the relevant zone stated in a local instrument, including requirements about width, length or gradient.</li> </ul>
	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"> <li>(i) for reconfiguring a lot in a residential zone—5m; or</li> <li>(ii) for reconfiguring a lot in an industry zone— 8m.</li> </ul>
	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.
	If the premises are in a reticulated water area – each created lot is connected to the reticulated water supply system.
	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.
	If the premises are in an area with a sewerage service – each created lot is connected to the sewerage service.
	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.
	Each lot is connected to a supply network and telecommunication network, if required under a local instrument.

	Any other infrastructure necessary to service the lots will be provided, designed and built in accordance with the requirements stated in a local instrument.
	The release of sediment from the premises, including from erosion and sediment-laden stormwater runoff- (i) is minimised during and after construction; and (ii) complies with the requirements stated in a local instrument.
	Filling and excavation on the premises – (i) does not cause a vertical change to the natural ground level of more than 1 metre; and (ii) does not result in ponding on the premises or adjoining land; and (iii) complies with the requirements stated in a local instrument.

<b>CO1</b>	
<b>CO2</b>	
<b>CO3</b>	
<b>CO4</b>	
<b>CO5</b>	
<b>CO6</b>	
<b>CO7</b>	
<b>CO8</b>	
<b>CO9</b>	
<b>CO10</b>	
<b>CO11</b>	
<b>CO12</b>	
<b>CO13</b>	
<b>CO14</b>	
<b>CO15</b>	
<b>CO16</b>	
<b>CO17</b>	•
<b>CO18</b>	
<b>CO19</b>	

## 7.3 Use codes

### 7.3.1 General development code

This code applies to assessing a material change of use for all development if identified in the Tables of Assessment.

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

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

- (1) Development is located to protect and enhance matters of national, state and local environmental significance, landscape values and ecological connectivity.
- (2) Development has a safe and efficient site layout;
- (3) Development does not detract from the Shire's unique building design, is complementary to the scale of neighbouring uses, and contributes to the character of the street and the locality;
- (4) Development on local heritage places:
  - (a) does not result in the demolition or removal of a local heritage place, unless there is no practical reason and feasible alternative;
  - (b) conserves the physical features, fabric and contents that contribute to the cultural heritage significance of the local heritage place; and
  - (c) safeguards archaeology and archaeological potential, and ensures they are appropriately investigated and artefacts appropriately managed;
- (5) An appropriate level of servicing and infrastructure is provided to new development and is connected to QSC's infrastructure where available;
- (6) The site layout protects adjoining amenity, allows access around the building, allows sufficient areas for parking and manoeuvring on the site and safe and efficient access and egress;
- (7) Assets of the QSC are protected; and
- (8) Any planned earthworks ensure that existing drainage regimes are maintained.

**Table 7.3.1.1: Assessment benchmarks - General Development Code**

Performance outcomes	Acceptable outcomes
<b>Site Layout</b>	
<p><b>PO1</b> The size and bulk of new buildings associated with development maintains and enhances the intended local character of the location (zone and/or precinct) by avoiding over-development of the site, and allowing for development at a consistent scale, siting and intensity to nearby development.</p>	<p><b>AO1</b> Total development on the site has a maximum site cover as follows:</p> <ul style="list-style-type: none"> <li>• 10% Rural Residential zone</li> <li>• 10% Recreation Open Space Zone</li> <li>• 50% Township Zone (where not in a precinct)</li> <li>• 90% Township Zone (Commercial precinct)</li> <li>• 85% Township Zone (Residential precinct)</li> <li>• 85% Township Zone (Industrial precinct).</li> <li>• Rural Zone – no acceptable outcome.</li> </ul>
<p><b>PO2</b> Landscaping is provided to enhance the visual appeal of the development and soften the appearance of the built form. The majority of landscaping is to be</p>	<p><b>AO2</b> Except in the Quilpie commercial precinct, a minimum of 10% of the total development area is landscaped.</p>

undertaken on the principal street frontage of the development.	
<b>Building Design</b>	
<b>PO3</b> New development maintains the low-rise scale and character of the Shire.	<b>AO3</b> Except where in the Quilpie commercial precinct, development is no higher than: <ul style="list-style-type: none"> <li>• 2 storeys; or</li> <li>• 8.5 metres above ground level.</li> </ul>
<b>PO4</b> New buildings or structures present a traditional façade to the street.	<b>AO4</b> Except where in the Quilpie commercial and industrial precincts, at least three of the four elements below must be incorporated into the façade of new buildings: <ul style="list-style-type: none"> <li>• verandas or porches;</li> <li>• awnings and shade structures;</li> <li>• variations to the roof and building lines;</li> <li>• a range of building materials, matching prevailing materials in neighbouring buildings.</li> </ul>
<b>PO5</b> Development is generally in accordance with existing setbacks within the locality.	<b>AO5</b> No acceptable outcome provided.
<b>Dual Occupancies and Multiple Dwellings</b>	
<b>PO6</b> The design, appearance and form of development for Dual Occupancy or a Multiple Dwelling reflects a high standard and permanent form of accommodation that complements the character of existing residential development in the Shire.  <i>Editor's note: Dwellings having the appearance of relocatable dwellings or other temporary structures are discouraged and unlikely to meet this performance outcome. However, this provision is not intended to preclude creative or adaptive building design outcomes where exhibiting strong architectural merit and visual appeal.</i>	<b>AO6</b> No acceptable outcome provided.
<b>PO7</b> Building scale, form and site layout is consistent with existing prevalent residential architectural features and site layouts (e.g. location of building at the front of the lot, parking at the side or rear of dwellings, one larger	<b>AO7</b> No acceptable outcome provided.

<p><b>building rather than multiple small buildings.)</b></p> <p><i>Editor's note: Dwellings having the appearance of relocatable dwellings or other temporary structures are generally discouraged and unlikely to meet the performance outcome. However, this provision is not intended to preclude creative or adaptive building design outcomes where exhibiting strong architectural merit and visual appeal.</i></p>	
<p><b>PO8</b> Landscaping is provided for site presentation privacy and shade.</p>	<p><b>AO8</b> No acceptable outcome provided.</p>
<p><b>Ancillary Uses</b></p>	
<p><b>PO9</b> Other than where located in the Rural Zone, buildings and structures for ancillary uses and activities such as sheds are subordinate in use and size to the primary use of the premises.</p>	<p><b>AO9</b> Other than where located in the Rural Zone, buildings and structures for ancillary uses and activities do not exceed 10% gross floor area of the primary use on the site.</p>
<p><b>Access, manoeuvring and parking</b></p>	
<p><b>PO10</b> The proposed development accommodates sufficient car parking on site.</p>	<p><b>AO10</b> Car parking is provided at rates as per table 7.3.1.2.</p>
<p><b>PO11</b> The proposed driveway is clear of all impediments.</p>	<p><b>AO11</b> The proposed driveway is clear of street furniture, gully pits, man holes, power poles, street trees and bus stops.</p>
<p><b>PO12</b> The location of driveways does not create a danger to the safety and efficiency of existing intersections.</p>	<p><b>AO12</b> The minimum distance of a driveway from an intersection of one street with another is 6 metres.</p>
<p><b>PO13</b> Access to, from and within the site:</p> <ul style="list-style-type: none"> <li>• is adequate for the type and volume of traffic generated by the use;</li> <li>• does not adversely impact on the traffic network external to the site;</li> <li>• caters for safe pedestrian access; and</li> <li>• provides for disabled access.</li> </ul>	<p><b>AO13.1</b> Vehicle crossovers are designed in accordance with council standards</p> <p><b>AO13.2</b> Car parking and manoeuvring areas are designed in accordance with:</p> <ul style="list-style-type: none"> <li>• <a href="#">AS2890.1 – Parking Facilities; and</a></li> <li>• <a href="#">Austroads AP-34/95 - Design Vehicles and Turning Path Templates; and</a></li> <li>• <a href="#">The Access to Premises Standard' (Vol 1 of the National Construction Code),  <a href="https://www.legislation.gov.au/Details/F2011C002014">https://www.legislation.gov.au/Details/F2011C002014</a></a></li> </ul>
<p><b>Infrastructure and Services</b></p>	
<p><b>PO14</b> The development is supplied with an appropriate level of infrastructure to support the intended use.</p>	<p><b>AO14</b> Telecommunications and electricity supplies are designed and installed to supplier standards.</p>

<p><b>PO15</b> All development has an adequate supply of potable water and can provide for appropriate treatment and disposal of effluent and other waste water.</p>	<p><b>AO15.1</b> In the Township zone, all development is connected to QSC's reticulated water supply network in accordance with:</p> <ul style="list-style-type: none"> <li>• Water Services Association of Australia (WSAA), 2011, "<i>WSA 03-11 Water Supply Code of Australia</i>" Version 3.1.</li> <li>• Queensland Department of Energy and Water Supply, 2010, <i>Planning Guidelines for Water Supply and Sewerage</i>.</li> </ul> <p>In the Recreation and Open Space, Rural and Rural Residential zones, a potable water supply is provided.</p> <p><b>AO15.2</b> In the Township zone, all development is connected to QSC's reticulated sewerage network.</p> <p>In the Recreation and Open Space, Rural, and Rural Residential zones, sewage disposal is provided generally in accordance with the Queensland Plumbing and Wastewater Code.</p>
<p><b>PO16</b> Stormwater is collected and discharged to ensure no impacts on adjoining land owners, QSC or state infrastructure while also ensuring environmental values of waters in the Quilpie Shire are maintained.</p>	<p><b>AO16</b> In all zones, stormwater drainage is provided in accordance with:</p> <ul style="list-style-type: none"> <li>• <a href="#">Queensland urban drainage manual</a>, 3rd Edition, Queensland Department of Energy and Water Supply, 2013.</li> <li>• Pilgrim, DH, (ed)., <a href="#">Australian Rainfall &amp; Runoff – A Guide to Flood Estimation</a>, Institution of Engineers, Australia, Barton, ACT, 1987.</li> </ul>
<p><b>PO17</b> Wastewater discharge to a waterway is avoided or managed in a way that maintains ecological process, riparian vegetation, waterway integrity, and downstream ecosystem health.</p>	<p><b>AO17.1</b> Wastewater from development is not discharged to a waterway.</p> <p>Alternatively, where wastewater discharge to a waterway is unavoidable, a wastewater management plan (WWMP) is submitted, which provides a waste management hierarchy that minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. This WWMP is prepared by a suitably qualified person and addresses:</p> <ul style="list-style-type: none"> <li>• wastewater type;</li> <li>• climatic conditions;</li> <li>• water quality objectives (WQOs); and</li> <li>• best-practice environmental management</li> </ul> <p><b>AO17.2</b></p>

	Implement the WWMP prepared in accordance with AO17.1.
<b>Council Assets</b>	
<b>PO18</b> Structures and buildings do not adversely impact on QSC infrastructure.	<b>AO18.1</b> All proposed structures and buildings are clear of QSC easements and underground infrastructure within the site boundaries.  <b>AO18.2</b> All invert crossing(s) and driveways are clear of all gully pits, street lights, power poles and other infrastructure located within the road reserve with a minimum separation distance of 1 metre.
<b>Development location in a Bushfire Hazard Area</b>	
<b>PO19</b> A vulnerable use is not established or materially intensified where there are unacceptable risks to people or property from a Bushfire Hazard.	<b>AO19</b> Vulnerable uses are not established or expanded. <i>Editor's note: <b>Vulnerable uses</b> are those involving:</i> (1) <i>the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centre, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or</i> (2) <i>the provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electricity infrastructure.</i>
<b>PO20</b> Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	<b>AO20</b> Emergency services and uses providing community support services are not located in a bushfire hazard (bushfire prone) area and have direct access to Low hazard evacuation routes.
<b>PO21</b> Development involving hazardous materials manufactured or stored in bulk is not located in bushfire prone area.	<b>AO21</b> The manufacture or storage of hazardous material in bulk does not occur within a bushfire prone area.
<b>PO22</b> <b>Development in a bushfire prone area as identified on SPP mapping – Hazards and Safety, Natural Hazards, Bushfire makes adequate provision of water supply for fire-fighting requirements.</b>	<b>AO22</b> <b>No acceptable outcome provided.</b>
<b>Development located in a Flood Hazard Area – Reconfiguring a Lot</b>	
<b>PO23</b> Development located within areas containing a flood hazard (as identified in <u>Schedule 2 – Flood mapping</u> ) responds to flooding potential and maintains personal safety at all times with regard to siting and layout.	<b>AO23</b> Development on land identified as flood hazard on the flood hazard maps (as identified in <u>Schedule 2 – Flood mapping</u> ) is sited and designed so that:

	<p>(a) all new lots contain a building envelope located:</p> <ol style="list-style-type: none"> <li>i. outside of the mapped flood area in <a href="#">Schedule 2 – Flood mapping</a>; or</li> <li>ii. can achieve a freeboard of 300mm above the Defined Flood Event (DFE).</li> </ol> <p>(b) there is at least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.</p>
<p><b>PO24</b> Development involving essential community infrastructure remains functional to meet community needs during and after flood events.</p>	<p><b>AO24</b> No acceptable outcome provided.</p>
<b>Stock Route Network</b>	
<p><b>PO25</b> Development of lots fronting the stock route network (<a href="#">SPP mapping – Economic Growth, Agriculture, Stock Route Network</a>) has no adverse impact on the operational efficiency or safety of the stock route.</p>	<p><b>AO25</b> No acceptable outcome is provided.</p>
<p><b>PO26</b> The potential for conflict between access to the lot and the use of the stock route is mitigated</p>	<p><b>AO26</b> Access works (for example driveway grids) are designed to be robust, fit for purpose and do not impede the ability of travelling stock to safely traverse the stock route.</p>
<p><b>PO27</b> The amenity of the stock route is protected (especially from any residential or sensitive commercial or community use).</p>	<p><b>AO27</b> Appropriate setbacks and buffers from the stock route are established where appropriate.</p>
<b>Petroleum pipeline</b>	
<p><b>PO29</b> The integrity and function of high pressure pipelines carrying petroleum and gas is maintained.</p>	<p><b>AO29.1</b> <b>Development</b></p> <ol style="list-style-type: none"> <li>(a) <b>is located not less than 200m from the centre-line of petroleum pipelines identified in Schedule 2 – QSC SF – Strategic Framework Map, and</b></li> <li>(b) <b>Must not impact on the pipeline function.</b></li> </ol> <p><b>AO29.2</b> <u>Where development is proposed on a pipeline easement, the proponent consults the pipeline licence holder.</u></p>
<b>Local heritage places</b>	
<p><b>PO30</b> Development contributes to the retention of a local heritage place, facilitates their adaptive</p>	<p><b>AO30.1</b> Development retains the fabric, features and contents listed as significant for the local heritage place and requires no building or operational work in relation to it;</p>

<p>reuse, but does not result in a change that is incompatible with conserving the cultural heritage significance of the place.</p>	<p>OR</p> <p>Development is in accordance with the guideline <i>Developing heritage places: using the development criteria</i> as made under the <i>Queensland Heritage Act 1992</i>;</p> <p>OR</p> <p>Development is undertaken in accordance with an exemption certificate issued under the <i>Queensland Heritage Act 1992</i>.</p> <p><b>AO30.2</b> Development neither results in the demolition of the place nor substantially reduces its cultural heritage significance.</p> <p>Alternatively, where demolition is unavoidable:</p> <p>(a) a report is provided that demonstrates there is no practical reason and feasible alternative to the substantial demolition of the local heritage place or its removal to another location; and</p> <p>(b) an archival record is prepared to document the changes.</p> <p><i>Editor's note: the report must be prepared by suitably qualified consultants, such as conservation architects or structural engineers, and detail alternative options investigated.</i></p>
<b>Biodiversity</b>	
<p><b>PO31</b> Development:</p> <p>(a) is located to avoid significant adverse impacts on matters of state environmental significance;</p> <p>(b) facilitates the protection and enhancement of matters of state environmental significance; and</p> <p>(c) protects and enhances ecological connectivity.</p>	<p><b>AO31</b> Buildings, ancillary structures and all other development are constructed:</p> <ul style="list-style-type: none"> <li>• at least 100 metres from the top bank of all water courses and the full supply level of storages;</li> <li>• A buffer for an area identified as a Matter of State Environmental significance (identified in SPP mapping – Environment and Heritage – Biodiversity) has a minimum width of: <ul style="list-style-type: none"> <li>(a) 20m from an existing riparian vegetation associated with a watercourse; and</li> <li>(b) 50m where the area is located in the Township zone; or</li> <li>(c) 200m in any other zone.</li> </ul> </li> </ul> <p>No acceptable outcome is provided for development located in the Township zone.</p>
<b>Aviation facilities</b>	
<p><b>PO32</b> Development does not interfere with the function of air service facilities.</p>	<p><b>AO32</b> Development located within the building restriction area for an air services facility does not create:</p>

	<p>(a) permanent or temporary physical obstructions in the line of sight between antenna;</p> <p>(b) an electrical or electromagnetic field that interferes with the signals transmitted by the facility; and</p> <p>(c) reflective surfaces that could deflect or interfere with signals transmitted by the facility;</p> <p>OR</p> <p>Development located within the building restricted area for an air services facility is designed and constructed to mitigate adverse impacts on the function of the facility;</p> <p>OR</p> <p>Development complies with this outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the air services facility.</p>
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**Table 7.3.1.2: Car parking Requirements**

<b>Use</b>	<b>Requirements</b>
Caravan Park	1 space per site, plus 1 extra space for every 3 sites.
Child Care Centre	1 space for every employee, and 1 space for every 4 children.
Commercial activities	1 space per 50 m <sup>2</sup> of gross floor area.
Multiple Dwellings	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.
Industrial Uses.	1 space per 50 m <sup>2</sup> of gross floor area for the first 1000 m <sup>2</sup> and 1 additional space per 100 m <sup>2</sup> of gross floor area exceeding 1000 m <sup>2</sup> .
Non-resident workforce accommodation	1 space per unit plus 1 visitor space per every 5 units.
Residential premises	1 covered space per dwelling unit.
Rural activities	1 space per 100 m <sup>2</sup> of gross floor area.
Service station	1 space per 30 m <sup>2</sup> site area.

### 7.3.2 Non-resident workforce accommodation code

This code applies to assessing material change of use applications for non-resident workforce accommodation (NRWA) when identified in the table of assessment.

The purpose of the NRWA code is to ensure that non-resident workforce accommodation is located in the Rural zone or the Industrial precinct of the Township zone, and is designed and operated in a manner that will not detract from existing uses in Quilpie Shire.

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

- (a) NRWA has adequate infrastructure for the use including water supply, waste water disposal, stormwater control, telecommunications and electricity;
- (b) NRWA does not detract from, or hamper, existing uses.
- (c) NRWA is appropriately screened and landscaped.

**Table 7.3.2.1 Assessment benchmarks - Non-resident workforce accommodation**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<p><b>PO1</b> The location of NRWA does not adversely affect existing industrial, residential and commercial uses, and maintains the amenity of the locality.</p>	<p><b>AO1</b> All buildings are set back: (a) a minimum of 500 metres from rural residential and residential precinct areas; (b) a minimum of 15 metres from all side boundaries; and (c) a minimum of 25 metres from the front and rear boundaries.</p>
<p><b>PO2</b> The location of the NRWA is located the proximate distance to Quilpie and the major road network that:</p> <p>(a) enables convenient access to services and facilities in the town where the use is able to support the economic development of the town; and</p> <p>(b) supports the long-term development of infrastructure in the Shire.</p>	<p><b>AO2</b> No acceptable outcome provided.</p>
<p><b>PO3</b> The layout of NRWA buildings does not substantially detract from the character of the area through overdevelopment of the site.</p>	<p><b>AO3</b> Buildings and ancillary facilities occupy no more than 25% of the site area.</p>
<p><b>PO4</b> Development is connected to infrastructure required for the use including; water supply, waste water disposal, stormwater control, telecommunications and electricity. (Where QSC infrastructure is available, this is required in lieu of on-site infrastructure).</p>	<p><b>AO4</b> No acceptable outcome provided.</p>
<p><b>PO5</b> NRWA buildings and waste disposal areas are screened and landscaped from site boundaries.</p>	<p><b>AO5</b> No acceptable outcome provided.</p>
<p><b>PO6</b> NRWA developments are temporary in nature.</p>	<p><b>AO6.1</b> NRWA are only in operation for a maximum period of 5 years.</p> <p><b>AO6.2</b> When not used for more than 6 months the site is restored to its pre-NRWA condition.</p>

## 7.4 Other development codes

### 7.4.1 Operational works code

This code applies to assessing operational works applications when identified in the tables of assessment.

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

- (1) Operational works involving excavating and filling land:
  - (a) site disturbance is minimised;
  - (b) water and sediment runoff is controlled; and
  - (c) Once work is complete, the site is rehabilitated to a safe stable area that does not cause further erosion and safety issues.
- (2) Levees are constructed in accordance with the applicable State Code;
- (3) Development:
  - (a) Is located to avoid significant adverse impact on matters of state environmental significance;
  - (b) Facilitates the protection and enhancement of matters of state environmental significance; and
  - (c) Protects and enhances ecological connectivity.

**Table 7.4.1.1 Assessment benchmarks - operational works**

Performance outcomes	Acceptable outcomes
<b>Site Layout</b>	
<p><b>PO1</b> Adverse impacts of operations are minimised including impacts from:</p> <ul style="list-style-type: none"> <li>• noise, or</li> <li>• dust, or</li> <li>• silt, or</li> <li>• other noxious emissions on adjoining land and natural features, including surface and groundwater.</li> </ul>	<p><b>AO1</b> Excavation or filling on all land (except dams on rural zoned land for rural purposes): -</p> <ol style="list-style-type: none"> <li>(a) Does not exceed 1 metre deep or 1 metre high (except for excavation for building works).</li> <li>(b) Ensures the fill or excavation line is not closer than 10 metres from an adjoining property boundary.</li> <li>(c) Has a childproof fence if excavation is for a water retaining structure.</li> <li>(d) Ensures no ponding develops on adjacent land at any time.</li> <li>(e) Restores all surfaces exposed or damaged by the operations immediately on conclusion of the works to their original standard.</li> <li>(f) Ensures works are a minimum 100 metres from wetlands and 200 metres from rivers, creeks and streams.</li> </ol>
<p><b>PO2</b> Operational works or the construction activities for the development avoid or minimise adverse impacts on stormwater quality.</p>	<p><b>AO2</b> An erosion and sediment control plan (ESCP) demonstrates that release of sediment-laden stormwater is avoided for</p>

	<p>the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed below in Table A (construction phase) or local equivalent, for:</p> <ul style="list-style-type: none"> <li>(a) drainage control;</li> <li>(b) erosion control;</li> <li>(c) sediment control; and</li> <li>(d) water quality outcomes.</li> </ul> <p><b>AO2.1</b> 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.</p>
<b>Levees</b>	
<p><b>PO3</b> Any off-property impact from the levee is minimised and acceptable having regard to the following—</p> <ul style="list-style-type: none"> <li>• the environment in which the levee is located;</li> <li>• the measures proposed to be taken to mitigate any off-property impact;</li> <li>• any compensation measures for an impact that are proposed by the applicant.</li> </ul>	<p><b>AO3</b> The levee does not result in:</p> <ul style="list-style-type: none"> <li>(a) an unacceptable change in hydraulic effects that occur off-property; and</li> <li>(b) an unacceptable impact on people, property or the environment.</li> </ul>
<p><b>PO4</b> The levee is a safe and stable structure.</p>	<p><b>AO4</b> The design, construction, operation and maintenance for the levee is appropriate for the materials used and the levee's intended function.</p>
<p><b>PO5</b> Community safety is ensured in the event a category 3 levee fails or overtops.</p> <p><i>Editors note: For further details on levees including classification, planning and development see DNRM Guideline: Regulation of levee banks <a href="https://www.dnrm.qld.gov.au/water/catchments-planning/levees">https://www.dnrm.qld.gov.au/water/catchments-planning/levees</a></i></p>	<p><b>AO5.1</b> Demolition is required due to a catastrophic event which substantially destroys the structure or building.</p> <p><b>AO5.2</b> Appropriate emergency action procedures are in place for category 3 levees.</p>
<p><b>PO6</b> <b>Extractive industry provides for the progressive rehabilitation of all areas subject to extractive industry operations to a stable and restored state so the land is suitable for use by alternative land uses.</b></p>	<p><b>AO6</b> <b>Extractive industry provides for all rehabilitation works to be undertaken on a progressive basis in accordance with an expected final landform design and site rehabilitation plan.</b></p>

<p><b>PO7</b>  <b>Development:</b>  <b>(a)identifies matters of state environmental significance as identified in SPP mapping – Environment and Heritage – Biodiversity</b></p> <p><b>(b)facilitates the protection and enhancement of matters of state environmental significance; and protects and enhances ecological connectivity.</b></p>	<p><b>AO7</b>  <b>No acceptable outcomes provided.</b></p>
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**Table 7.4.1.2 Construction phase—stormwater management design objectives**

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

		3. Dispose of waste containing contaminants at authorised facilities
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## 7.4.2 Reconfiguring a lot code

This code applies to assessing reconfiguring a lot applications when identified in the tables of assessment.

The purpose of the reconfiguring a lot code is to:

- (1) Facilitate the creation of lots to a size and dimension of that allows the zones and precincts to achieve the intended use.
- (2) Reconfiguring lots ensures that future lots are resilient from the impacts of flood and bushfire.
- (3) Reconfiguring lots does not adversely impact on the cultural heritage or matters of environmental significance of an area or water quality.
- (4) Reconfiguring lots does not adversely impact on the Shire's economy.

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

- (1) Reconfiguration of lots creates safe, functional and suitable lots that are consistent with the existing zone and precinct intent.
- (2) Reconfiguration of lots ensures that development can provide adequate access and services for all new lots.
- (3) Reconfiguration of lots does not lead to adverse impacts on matters of state environmental significance and ecological connectivity is maintained.
- (4) Reconfiguration ensures the environmental values and quality of Queensland waters are protected and enhanced.

### 7.4.2.1 Assessment benchmarks – reconfiguring a lot

Performance outcomes	Acceptable outcomes
<p><b>PO1</b> The land is physically suitable for the anticipated future land use in terms flooding hazard, bushfire hazard and practical access.</p>	<p><b>AO1.1</b> All lots have a flood free access from a constructed road to an area on the site where a building can be constructed.</p> <p><b>AO1.2</b> All lots have a bushfire free access to an area on the site where a building can be constructed.</p>
<p><b>PO2</b> The proposed lots have a legal point of access from local or state controlled road networks.</p>	<p><b>AO2</b> No acceptable outcome provided.</p>
<p><b>PO3</b> The proposed lots are of a size and dimension to meet the outcomes for development in the zones and precincts in respect of:</p> <ul style="list-style-type: none"> <li>• preserving land for agriculture and animal production in the Rural Zone;</li> <li>• achieving a safe and pleasant residential environment;</li> <li>• consistent with the nature and layout of existing subdivision patterns; and</li> </ul>	<p><b>AO3</b> Allotments dimensions comply with Table 7.4.2.2</p>

<ul style="list-style-type: none"> <li>providing a variety of lot sizes for residential living, industry and commerce.</li> </ul>	
<b>Site Layout</b>	
<p><b>PO4</b> Stormwater is controlled to minimise the environmental impacts of runoff from the development on the water quality of surface and ground water.</p>	<p><b>AO4</b> No acceptable outcome provided.</p>
<p><b>PO5</b> The impacts of development on matters of state environmental significance (identified in SPP mapping – Environment and Heritage – Biodiversity) are avoided or if avoidance is not possible minimised.</p>	<p><b>AO5</b> No acceptable outcome provided.</p>
<p><b>PO6</b> The proposed lots will not lead to diminished productivity of rural land.</p>	<p><b>AO6</b> No acceptable outcome provided.</p>
<p><b>PO7</b> A potable water supply and adequate sewerage services are available to each lot in a development that will be used for residential, commercial or industrial purposes.</p>	<p><b>AO7.1</b> All lots within the Township zone, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service.</p> <p><b>AO7.2</b> All lots within the Rural and Rural Residential zone have a potable water supply and on site sewerage.</p>
<b>Flood</b>	
<p><b>PO8</b> Development located within areas containing a flood hazard responds to flooding potential and maintains personal safety at all times with regard to siting and layout.</p>	<p><b>AO8.1</b> Development does not occur on that part of any land identified as ‘high’ flood hazard on <u>‘Schedule 2- Flood mapping’</u>.</p> <p><b>AO8.2</b> Development on land identified as ‘medium flood hazard’ as identified in <u>Schedule2 – SPP mapping (bushfire)</u> is sited and designed so that:</p> <ul style="list-style-type: none"> <li>(a) all new lots contain a building envelope located: <ul style="list-style-type: none"> <li>i. outside of the flood prone area; or</li> <li>ii. can achieve a freeboard of 300 mm above the DFE.</li> </ul> </li> <li>(b) residential buildings are not constructed as single-storey slab on ground structures and only non-habitable rooms (such as garages and laundries) are located on the ground floor;</li> <li>(c) there is at least 1 evacuation route that remains passable for emergency evacuations during all floods; and</li> <li>(d) an area is available within the development site that is at least 300 mm above the highest known flood level with sufficient space to accommodate the likely population of</li> </ul>

	<p>the development in safety for a relatively short time, until flash flooding subsides or people can be evacuated.</p>
<b>Bushfire</b>	
<p><b>PO9</b> Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is established provided to achieve a radiant heat flux level of 29kW/m<sup>2</sup> at the edge of the proposed lot(s).</p> <p><i>Editor's note: "Urban purposes" and "urban area" are defined in the Planning Regulation 2017. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m<sup>2</sup> and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m<sup>2</sup> or less.</i></p> <p><b>PO9.1</b> Where reconfiguration is undertaken for other purposes, a building envelope of reasonable dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m<sup>2</sup> at any point.</p>	<p><b>AO9.1</b> No new lots are created within the bushfire prone area</p> <p>OR</p> <p><b>AO9.2</b> Lots are separated from hazardous vegetation by a distance that:</p> <ol style="list-style-type: none"> <li>1) achieves radiant heat flux level of 29kW/m<sup>2</sup> at all boundaries; and</li> <li>2) is contained wholly within the development site.</li> </ol> <p><i>Editor's note:</i> <i>Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</i></p> <ul style="list-style-type: none"> <li>• <i>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</i></li> <li>• <i>The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</i></li> </ul>

<p><b>PO10</b> Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles.</p> <p>The access is available for both firefighting and maintenance/defensive works.</p>	<p><b>AO10.1</b> Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ol style="list-style-type: none"> <li>1) has a two-lane sealed carriageway;</li> <li>2) contains a reticulated water supply;</li> <li>3) is connected to other public roads at both ends and at intervals of no more than 500 metres;</li> <li>4) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>5) has a minimum of 4.8 metres vertical clearance above the road;</li> <li>6) is designed to ensure hydrants and water access points are not located within parking bay allocations; and</li> <li>7) incorporates roll-over kerbing.</li> </ol> <p><b>AO10.2</b> Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity.</p> <p><i>Editor's note: Applicants should have regard to the relevant standards set out in the reconfiguring a lot code and operational works codes in this planning scheme.</i></p>
<p><b>PO11</b> Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both firefighting and maintenance/hazard reduction works.</p>	<p><b>AO11</b> Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ol style="list-style-type: none"> <li>1) a reserve or easement width of at least 20 metres;</li> <li>2) a minimum trafficable (cleared and formed) width of 4 metres capable of accommodating a 15 tonne vehicle and which is at least 6 metres clear of vegetation;</li> <li>3) no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path;</li> <li>4) a minimum of 4.8 metres vertical clearance;</li> <li>5) turning areas for fire-fighting appliances in accordance with Queensland Fire</li> </ol>

	<p>and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</p> <ol style="list-style-type: none"> <li>6) a maximum gradient of 12.5%;</li> <li>7) a cross fall of no greater than 10 degrees;</li> <li>8) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy;</li> <li>9) vehicular access at each end which is connected to the public road network at intervals of no more than 500 metres;</li> <li>10) designated fire trail signage;</li> <li>11) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</li> <li>12) if a fire trail, has an access easement that is granted in favour of QSC and Queensland Fire and Emergency Services.</li> </ol>
<p><b>PO12</b> Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope, and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>However, a fire trail will not be required where it would not serve a practical fire management purpose.</p>	<p><b>AO12</b> Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ol style="list-style-type: none"> <li>1) a reserve or easement width of at least 20 metres;</li> <li>2) a minimum trafficable (cleared and formed) width of 4 metres capable of accommodating a 15 tonne vehicle and which is at least 6 metres clear of vegetation;</li> <li>3) no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path;</li> <li>4) a minimum of 4.8 metres vertical clearance;</li> <li>5) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>6) a maximum gradient of 12.5%;</li> <li>7) a cross fall of no greater than 10 degrees;</li> <li>8) drainage and erosion control devices in accordance with the standards</li> </ol>

	<p>prescribed in a planning scheme policy;</p> <p>9) vehicular access at each end which is connected to the public road network;</p> <p>10) designated fire trail signage;</p> <p>11) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and</p> <p>12) if a fire trail, has an access easement that is granted in favour of QSC and Queensland Fire and Emergency Services.</p>
<p><b>PO13</b> The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.</p>	<p><b>AO13</b> The lot layout:</p> <ol style="list-style-type: none"> <li>1) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation;</li> <li>2) avoids the creation of potential bottleneck points in the movement network;</li> <li>3) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire; and</li> <li>4) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion.</li> </ol> <p><i>Editor's note: For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan Advice from the Queensland Fire and Emergency Services should be sought as appropriate.</i></p>
<p><b>PO14</b> Critical infrastructure does not increase the potential bushfire hazard.</p>	<p><b>AO14</b> Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded.</p>
<b>Local heritage places</b>	
<p><b>PO15</b> Development maintains an intact context and setting that is compatible with the cultural heritage significance of the place.</p>	<p><b>AO15</b> No acceptable outcome is provided.</p>
<b>Stock Route Network</b>	
<p><b>PO16</b> The stock route network identified in <u>SPP mapping – Agriculture, Development and Construction, Mining and Extractive Resources and Tourism</u> is protected from incompatible development on adjoining sites.</p>	<p><b>AO16</b> No new allotments are created within or adjacent to the stock route network.</p>
<p><b>PO17</b></p>	<p><b>AO17</b> No development is located closer than 200 metres from a pipeline or pipeline easement</p>

The integrity of pipelines carrying petroleum is maintained.	identified on <u>Schedule 2 – Strategic Framework Map.</u>
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**Table 7.4.2.2 – Acceptable outcomes for lot sizes and frontages**

<b>Zone/Precinct</b>	<b>Allotment Size</b>	<b>Road frontage</b>
Rural Zone.	5000 hectares	N/A
Rural Residential Zone.	2 hectares	70 metres
Recreation and Open Space Zone.	Not applicable	Not applicable
Township Zone (excluding the Quilpie precincts).	1000 m <sup>2</sup>	20 metres
Quilpie commercial precinct.	400 m <sup>2</sup>	15 metres
Quilpie industrial precinct.	1000 m <sup>2</sup>	30 metres
Quilpie residential precinct.	800 m <sup>2</sup>	20 metres

## **Schedule 1 Definitions**

### **SC1.1 Use definitions**

- (1) Use definitions have a particular meaning for the purpose of the planning scheme.
- (2) Any use not listed in Table SC1.1.2 column 1 is an undefined use.  
*Editor's note—Development comprising a combination of defined uses is not considered to be an undefined use.*
- (3) A use listed in Table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
- (4) The use definitions listed here are the definitions used in this planning scheme.
- (5) Column 3 of Table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.
- (6) Column 4 of Table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.
- (7) Columns 3 and 4 of Table SC1.1.2 are not exhaustive lists.
- (8) Uses listed in Table SC1.1.2 columns 3 and 4 that are not listed in column 1, do not form part of the definition.

**Table SC1.1.1—Index of use definitions**

<ul style="list-style-type: none"> <li>• Adult store</li> <li>• Agricultural supplies store</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Aquaculture</li> <li>• Bar</li> <li>• Bulk landscape supplies</li> <li>• Caretaker's accommodation</li> <li>• Car wash</li> <li>• Cemetery</li> <li>• Child care centre</li> <li>• Club</li> <li>• Community care centre</li> <li>• Community residence</li> <li>• Community use</li> <li>• Crematorium</li> <li>• Cropping</li> <li>• Dual occupancy</li> <li>• Dwelling house</li> <li>• Dwelling unit</li> <li>• Educational establishment</li> <li>• Emergency services</li> <li>• Environment facility</li> <li>• Food and drink outlet</li> <li>• Function facility</li> <li>• Funeral parlour</li> <li>• Garden centre</li> <li>• Hardware and trade supplies</li> </ul>	<ul style="list-style-type: none"> <li>• Health care services</li> <li>• High impact industry</li> <li>• Home based business</li> <li>• Hospital</li> <li>• Hotel</li> <li>• Indoor sport and recreation</li> <li>• Intensive animal industry</li> <li>• Intensive horticulture</li> <li>• Low impact industry</li> <li>• Major electricity infrastructure</li> <li>• Major sport, recreation and entertainment facility</li> <li>• Market</li> <li>• Medium impact industry</li> <li>• Motor sport facility</li> <li>• Multiple dwelling</li> <li>• Nature-based tourism</li> <li>• Nightclub entertainment facility</li> <li>• Non-resident workforce accommodation</li> <li>• Office</li> <li>• Outdoor sales</li> <li>• Outdoor sport and recreation</li> <li>• Park</li> <li>• Permanent plantation</li> <li>• Place of worship</li> </ul>	<ul style="list-style-type: none"> <li>• Relocatable home park</li> <li>• Renewable energy facility</li> <li>• Research and technology industry</li> <li>• Residential care facility</li> <li>• Retirement facility</li> <li>• Roadside stall</li> <li>• Rooming accommodation</li> <li>• Rural industry</li> <li>• Rural workers' accommodation</li> <li>• Sales office</li> <li>• Service industry</li> <li>• Service station</li> <li>• Shop</li> <li>• Shopping centre</li> <li>• Short-term accommodation</li> <li>• Showroom</li> <li>• Special industry</li> <li>• Substation</li> <li>• Telecommunications facility</li> <li>• Theatre</li> <li>• Tourist attraction</li> <li>• Tourist park</li> <li>• Transport depot</li> <li>• Utility installation</li> <li>• Veterinary services</li> <li>• Warehouse</li> <li>• Wholesale nursery</li> <li>• Winery</li> </ul>
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**Table SC1.1.2—Use definitions.**

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> <li>• the sale, display or hire of printed or recorded matter (not</li> </ul>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
			<ul style="list-style-type: none"> <li>of a sexually explicit nature) or</li> <li>• the sale or display of underwear or lingerie or</li> <li>• the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.</li> </ul>
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Animal husbandry	<p>Premises used for production of animals or animal products on either native or improved pastures or vegetation.</p> <p>The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.</p>	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	<p>Premises used for boarding, breeding or training of animals.</p> <p>The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.</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	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	<p>Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time.</p> <p>The use may include ancillary sale of food for consumption on the premises and entertainment activities.</p>		Club, hotel, nightclub entertainment facility, tavern

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment.  The use may include the ancillary preparation and service of food and drink.	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated.  The use may include a resident support worker engaged or employed in the management of the residence.	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub, entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil.  The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	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
Dual occupancy	Premises containing two dwellings, each for a separate household, and consisting of: <ul style="list-style-type: none"> <li>• A single lot, where neither dwelling is a secondary dwelling or</li> <li>• Two lots sharing common property where one dwelling is location on each lot.</li> </ul>	Duplex	Dwelling house, multiple dwelling
Dwelling house	A residential use of premises for one household that contains a single dwelling.  The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non-residential use(s).	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills.  The use may include outside hours school care for students or on-site student accommodation.	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

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation.  The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form.  The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools,		Shop, showroom, outdoor sales and warehouse

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	paint, wallpaper, plumbing supplies and the like.		
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> <li>• potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</li> <li>• potential for significant offsite impacts in the event of fire, explosion or toxic release</li> <li>• generates high traffic flows in the context of the locality or the road network</li> <li>• generates a significant demand on the local infrastructure network</li> <li>• the use may involve night time and outdoor activities</li> <li>• onsite controls are required for emissions and dangerous goods risks.</li> </ul>	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	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	A dwelling used for a business activity where subordinate to the residential use.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.		Health care services, residential care facility
Hotel	<p>Premises used primarily to sell liquor for consumption.</p> <p>The use may include short-term accommodation, dining and</p>	Bar, Pub, Tavern	Nightclub entertainment facility

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	entertainment activities and facilities.		
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand.  The use includes the ancillary storage and packing of feed and produce.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.  The use includes the storage and packing of produce and plants grown on the subject site.	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Low impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: <ul style="list-style-type: none"> <li>• negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</li> <li>• minimal traffic generation and heavy-vehicle usage</li> <li>• demands imposed upon the local infrastructure network consistent with surrounding uses</li> <li>• the use generally operates during the day (e.g. 7am to 6pm)</li> </ul>	Repairing motor vehicles, fitting and turning workshop  Note—additional examples may be shown in SC1.1.2 industry thresholds.	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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> <li>• offsite impacts from storage of dangerous goods are negligible</li> <li>• the use is primarily undertaken indoors.</li> </ul>		
Major electricity infrastructure	<p>All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i>.</p> <p>The use may include ancillary telecommunication facilities.</p>	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Market	<p>Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables.</p> <p>The use may include entertainment provided for the enjoyment of customers.</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> <li>• potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</li> <li>• potential for noticeable offsite impacts in the event of fire, explosion or toxic release</li> <li>• generates high traffic flows in the context of the locality or the road network</li> <li>• generates an elevated demand on the local infrastructure network</li> </ul>	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	<ul style="list-style-type: none"> <li>onsite controls are required for emissions and dangerous goods risks</li> <li>the use is primarily undertaken indoors</li> <li>evening or night activities are undertaken indoors and not outdoors.</li> </ul>		
Motor sport facility	Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	<p>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> <li>maintain a nature based focus or product</li> <li>promote environmental awareness, education and conservation</li> <li>carry out sustainable practices.</li> </ul>	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	<p>Premises used to provide entertainment, which may include cabaret, dancing and music.</p> <p>The use generally includes the sale of liquor and food for consumption on site.</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	Premises used to provide accommodation for non-resident workers.	Contractor's camp, construction camp, single person's	Relocatable home park, short-term

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.	quarters, temporary workers' accommodation	accommodation, tourist park
Office	Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following: <ul style="list-style-type: none"> <li>• business or professional advice</li> <li>• service of goods that are not physically on the premises</li> <li>• office based administrative functions of an organisation.</li> </ul>	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability.  The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Park	Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities.  Facilities may include children's playground equipment, informal	Urban common	Tourist attraction, outdoor sport and recreation

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	sports fields and ancillary vehicle parking and other public conveniences.		
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Premises used by an organised group for worship and religious activities.  The use may include ancillary facilities for social, educational and associated charitable activities.	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Relocatable home park	Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.  The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.		Tourist park
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.  The use may include emerging industries such as energy, aerospace, and biotechnology.	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	independently and require regular nursing or personal care.		
Retirement facility	<p>A residential use of premises for an integrated community and specifically built and designed for older people.</p> <p>The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.</p> <p>The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.</p>	Retirement village	Residential care facility
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market
Rooming accommodation	<p>Premises used for the accommodation of one or more households where each resident:</p> <ul style="list-style-type: none"> <li>• has a right to occupy one or more rooms</li> <li>• does not have a right to occupy the whole of the premises in which the rooms are situated</li> <li>• may be provided with separate facilities for private use</li> <li>• may share communal facilities or communal space with one or more of the other residents.</li> </ul> <p>The use may include:</p> <ul style="list-style-type: none"> <li>• rooms not in the same building on site</li> <li>• provision of a food or other service</li> <li>• on site management or staff and associated accommodation.</li> </ul>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.		
Rural workers' accommodation	Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings
Sales office	The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.  The use may include a caravan or relocatable dwelling or structure.	Display dwelling	Bank, office
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels.  The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.		Car wash
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies,	Adult store, food and drink outlet, showroom, market

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
		supermarket, corner store	
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.		
Short-term accommodation	<p>Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.</p> <p>The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.</p>	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	<p>Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:</p> <ul style="list-style-type: none"> <li>• a large area for handling, display or storage</li> <li>• direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.</li> </ul>	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales
Special industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> <li>• potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</li> <li>• potential for extreme offsite impacts in the event of fire, explosion or toxic release</li> <li>• onsite controls are required for emissions and dangerous goods risks</li> </ul>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	Low impact industry, medium impact industry, high impact industry, service industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> <li>• the use generally involves night time and outdoor activities</li> <li>• the use may involve the storage and handling of large volumes of dangerous goods</li> <li>• requires significant separation from non-industrial uses.</li> </ul>		
Substation	<p>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</p> <ul style="list-style-type: none"> <li>• converting or transforming electrical energy from one voltage to another</li> <li>• regulating voltage in an electrical circuit</li> <li>• controlling electrical circuits</li> <li>• switching electrical current between circuits</li> <li>• a switchyard or</li> <li>• communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i> or for workforce operational and safety communications.</li> </ul>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p>Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises.</p> <p>The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	Premises used for providing on-site entertainment, recreation or	Theme park, zoo	Hotel, major sport, recreation and

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
	similar facilities for the general public. The use may include provision of food and drink for consumption on site.		entertainment facility, nightclub entertainment facility
Tourist park	<p>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.</p> <p>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	<p>Premises used to provide the public with the following services:</p> <ul style="list-style-type: none"> <li>• supply or treatment of water, hydraulic power or gas</li> <li>• sewerage, drainage or stormwater services</li> <li>• transport services including road, rail or water</li> <li>• waste management facilities or</li> <li>• network infrastructure.</li> </ul> <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p>	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
Warehouse	<p>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to storage.</p> <p>The use does not include retail sales from the premises or industrial uses.</p>	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	<p>Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.</p> <p>The use may include sale of gardening materials where these are ancillary to the primary use.</p>		Bulk landscape supplies, garden centre
Winery	<p>Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.</p>		Rural industry

#### SC1.1.1 Defined activity groups

- (1) Defined uses listed in Table SC1.1.2 are able to be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined uses listed in column 2.
- (3) An activity group is able to be referenced in Part 5.
- (4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

**Table SC1.1.2 Defined activity groups (clustered)**

<b>Activity group</b>	<b>Uses</b>
<b>Commercial activities</b>	<ul style="list-style-type: none"> <li>• Theatre</li> <li>• Tourist attraction</li> <li>• Bar</li> <li>• Club</li> <li>• Function facility</li> <li>• Hotel</li> <li>• Food and drink outlet</li> <li>• Office</li> <li>• Sales office</li> <li>• Shopping centre</li> <li>• Showroom</li> <li>• Shop</li> <li>• Service industry</li> </ul>

<b>Community activities</b>	<ul style="list-style-type: none"> <li>• Place of worship</li> <li>• Health care services</li> <li>• Child care centre</li> <li>• Club</li> <li>• Community care centre</li> <li>• Community residence</li> <li>• Community use</li> </ul>
<b>Rural activities</b>	<ul style="list-style-type: none"> <li>• Cropping</li> <li>• Animal husbandry</li> <li>• Animal keeping</li> <li>• Intensive horticulture</li> <li>• Intensive animal industry</li> <li>• Rural workers accommodation</li> </ul>

## SC1.2 Administrative definitions

- (1) Administrative 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 SC1.2.2 column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

**Table SC1.2.1—Index of administrative definitions.**

<ul style="list-style-type: none"> <li>• Adjoining premises</li> <li>• Advertising device</li> <li>• Affordable housing</li> <li>• Average width</li> <li>• Base date</li> <li>• Basement</li> <li>• Boundary clearance</li> <li>• Building height</li> <li>• Demand unit</li> <li>• Development footprint</li> <li>• Domestic outbuilding</li> <li>• Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Gross floor area</li> <li>• Ground level</li> <li>• Household</li> <li>• Minor building work</li> <li>• Minor electricity infrastructure</li> <li>• Net developable area</li> <li>• Netserv plan</li> <li>• Non-resident workers</li> <li>• Outermost projection</li> <li>• Planning assumptions</li> <li>• Plot ratio</li> <li>• Projection area(s)</li> </ul>	<ul style="list-style-type: none"> <li>• Secondary dwelling</li> <li>• Setback</li> <li>• Service catchment</li> <li>• Site</li> <li>• Site cover</li> <li>• Storey</li> <li>• Temporary use</li> <li>• Ultimate development</li> <li>• Urban purposes</li> </ul>
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**Table SC1.2.2—Administrative definitions.**

<b>Column 1 Term</b>	<b>Column 2 Definition</b>
<b>Adjoining premises</b>	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
<b>Advertising device</b>	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.

<b>Column 1 Term</b>	<b>Column 2 Definition</b>
<b>Affordable housing</b>	Housing that is appropriate to the needs of households with low to moderate incomes.
<b>Average width</b>	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
<b>Base date</b>	The date from which a local government has estimated its projected infrastructure demands and costs.
<b>Basement</b>	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
<b>Boundary clearance</b>	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: <ul style="list-style-type: none"> <li>(a) if the projection is a roof and there is a fascia—the outside face of the fascia or</li> <li>(b) if the projection is a roof and there is no fascia—the roof structure.</li> </ul> The term does not include rainwater fittings or ornamental or architectural attachments.
<b>Building height</b>	If specified: <ul style="list-style-type: none"> <li>(a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like</li> <li>(b) in storeys, the number of storeys above ground level or</li> <li>(c) in both metres and storeys, both (a) and (b) apply.</li> </ul>
<b>Demand unit</b>	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
<b>Development footprint</b>	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
<b>Domestic outbuilding</b>	A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
<b>Dwelling</b>	A building or part of a building used or capable of being used as a self-contained residence that must include the following: <ul style="list-style-type: none"> <li>(a) food preparation facilities</li> <li>(b) a bath or shower</li> <li>(c) a toilet and wash basin</li> <li>(d) clothes washing facilities.</li> </ul> This term includes outbuildings, structures and works normally associated with a dwelling.
<b>Gross floor area</b>	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: <ul style="list-style-type: none"> <li>(a) building services, plant and equipment</li> <li>(b) access between levels</li> <li>(c) ground floor public lobby</li> <li>(d) a mall</li> <li>(e) the parking, loading and manoeuvring of motor vehicles</li> <li>(f) unenclosed private balconies whether roofed or not.</li> </ul>

<b>Column 1 Term</b>	<b>Column 2 Definition</b>
<b>Ground level</b>	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.
<b>Household</b>	An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living.
<b>Minor building work</b>	An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) is less than five per cent of the gross floor area of the existing building(s) or 50 square metres, whichever is the lesser.
<b>Minor electricity infrastructure</b>	All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i> , (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.  This includes: (a) augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase (b) augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i> ) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.
<b>Net developable area</b>	The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulfate soils, conservation land, flood affected land or steep slope. Note—for the purpose of a local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).
<b>Netserv plan</b>	A distributor-retailer's plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
<b>Non-resident workers</b>	Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area.  This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.
<b>Outermost projection</b>	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
<b>Planning assumptions</b>	Assumptions about the type, scale, location and timing of future growth.
<b>Plot ratio</b>	The ratio of gross floor area to the area of the site.
<b>Projection area(s)</b>	Area or areas within a local government area for which a local government carries out demand growth projections.
<b>Secondary dwelling</b>	A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.

Column 1 Term	Column 2 Definition
	A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.
<b>Service catchment</b>	<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"> <li>• stormwater network service catchments can be delineated to align with watershed boundaries</li> <li>• open space network service catchment can be determined using local government accessibility standards</li> <li>• water network service catchment can be established as the area serviced by a reservoir.</li> </ul>
<b>Setback</b>	For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.
<b>Site</b>	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.
<b>Site cover</b>	<p>The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage.</p> <p>The term does not include:</p> <ul style="list-style-type: none"> <li>(a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure</li> <li>(b) basement car parking areas located wholly below ground level;</li> <li>(c) eaves and sun shading devices.</li> </ul>
<b>Storey</b>	<p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:</p> <ul style="list-style-type: none"> <li>(a) a lift shaft, stairway or meter room</li> <li>(b) a bathroom, shower room, laundry, water closet, or other sanitary compartment</li> <li>(c) a combination of the above.</li> </ul> <p>A mezzanine is a storey.</p> <p>A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey.</p> <p>A basement is not a storey.</p>
<b>Temporary use</b>	<p>A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.</p> <p>Note—provisions for temporary use timeframes for defined uses may be provided in section Local government administrative matters.</p> <p>Editor's note—it is recommended that local government use the ability under location for Local government administrative matters to further refine this definition for use in the local government area for defined uses.</p>
<b>Ultimate development</b>	The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.

<b>Column 1 Term</b>	<b>Column 2 Definition</b>
<b>Urban purposes</b>	For the purpose of priority infrastructure plans, urban purposes include residential (other than rural residential), retail, commercial, industrial, community and government related purposes.

## Schedule 2 Mapping

### SC2.1 Map index

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

Table SC2.1.1 Map index

Map number	Map title	Gazettal date
<b>Strategic framework maps</b>		
QSC SF1	Strategic Framework	
<b>Zone maps</b>		
QSC QSZ1	Quilpie Shire Zoning Map	
QSC QZ1	Quilpie Zone and Precinct Map 1	
QSC QZ2	Quilpie Zone and Precinct Map 2	
QSC QZ3	Quilpie Zone and Precinct Map 3	
QSC QZ4	Quilpie Zone and Precinct Map 4	
QSC EZ2	Eromanga Zone Map	
QSC EZ1	Eromanga Zone and Precinct Map 1	
QSC EZ2	Eromanga Zone and Precinct Map 2	
QSC EZ3	Eromanga Zone and Precinct 3	
QSC EZ4	Eromanga Zone and Precinct 4	
QSC AZ1	Adavale Zone and Precinct Map 1	
QSC TZ1	Toompine Zone and Precinct Map 1	
QSC CZ1	Cheepie Zone and Precinct Map 1	
<b>Flood hazard maps</b>		
QSC FH1	Eromanga Flood Hazard	
QSC FZ1	Eromanga Zoning and Flood	
QSC FH2	Adavale Flood Hazard	
QSC FZ2	Adavale Zoning and Flood	
<b>Airport Maps</b>		
QSC OLS1	<u>Quilpie Obstacle Limitation Surface Map 1</u>	
<b>Tourism (natural sciences loop)</b>		
QSC NSL – road map	Natural sciences loop – map of road	
QSC NSL - detail	Natural sciences loop – key sites	
Safety and health	Abandoned Mines Map	

## SC2.2 Online Mapping Resources

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

**Table SC2.2.1 Online Mapping Resources**

<b>SPP Mapping</b>		
<b>State Interest</b>	<b>SPP Theme</b>	<b>Map Layer</b>
Economic Growth	Agriculture	Important Agricultural Areas (IAA)
		Stock Route Network
	Mining and Extractive resources	Mineral, Coal and Petroleum Resources
Environment and Heritage	Biodiversity	Matters of State Environmental Significance
	Cultural Heritage	Heritage Places
	Water Quality	Climatic regions – stormwater management design objectives
Infrastructure	State transport Infrastructure	State Controlled Roads Railways Public Passenger Transport
	Energy and Water Supply	Bulk Water Supply Major Electricity Infrastructure
	Strategic Airports and Aviation Facilities	Aviation Facility
Hazards and Safety	Natural Hazards Risk and Resilience	Bushfire Hazard Areas
	Emissions and Hazardous Activities	Abandoned Mines <a href="http://minesonlinempas/SilverlightViewer/Viewer.html?Viewer=mompas">http://minesonlinempas/SilverlightViewer/Viewer.html?Viewer=mompas</a> .

Editor's note—Other mapping referenced in the planning scheme is hyperlinked to State Planning Policy.

## Schedule 3 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC3.1 – Notation of decisions under section 89 of the Act

Date of Decision	Location (real property description)	Decision type	File/map reference

Editor's note—This schedule must include details of:

- development approvals that are substantially inconsistent with the planning scheme
- variation approvals
- decisions agreeing to a superseded planning scheme request to apply to a superseded scheme to a particular development.

## Schedule 4 - Designation of premises for development

Table SC4.1 - Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address including the relevant local government area if the notation is outside the planning scheme area	Type of infrastructure
<p><b>Designation matters:</b>            (s) any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions</p>			

## **Schedule 5 – Local government priority infrastructure plan mapping and supporting material**

## **Schedule 6 – Local Heritage Places**