



# Hinchinbrook Shire Planning Scheme 2017

PLANNING ACT 2016



# Citation and commencement

This planning scheme may be cited as the *Hinchinbrook Shire Planning Scheme 2017*.

A notice was published in the Government Gazette No. 25 on 1 June 2018 for the planning scheme for the Hinchinbrook Shire.

A notice was published in the Government Gazette No. 35 on 15 June 2018 for the Local Government Infrastructure Plan for the Hinchinbrook Shire.

The commencement date for the planning scheme was 2 July 2018.

Amendments to the planning scheme are included at **Appendix 2**.



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PART 1.

# About the planning scheme





# PART 1. About the planning scheme

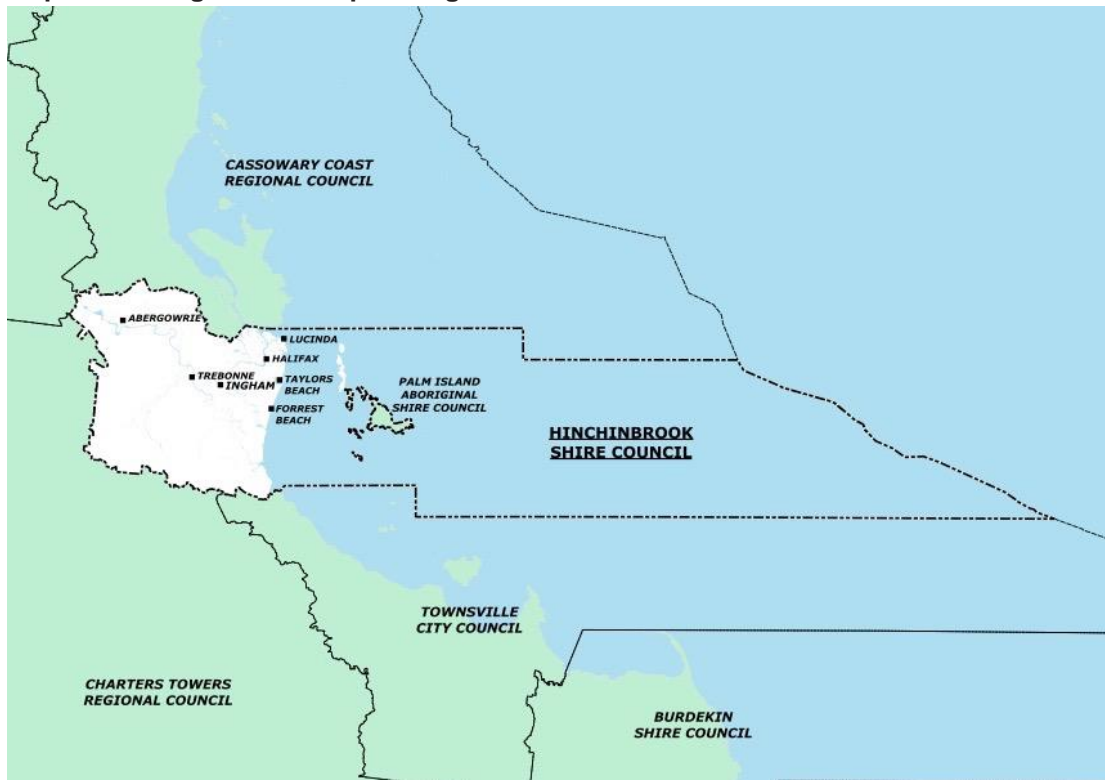
## 1.1 Introduction

- (1) The Hinchinbrook Shire Planning Scheme 2017 (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 2 July 2018.
- (3) In seeking to achieve this purpose, the planning scheme sets out Hinchinbrook Shire's intention for the future development in the planning scheme area, over the next 50 years.
- (4) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with a 50-year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (6) The planning scheme applies to the planning scheme area of Hinchinbrook Shire Council including all premises, roads, internal waterways, local government tidal areas and interrelates with the surrounding local government areas illustrated in Map 1.

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

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. strategic port land where there is a land use plan only to the extent of any inconsistency. In accordance with the provisions of section 24 of the *Sustainable Ports Development Act 2015* a port overlay for a master planned area prevails over the planning scheme, to the extent of any inconsistency.

**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) Rural zone;
    - (ii) General residential zone;
    - (iii) Mixed use zone;
    - (iv) Centre zone;
    - (v) Industry zone;
    - (vi) Recreation and open space zone;
    - (vii) Environment management zone; and
    - (viii) Community facilities zone.
  - (g) There are no local plans.
  - (h) The following overlays have codes:
    - (i) Acid sulfate soils;
    - (ii) Bushfire hazard;
    - (iii) Coastal hazard;
    - (iv) Flood hazard;
    - (v) Cultural heritage;
    - (vi) Environmental significance; and
    - (vii) Extractive resources.
  - (i) The following State wide development codes:
    - (i) Community residence code;
    - (ii) Cropping involving forestry for wood production code for accepted development; and
    - (iii) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code.
  - (j) There are no use codes.
  - (k) Other development codes:
    - (i) Infrastructure, services and works code;
    - (ii) Landscaping code;
    - (iii) Parking and access code; and
    - (iv) Reconfiguring a lot code.
  - (l) There are no other plans.
  - (m) Schedules and appendices.
- (2) The planning scheme is not currently supported by any planning scheme policies.

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

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

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

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

Note—This is an example of a note.

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

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.

### 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.

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

- (d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

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

## 1.4 Categories of development

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

Editor's note—A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 8 of the Regulation also prescribes accepted development.

- (b) assessable development—
    - (i) code assessment; or
    - (ii) impact assessment.

Editor's note—A development approval is required for assessable development. Schedules 9, 10 and 14 of the Regulation also prescribe assessable development.

- (c) prohibited development.

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

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

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

## 1.5 Hierarchy of assessment criteria

- (1) Where there is inconsistency between provisions in the planning scheme, the following rules apply—
  - (a) The strategic framework prevails over all other components to the extent of the inconsistency for impact assessment.
  - (b) Relevant codes as specified in schedules 6-7 and 10 of the Regulation prevail over all other components to the extent of the inconsistency.
  - (c) Overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency.
  - (d) Zone codes prevail over use codes and other development codes to the extent of the inconsistency.
  - (e) Provisions of Part 10 (other plans) may override any of the above.

## 1.6 Building work regulated under the planning scheme

- (1) Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect 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 a code for the integrated development assessment system for the carrying out of building assessment work or self-assessable work (see also section 31 of the *Building Act 1975*).

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

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

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

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors
  - deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*.
  - specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.
  - Refer to schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.
- (4) The building assessment provisions are contained in the following parts of this planning scheme identified by **Table 1.6.1**.

**Table 1.6.1 – Designations and Building assessment provisions in the planning scheme for the purposes of the *Building Act 1975***

Descriptions of designation and building assessment provisions	Planning scheme part	<i>Building Act 1975 (BA), Building Regulation 2006 (BR) or Queensland Development Code (QDC) Reference</i>
<b>Bushfire prone areas</b>		
Designated bushfire prone area	Schedule 2 – Overlay map <b>OM-02 – Bushfire hazard overlay</b>	Section 32(a) BA and section 12 BR; and QDC MP 2.4 – Construction in Bushfire Prone Areas; and AS 3959-2009.
<b>Flood hazard</b> Note—In accordance with section 13 (2) of the <i>Building Regulation 2006</i> , the following designation is made under section 13 of the <i>Building Regulation 2006</i> for the flood hazard area in the Hinchinbrook Shire Planning Scheme 2017.		
Flood hazard area Note—In accordance with section 13 (4) of the <i>Building Regulation 2006</i> , the Flood hazard area was designated on 1 June 2018.	Schedule 2 – Overlay map <b>OM-04.0 – OM-04.9 – Flood hazard overlay</b>	Section 32(a) BA and section 13(1)(a) BR; and QDC MP3.5 – Construction of buildings in flood hazard areas.
Defined flood level (DFL)	Schedule 1, Table SC1.2.2 Administrative Definitions “defined flood level”	Section 32(a) BA and section 13(1)(b)(i) BR; and QDC MP3.5 – Construction of buildings in flood hazard areas.



<b>Descriptions of designation and building assessment provisions</b>	<b>Planning scheme part</b>	<b><i>Building Act 1975 (BA), Building Regulation 2006 (BR) or Queensland Development Code (QDC) Reference</i></b>
The finished floor level of class 1 buildings built in all or part of the flood hazard area	Part 8.2.6.3 – Flood hazard overlay code	Section 32(a) BA and section 13(1)(b)(v) BR; and QDC MP3.5 – Construction of buildings in flood hazard areas.
<b>Transport noise corridors</b>		
Designated Transport Noise Corridor (State Controlled Road and railway land) Editor's note—for the purposes of the <i>Building Act 1975</i> and application of the <i>Queensland Development Code</i> in relation to declaration of local government transport noise corridors, the planning scheme has not declared such transport noise corridors.	Schedule 2 – Overlay map <b>OM-09 – Transport noise corridors</b>	Section 246Z and s246ZA(3) BA; Section 32(b) BA; and QDC MP4.4 – Buildings in a transport noise corridor.
<b>Cultural heritage</b>		
Building assessment provisions – regulated building work in accordance with sections 32 and 33 of the <i>Building Act 1975</i>	Schedule 2 – Overlay map <b>OM-05.0 – OM-05.2 – Cultural heritage overlay</b> Note—This code contains alternative provisions for dwelling houses and dual occupancies to those set out in the <i>Queensland Development Code</i> for the purposes of section 33 of the <i>Building Act 1975</i> .	Sections 32 and 33 BA.

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

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

## 1.7 Local government administrative matters

- (1) There are no local government administrative matters for the planning scheme.

PART 2.

# State planning provisions



## PART 2. State planning provisions

### 2.1 State planning policy

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

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

All

**State interests in the state planning policy not integrated:**

None

**State interests in the state planning policy not relevant to Hinchinbrook Shire:**

None

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

There was no regional plan relevant to the planning scheme area on commencement of the planning scheme.

### 2.3 Referral agency delegations

Schedule 10 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Hinchinbrook Shire—

**Table 2.3.1—Delegated referral agency jurisdictions**

Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction

Editor's note—For the above listed referral agency delegations the applicant is not required to refer the application to the referral agency listed under Schedule 10 of the Regulation because the local government will undertake this assessment role.

### 2.4 Regulated requirements

The regulated requirements prescribed in the *Planning Regulation 2017* dated 3 July 2017 are appropriately reflected in full in the planning scheme.

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

PART 3.

# Strategic framework



## PART 3. Strategic framework

### 3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
  - (a) the strategic intent.
  - (b) the following four themes that collectively represent the policy intent of the scheme:
    - (i) Economy;
    - (ii) Thriving Places;
    - (iii) Natural Hazards;
    - (iv) Savvy Infrastructure.
  - (c) the strategic outcome(s) proposed for development in the planning scheme area for each theme.
  - (d) the element(s) that refine and further describe the strategic outcome(s).
  - (e) the specific outcomes sought for each, or a number of, elements.
- (3) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

### 3.2 Strategic intent

- (1) The Hinchinbrook Shire Planning Scheme 2017 facilitates vibrant and prosperous communities that—
  - (a) are well planned with the right infrastructure in the right places; and
  - (b) support a population that has grown across a range of age groups, education, income and cultural groups.
- (2) The strategic framework has been prepared for a planning horizon beyond the life of the planning scheme, recognising that decisions made today will dictate Hinchinbrook's future. Current considerations that have informed the strategic framework include—
  - (a) Hinchinbrook has a population of approximately 11,800 people (2011 Census). The population has been declining at a rate of -0.1% (approx. 30 people annually) since 1976, and is predicted to continue to decline over the next 20 years. By 2016, there will be more people aged over 65 than under 25 years old.
  - (b) Ingham is the undisputed hub for Hinchinbrook, but each of Hinchinbrook's towns and villages contribute to the strength of the whole.
  - (c) The Herbert River can be mighty in flood and for the majority of the time is a shallow flowing river. The Herbert River and flood plain has influenced the location of settlements and the building style and provides the fertility for the region's farming.
  - (d) Hinchinbrook's 560 cane growers generate 52,000ha of sugar cane, producing up to five million tonnes of cane annually valued at \$243 million (12.1% of Australia's sugar cane). The efficiency of the harvesting, milling and export process is an economic strength. This industry is supported by other local exports including cattle, fish, pork, geo-spatial services and manufactured food goods.
  - (e) Over 60,000 people visit Hinchinbrook annually, and the region is recognised for its fishing, mountain biking, bush walking, natural assets including Hinchinbrook Channel, Orpheus Island, National Parks, Wallaman Falls and Mount Fox, and the TYTO wetlands centre.
  - (f) The definition of natural environmental diversity is Hinchinbrook - wet tropics rainforests, the reef, the river delta and flood plains, extensive marine habitats, freshwater wetlands, waterfalls, islands, beaches, grassy hill country and Australian bush.



- (g) Hinchinbrook has a rich and distinguished cultural history that commences with the original indigenous inhabitants, the Nywaigi, Warrgamay and Bandjin peoples. Pioneering heritage includes the English, Scottish, Irish, Italian, Spanish and Finnish, as well as the South Sea Islanders and Chinese who worked the cane farms.
- (h) In 2014, 32.6% of the Shire's population were in the most disadvantaged quintile compared to 20% across Queensland and significantly, no residents of the Shire were in the least disadvantaged (most advantaged) quintile.
- (3) Planning to 'grow more houses' will not grow Hinchinbrook's population or economy. The Hinchinbrook Shire Planning Scheme 2017 supports enterprise and investment that will encourage growth by capitalising on local strengths and improving the quality of life for the community. Attractive places to do business will create opportunities for jobs that will attract new residents and visitors.
- (4) Four interdependent themes create the framework for The Hinchinbrook Shire Planning Scheme 2017. Development should be capable of positively addressing multiple themes. As the themes directly affect each other there will be a need for an ongoing balance and prioritisation over the life of the scheme. The four themes are—
  - (a) Economy.
  - (b) Thriving Places.
  - (c) Natural Hazards.
  - (d) Savvy Infrastructure.

### 3.3 Theme – Economy

Planning for a diverse local economy is the foundation for achieving a prosperous community.

The Herbert River valley is a very fertile alluvial plain with very reliable rainfall and in addition to sugar and grazing, there is potential for a range of alternative crops and boutique rural industries.

Hinchinbrook includes substantial port infrastructure at Lucinda which is used for exporting sugar internationally. The port has significant capacity to expand the volume and range of exports.

Local strengths include location, tropical agriculture, natural assets, culture, heritage, resilience and infrastructure. Hinchinbrook's natural assets in the form of national parks, waterfalls, Herbert River, tributaries, Hinchinbrook Channel, Orpheus Island and the Great Barrier Reef are a foundation for developing a strong tourism industry.

There is strong community support for increased access to waterways and national parks for recreational and residential tourism.

#### 3.3.1 Strategic outcomes

- (1) New enterprise and investment are supported where they—
  - (a) complement our local strengths;
  - (b) contribute to diverse, robust and resilient economy;
  - (c) contribute to building a prosperous community into the future;
  - (d) contribute to a range of desirable local jobs;
  - (e) contribute to on-farm value adding is supported and promoted; or
  - (f) contribute to successful small scale farming.
- (2) The ongoing role of TYTO as a catalyst for business diversity, cultural-tourism, eco-tourism, edu-tourism, is enhanced, supported by complimentary uses and connected to Ingham's main street.
- (3) Industry zoned Unallocated State Land adjacent to the Ingham airport is converted to freehold.

- (4) Low impact tourism uses including rock climbing, hiking, abseiling, mountain biking and accommodation, where safe, culturally and environmentally appropriate, is supported within national parks and reserves.

### **3.3.2 Element — Diversity**

#### **3.3.2.1 Specific outcomes**

- (1) Development supports the diversification within industry sectors to respond to local strengths and more quality local goods available.
- (2) Home based businesses are supported for business incubation at a domestic scale. Business beyond a domestic scale is located in centres to generate thriving places.
- (3) Development that supports an aging population is established with easy access to commercial centres.
- (4) Commercial buildings are designed for mixed use and flexibility of use over time.
- (5) Appropriately zoned constrained land is effectively used for temporary and mobile uses.
- (6) The development of a wider choice of housing in terms of form and size to meet the needs of a diverse population.

### **3.3.3 Element — Infrastructure**

#### **3.3.3.1 Specific outcomes**

- (1) Development that has a demand on infrastructure delivers commensurate economic benefit.
- (2) Industry capitalises on highway, rail, Lucinda Port and airport infrastructure.
- (3) When demand requires additional future urban land, the area between Scovazzis Road and Martin Street is identified as the suitable expansion area.
- (4) Recreation infrastructure such as boat ramps, jetties, stinger-nets, pedestrian/cycle networks and sporting facilities are recognised for their contribution to the economy and are planned for and funded.

### **3.3.4 Element — Tourism**

#### **3.3.4.1 Specific outcomes**

- (1) A range of tourism activities are established to support local strengths.
- (2) A range of tourism accommodation is established in rural and urban areas.

### **3.3.5 Element — Rural Areas**

#### **3.3.5.1 Specific outcomes**

- (1) Rural uses are the priority in rural areas.
- (2) Rural industry is established on well located, appropriately serviced land.
- (3) Demand for rural housing is accommodated on existing lots, and houses in rural areas—
  - (a) are located to avoid conflict with agricultural uses; and
  - (b) do not trigger external infrastructure demands.

### **3.3.6 Element — Resources and Mining**

#### **3.3.6.1 Specific outcomes**

- (1) The long term viability of higher impact uses including extractive resources and their associated haulage routes are protected from encroachment of incompatible development.
- (2) The community, sensitive land uses, and the natural environment are protected from potential adverse impacts of emissions and hazardous activities.
- (3) Hazardous uses are located to reduce impacts on sensitive uses.
- (4) Premises used for extractive industry, mining or landfill and contaminated are rehabilitated.
- (5) Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property including—
  - (a) former mining activities and hazards such as disused underground mines, tunnels and shafts;
  - (b) former landfill and refuse sites; and
  - (c) contaminated land.

## **3.4 Theme – Thriving Places**

Thriving places are created by having the right uses in the right places.

Thriving places is about vibrant places for locals and visitors. They are created or evolve through the way that buildings and uses, infrastructure and development, relate to Hinchinbrook's landscape, natural environment, heritage, and other local strengths.

A thriving place “knows what it is” and “knows what it is not”.

#### **3.4.1 Strategic outcomes**

- (1) The role and function of each township capitalises on local strengths.
- (2) Successful thriving places in Hinchinbrook will—
  - (a) Build and support the local economy including small-scale entrepreneurship.
  - (b) Attract a diverse population that provides for cultural richness and supports innovation and economic growth.
  - (c) Nurture and define community identity including sense of pride in private and public owned areas.
  - (d) Create opportunities for meaningful interaction and preserve local values and wisdom.
  - (e) Include networks that accommodate mobility scooters, pedestrians and cyclists, reduce the need for cars and parking and create greater connections between uses.
  - (f) Support a tropical lifestyle through architecture and landscape; enhance a sense of comfort and be visually pleasing.
  - (g) Result in variation and character in built environment, and encourage community creativity.
  - (h) The cost of development and doing business is regionally competitive.
  - (i) Hinchinbrook becomes a ‘go to place’ to establish new businesses.
  - (j) Development maintains the integrity of environmental and hydrological processes.
  - (k) Value and protects the biodiversity values.
  - (l) Recognise and conserve the cultural heritage significance of local heritage places.
  - (m) Consider the location and cultural heritage significance of Queensland heritage places.

### **3.4.2 Element — Hinchinbrook Style**

#### **3.4.2.1 Specific outcomes**

- (1) Development and infrastructure recognise and capitalise on the uniqueness and strengths of Hinchinbrook.
- (2) New development reflects the design philosophies and elements of traditional building styles that—
  - (a) positively respond to Hinchinbrook's climate and exposure to natural hazards; and
  - (b) strengthen the identity of the Hinchinbrook Style.
- (3) Development includes native plantings, landscaping and sustainable building design to enhance the tropical feel of Hinchinbrook.

### **3.4.3 Element — Urban Settlements**

#### **3.4.3.1 Specific outcomes**

- (1) Urban development is contained within the identified urban settlements.
- (2) Where the natural hazard risk is acceptable, a strategic mix of infill achieves the highest and best use of land, through—
  - (a) innovative subdivision;
  - (b) residential density; and
  - (c) mixed use development.
- (3) New housing—
  - (a) is located within identified urban areas;
  - (b) is close to social infrastructure and services;
  - (c) is designed to respond to the natural hazards; and
  - (d) provides diversity of housing choice and living options for the varying needs and life stages of the community.
- (4) A variety of lot sizes and infill development enable lifestyle choice.
- (5) Development contributes to a safe, attractive and healthy place to live.
- (6) In centres—
  - (a) development contributes to active streetscapes;
  - (b) development provides higher density living opportunities around employment, entertainment, transport and community services; and
  - (c) living examples of the earlier character of Hinchinbrook are retained and celebrated.
- (7) In Ingham—
  - (a) development promotes strong connectivity between Lannercost Street, Herbert Street and Cartwright Street;
  - (b) the role of laneways is protected and incorporated into development and new laneways are established in appropriate locations; and
  - (c) TYTO's role in creating thriving places and is supported by complimentary uses and connection to the town centre.
- (8) In Allingham—
  - (a) development creates a strong commercial centre that:
    - (i) accommodates a mix of uses;
    - (ii) has strong pedestrian and cycle connections to the foreshore;
    - (iii) maximises its outlook onto the beach and open space; and
    - (iv) buildings reflect a tropical beachside character.
  - (b) public open space with existing trees are retained and enhanced.
- (9) In Halifax—
  - (a) development is sympathetic to the heritage character and existing scale;
  - (b) the role as a centre for the surrounding rural community is retained; and
  - (c) small scale tourism accommodation is established to capitalise on local strengths.
- (10) Small rural settlements are consolidated around a service centre appropriate to scale of the community it serves.

### **3.4.4 Element — Natural Environments**

#### **3.4.4.1 Specific outcomes**

- (1) Development in protected areas is subservient to the landscape and the environmental and recreational carrying capacity.
- (2) Protect coastal processes and coastal resources.
- (3) Provide opportunities for coastal-dependent development.
- (4) Maintain or enhance scenic amenity of important coastal landscapes, view and vistas.
- (5) Consolidate coastal settlements through infill and redevelopment.
- (6) Conserve the natural state of the coast outside existing urban areas.
- (7) Maintain or enhance safe and adequate public access to coastal waters and foreshores.
- (8) Ensure the natural, built environment and humans are protected from acid sulfate soil impacts.
- (9) Development in water resource catchments maintains or improves water quality.

## **3.5 Theme – Natural Hazards**

Land use planning that takes into account natural hazard risks is critical to preventing future disaster losses in areas of new development. It can reduce the financial and other resource pressures placed on government, industry and the community to respond to and recover from natural disasters.

Flood and storm tide inundation are the predominant natural hazards in the Shire, given its coastal location on a high-velocity floodplain. Rural areas and villages are also exposed to bushfire and landslide.

The Herbert River is a perched river, meaning that its banks are generally higher than the surrounding floodplain, upon which the urban settlements and villages are located. In response, the settlements have a compact form, houses have traditionally been high-set, and the community is renowned for its preparedness and resilience.

The intention of this scheme is to build on and improve the way that the impacts of natural hazards are planned for. A lack of understanding of natural hazards is a deterrent to new residents and industry, and it must be clear that development proceeds where the relevant natural hazard risks are acceptable. Constrained land does have a value for some uses where management plans are in place and the risks are understood.

#### **3.5.1 Strategic outcomes**

- (1) Community resilience is increased, and a robust, resilient and safe community is developed with acceptable exposure to natural hazards. This response to natural hazards informs—
  - (a) settlement footprints;
  - (b) architectural form;
  - (c) rural development;
  - (d) economy;
  - (e) recreation; and
  - (f) infrastructure provision.

### **3.5.2 Element — Development**

#### **3.5.2.1 Specific outcomes**

- (1) Development is contained within the identified urban areas to prevent expansion into areas that have unacceptable exposure to natural hazards.



- (2) Development avoids putting people and property at unacceptable risk from natural hazards.
- (3) Development does not directly or cumulatively cause or increase adverse impacts of natural hazards on other properties.
- (4) Building types are safe, resilient and fit for purpose and incorporate a tropical functionality reflecting the Hinchinbrook style.
- (5) The use of constrained land is achieved where development and operational controls can manage acceptable risk.

### **3.5.3 Element — Infrastructure**

#### **3.5.3.1 Specific outcomes**

- (1) Infrastructure, including community and other critical infrastructure, is located and designed to be resilient and function effectively during and immediately after a hazard event.
- (2) Planning for infrastructure takes account of exposure to natural hazards.

## **3.6 Theme – Savvy Infrastructure**

Savvy infrastructure is about making smart decisions concerning the way that infrastructure is planned, built and used.

Hinchinbrook's savvy infrastructure contributes to its economy and tropical lifestyle and includes sugar infrastructure (tramlines, port, mills) and recreation infrastructure such as boat ramps, jetties, stinger enclosures, pedestrian/cycle networks and sporting facilities. It also includes conventional public infrastructure such as internet, education, emergency services, water, sewer, drainage and transport networks.

The timing of delivery of upgrades and expansion of networks will be informed by population growth and economic drivers. The community's expectation for level of service needs to be balanced with the ability to fund and maintain infrastructure.

#### **3.6.1 Strategic outcomes**

- (1) The appropriate level of infrastructure is planned and provided in an efficient and orderly manner, and is prioritised having regard to—
  - (a) cost of provision and operational costs;
  - (b) operational capacity;
  - (c) economic demand;
  - (d) location and constraints;
  - (e) demographics and community need;
  - (f) its opportunity to respond and capitalise upon Hinchinbrook's local strengths;
  - (g) improve the potential of existing infrastructure; and
  - (h) build strong cases for private and government investment.

#### **3.6.2 Element — Location and Constraints**

##### **3.6.2.1 Specific outcomes**

- (1) Infrastructure is appropriately sequenced to deliver economic efficiency and capacity optimisation.
- (2) Development occurs in a way that supports the efficient, orderly and timely provision of infrastructure.
- (3) Development is serviced with an appropriate level of well designed, timed and located infrastructure.

- (4) Development is located to ensure protection of the Shire's potable water supply and aquifers.
- (5) New technologies are utilised to achieve sustainable and efficient infrastructure outcomes.
- (6) Roads, walking and cycle paths promote physical activity, are safe, make it easy to get around and connect the community to important areas in and outside of town.
- (7) Roads and drainage contribute to the character of the towns and villages.
- (8) In urban areas development looks onto and incorporates waterways, drainage and open space, as part of the character of development.

### **3.6.3 Element — Delivery and Sequencing**

#### **3.6.3.1 Specific outcomes**

- (1) Infrastructure is appropriately sequenced to deliver economic efficiency and capacity optimisation.
- (2) Development occurs in a way that supports the efficient, orderly and timely provision of infrastructure.
- (3) Development is serviced with an appropriate level of well designed, timed and located infrastructure.
- (4) New technologies are utilised to achieve sustainable and efficient infrastructure outcomes.
- (5) Roads, walking and cycle paths promote physical activity, are safe, make it easy to get around and connect the community to important areas in and outside of town.
- (6) Roads and drainage contribute to the character of the towns and villages.
- (7) In urban areas development looks onto and incorporates waterways, drainage and open space, as part of the character of development.

### **3.6.4 Element — Level of Service**

#### **3.6.4.1 Specific outcomes**

- (1) Development is provided with appropriate levels of infrastructure in accordance with—
  - (a) cost of provision and operational costs;
  - (b) economic demand;
  - (c) location and constraints; and
  - (d) demographics and community need.
- (2) Land that cannot be connected to reticulated infrastructure networks is appropriately serviced by sustainable onsite infrastructure.

### **3.6.5 Element — Renewable Energy**

#### **3.6.5.1 Specific outcomes**

- (1) Renewable energy facilities, including wind, solar and combined heat and energy from waste and recyclable materials, plants or biomass are established in locations where impacts on surrounding land uses and ecological values can be mitigated.

### **3.6.6 Element — Tourism and Recreational**

#### **3.6.6.1 Specific outcomes**

- (1) Tourism and recreational activity is encouraged through the provision of high quality infrastructure such as boat ramps, jetties, stinger enclosures, pedestrian/cycle networks and sporting facilities.
- (2) Tourism and recreational related infrastructure maintains or enhances the Shire's image, environmental values, ecological processes and scenic quality both within and outside of urban areas.

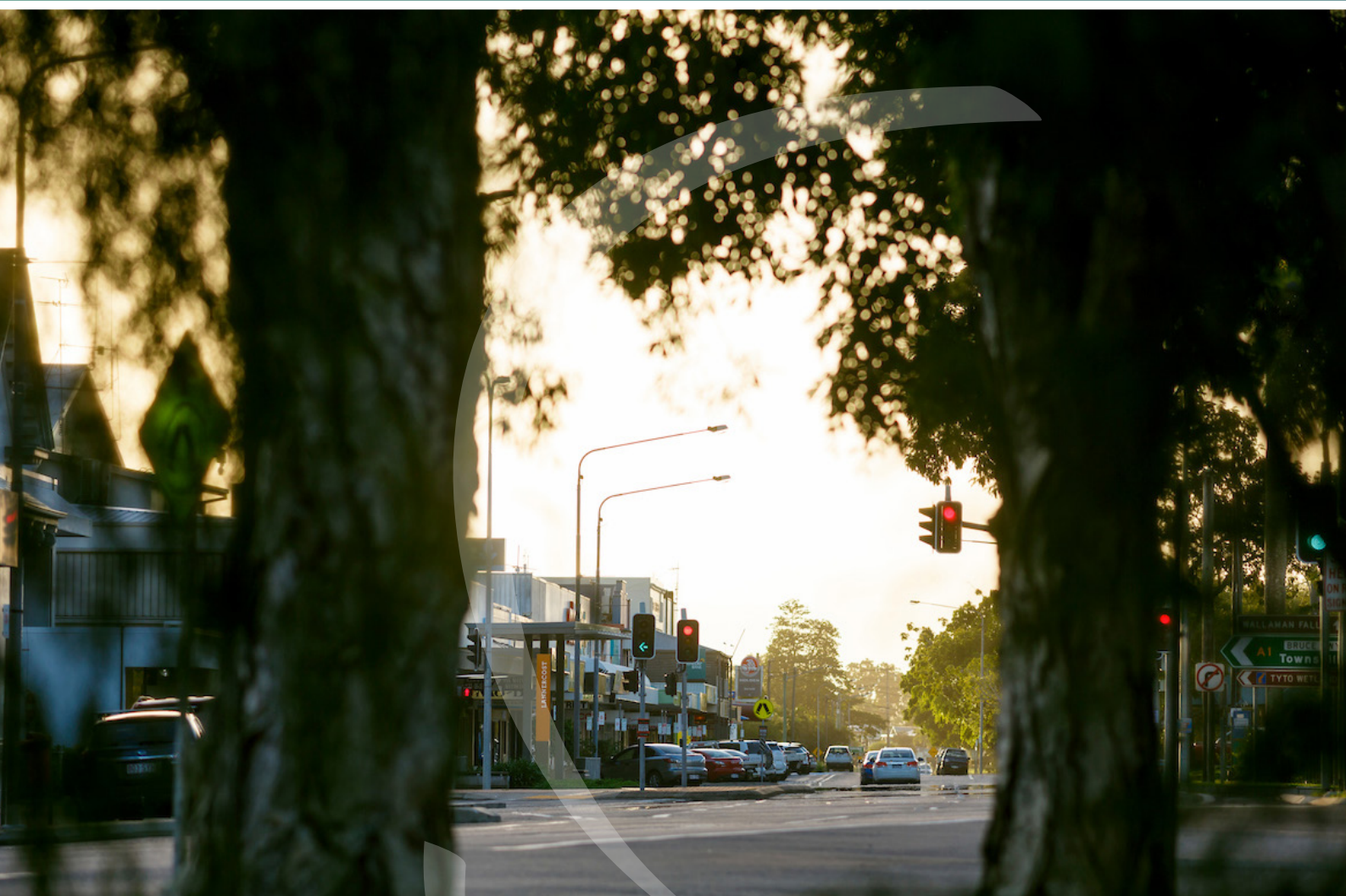
PART 4.

# Local Government Infrastructure Plan





# Hinchinbrook Shire Local Government Infrastructure Plan (LGIP) 2018



## PART 4. Local Government Infrastructure Plan

### 4.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the *Planning Act 2016*.
- (2) The purpose of the local government infrastructure plan is to—
  - (a) Integrate infrastructure planning with the land use planning identified in the planning scheme.
  - (b) Provide transparency regarding a local government's intentions for the provision of trunk infrastructure.
  - (c) Enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning.
  - (d) Ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.
  - (e) Provide a basis for the imposition of conditions about infrastructure on development approvals.
- (3) The local government infrastructure plan—
  - (a) States in Section 4.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network
  - (b) Identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2031.
  - (c) States in Section 4.4 (desired standards of service) for each trunk infrastructure network the desired standard of performance
  - (d) Identifies in Section 4.5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
    - (i) water supply
    - (ii) sewerage
    - (iii) stormwater
    - (iv) transport
    - (v) parks and land for community facilities
  - (e) Provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material at the end of Section 4.

### 4.2 Planning assumptions

- (1) The planning assumptions state the assumptions about—
  - (a) Population and employment growth.
  - (b) The type, scale, location and timing of development including the demand for each trunk infrastructure network.
- (2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (3) The planning assumptions have been prepared for—
  - (a) The base date 2016 and the following projection years to accord with future Australian Bureau of Statistics census years:
    - (i) mid 2021;
    - (ii) mid 2026;
    - (iii) mid 2031;
    - (iv) ultimate development.
  - (b) The LGIP development types in column 2 that include the uses in column 3 of **Table 4.2.0.1**.
- (4) The projection areas identified on Local Government Infrastructure Plan Map LGIP-01—Priority infrastructure area and projection areas map in Schedule 3—Local government infrastructure plan mapping and tables.



**Table 4.2.0.1 – Relationship between LGIP development categories, LGIP development types and uses**

<b>Column 1 LGIP development category</b>	<b>Column 2 LGIP development type</b>	<b>Column 3 Uses</b>
Residential development	Attached dwelling (and other dwelling)	Caretaker's accommodation (attached), Community residence, Dual occupancy, Dwelling unit, Multiple dwelling, Non-resident workforce accommodation, Residential care facility, Relocatable home park, Retirement facility (attached), Rooming accommodation
	Detached dwelling	Caretaker's accommodation (detached), Community residence (detached), Dwelling house, Retirement facility (detached)
Non-residential development	Commercial	Bar, Brothel, Function facility, Home based business, Hotel (non-residential component), Office, Parking station, Resort complex, Sales office, Short-term accommodation, Theatre, Tourist attraction, Tourist park, Veterinary services
	Community purpose	Cemetery, Club, Child care centre, Community care centre, Community use, Crematorium, Detention facility, Educational establishment, Emergency services, Funeral parlour, Hospital, Major sport recreation and entertainment facility, Outdoor sport and recreation, Park, Place of worship
	Industry	High impact industry, Low impact industry, Marine industry, Medium impact industry, Renewable energy facility, Research and technology industry, Special industry, Transport depot, Warehouse
	Retail (and Service)	Adult store, Agricultural supplies store, Bulk landscape supplies, Food and drink outlet, Garden centre, Hardware and trade supplies, Health care services, Indoor sport and recreation, Market, Nightclub entertainment facility, Outdoor sales, Service industry, Service station, Shop, Shopping centre, Showroom
	Other	Air services, Animal husbandry, Animal keeping, Aquaculture, Car wash, Cropping, Environment facility, Extractive industry, Intensive animal industry, Intensive horticulture, Landing, Major electricity infrastructure, Motor sport facility, Nature based tourism, Outstation, Permanent plantation, Port services, Roadside stall, Rural industry, Rural workers accommodation, Substation, Telecommunication facility, Utility installation, Wholesale nursery, Winery

- (5) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

## 4.2.1 Population and employment growth

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

**Table 4.2.1.1 — Population and employment assumptions summary**

Column 1 Description	Column 2 Assumptions				
	2016	2021	2026	2031	Ultimate development
Population	10,879	10,461	10,028	9,567	11,646
Employment	4,305	4,305	4,305	4,305	22,238

- (2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables—
- (a) for population, **Table SC3.1.1**.
  - (b) for employment, **Table SC3.1.2**.

## 4.2.2 Development

- (1) The developable area is the area zoned for urban purposes not affected by the development constraints stated in **Table 4.2.2.1**.

**Table 4.2.2.1 – Development constraints**

Column 1 Development constraint	Column 2 Applicable components
Bushfire hazard overlay	The area subject to medium or high bushfire hazard
Coastal hazard overlay	The area subject to high or medium storm tide inundation
Flood hazard overlay	The area subject to medium or high flood hazard
Environmental significance overlay	The area identified as waterway, waterbody corridor, wetland or as including very high value vegetation

- (2) The planned density for future development is stated in **Table SC3.1.3**.
- (3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in **Table 4.2.2.2**.

**Table 4.2.2.2 – Residential dwellings and non-residential floor space assumptions summary**

Column 1 Description	Column 2 Assumptions				
	2016	2021	2026	2031	Ultimate development
Residential dwellings	5,365	5,455	5,540	5,623	6,845
Non-residential floor space (m <sup>2</sup> GFA)	190,840	190,840	190,840	190,840	1,344,513

- (4) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables—
- (a) for residential development, **Table SC3.1.1** and **Table SC3.1.4**.
  - (b) for non-residential development, **Table SC3.1.2** and **Table SC3.1.5**.

### 4.2.3 Infrastructure demand

- (1) The demand generation rate for a trunk infrastructure network is stated in Column 4 of **Table SC3.1.3** in Schedule 3 Local government infrastructure plan mapping and tables.
- (2) A summary of the projected infrastructure demand for each service catchment is stated in:
  - (a) for the water supply network, **Table SC3.1.6** — Existing and projected demand for the water supply network.
  - (b) for the sewerage network, **Table SC3.1.7** — Existing and projected demand for the sewerage network.
  - (c) for the stormwater network, **Table SC3.1.8** — Existing and projected demand for the stormwater network.
  - (d) for the transport network, **Table SC3.1.9** — Existing and projected demand for the transport network.
  - (e) for the parks and land for community facilities network, **Table SC3.1.10** — Existing and projected demand for the parks and land for community facilities network.

### 4.3 Priority infrastructure area

- (1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.
- (2) The priority infrastructure area is identified on Local Government Infrastructure Plan Map LGIP-01—Priority infrastructure area and projection areas map.

### 4.4 Desired standards of service

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

#### 4.4.1 Water supply network

Hinchinbrook Shire Council collects, treats, stores and conveys potable water in accordance with the *Water Act 2000* and Australian Drinking Water Guidelines.

The key desired standards of service used to plan the water supply network are summarised in **Table 4.4.1.1**.

**Table 4.4.1.1 — Water supply network desired standard of service**

Column 1 Parameter	Column 2 Standard for LGIP
Average Day Demand	450 L / EP / Day
Peaking Factor	2.25
<b>DSS for Mains</b>	
Minimum service pressure	22m head under peak demand
<b>Firefighting requirements</b>	
Ingham CBD	15 L/s
Rural areas (excluding Trebonne and Taylors Beach)	7.5 L/s
Minimum residual mains pressure during firefighting conditions	12m head
Background demand	2/3 peak demand

#### 4.4.2 Sewerage network

The desired standard of service for the water network is to—

- (1) Plan the network to collect, convey, treat and release wastewater in accordance with the *Water Act 2000*.
- (2) Design the network in accordance with—
  - (a) *Water Act 2000*;
  - (b) *Water Supply (Safety and Reliability) Act 2008*;
  - (c) *Plumbing and Drainage Act 2002*;
  - (d) *Environmental Protection Act 1994*; and
  - (e) Any other relevant standard and guideline and EHP license condition.
- (3) Provide trunk sewerage infrastructure that—
  - (a) minimises the life cycle cost of the network;
  - (b) integrates with existing and planned sewerage infrastructure;
  - (c) minimises the extent of physical infrastructure required;
  - (d) minimises power usage and greenhouse gas emissions;
  - (e) minimises discharge of wastewater to a waterway or external site; and
  - (f) maximises opportunities for re-use of effluent.
- (4) Develop and maintain excellence in appropriate new technologies.

The key desired standards of service used to plan the sewer network are summarised in **Table 4.2.1.1**.

**Table 4.2.2.1 — Sewerage network desired standard of service**

Column 1 Parameter	Column 2 Standard for LGIP
Average dry weather flow (ADWF) per EP, for sewerage network	230 L/EP/Day in Ingham catchment
Peak wet weather flow (PWWF)	130 L/EP/Day in Lucinda catchment
Maximum depth of flow at PWWF for gravity sewers	5 x ADWF
Maximum rising main velocity	Up to 75% of full pipe diameter

#### 4.4.3 Stormwater network

The desired standard of service for the stormwater network is to—

- (1) Collect and convey stormwater in natural and engineer channels, a piped drainage network and system of overland flow paths to a lawful point of discharge in a safe manner that minimises inundation of habitable rooms and protects life.
- (2) Manage the water quality within urban catchments and waterways to protect and enhance environmental values and pose no health risk to the community.
- (3) Adopt water-sensitive urban design principles and on-site water quality management to achieve Department of Natural Resources and Mines (DNRM) water quality objectives.
- (4) Design the stormwater network in accordance with established codes and standards.

#### 4.4.4 Transport network

The desired standard of service for the trunk road network is to—

- (1) Provide a functional urban road hierarchy that supports settlement patterns, commercial and economic activities, and freight movement.
- (2) Plan the network to limit traffic on streets with residential frontage to below 3000 vehicle trips per day.
- (3) Design the trunk road network to comply with—
  - (a) Council's standard drawings and specifications.
  - (b) Austroads guidelines (Level of Service C).
  - (c) Manual of Uniform Traffic Control Devices.
  - (d) Department of Transport and Main Roads' Road Planning and Design Manual.
  - (e) The speed environments stated in **Table 4.4.4.1**.

- (f) The parking provisions stated in **Table 4.4.4.2.**
- (4) Design intersections to achieve—
  - (a) For signalised intersections and roundabouts, a maximum degree of saturation of 80 percent and maximum control delay of 35 seconds.
  - (b) For unsignalised intersections, a maximum degree of saturation of 80 percent and maximum control delay of 35 seconds.

**Table 4.4.4.1 – Speed environment for trunk roads**

<b>Column 1 Road function</b>	<b>Column 2 Desirable speed environment</b>
National highway and State controlled road	100 kph.
Significant local road	80-100 kph with generally free flow traffic and controlled access.
Rural collector/distributor	60-80 kph with access limited to formal building address where volumes permit and controlled intersections.
Urban collector/distributor and Urban arterial	60 kph with access limited to formal building address and generally priority junctions.

**Table 4.4.4.2 – Parking provisions**

<b>Column 1 Road function</b>	<b>Column 2 On street parking provisions</b>
National highway and State controlled road	No on-road provisions.
Significant local road	No on-road provisions.
Rural collector/distributor	Priority to service vehicle and short stay parking where width provisions exist.
Urban collector/distributor and Urban arterial	Priority to service vehicle and short stay parking where width provisions exist.

## 4.4.5 Public parks and land for community facilities network

Hinchinbrook Shire Council provides trunk parks and land for community facilities to provide for the full range of recreational and sporting activities and pursuits.

Council's desired rate of provision, accessibility standard and minimum size for trunk parks is detailed in **Table 4.4.5.1.**

**Table 4.4.5.1 — Rate of provision, accessibility and minimum size standards for trunk parks**

<b>Column 1 Park type</b>	<b>Column 2 Rate of provision (Ha/1000 EP)</b>	<b>Column 3 Accessibility</b>	<b>Column 4 Minimum size</b>
Recreation – Local	0.4	500m	1,000m <sup>2</sup>
Recreation – District	0.2	2.5km	1ha
Recreation – Regional	0.1	60km	1ha
Sports	0.1	60km	1ha

The minimum level of embellishment for trunk parks is detailed in **Table 4.4.5.2.**

**Table 4.4.5.2 — Minimum level of embellishment of trunk parks**

<b>Column 1 Embellishment type</b>	<b>Column 2 Park type</b>			
	<b>Recreation – Local</b>	<b>Recreation – District</b>	<b>Recreation – Regional</b>	<b>Sports</b>
Parking		✓	✓	✓
Fencing/bollards				
Lighting			✓	
Toilet				

Column 1 Embellishment type	Column 2 Park type			
	Recreation – Local	Recreation – District	Recreation – Regional	Sports
Paths (pedestrian/cycle)			✓	
Seating			✓	✓
Shade structures			✓	
Covered seating and table			✓	
Tap/bubbler				
Bins			✓	
Landscaping (incl. earthworks, irrigation and revegetation)				
Signage			✓	

## 4.5 Plans for trunk infrastructure

The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service up to 2031.

### 4.5.1 Plans for trunk infrastructure maps

- (1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 3 — Local government infrastructure plan mapping and tables—
  - (a) Local Government Infrastructure Plan Map LGIP-02—Plan for trunk stormwater infrastructure.
  - (b) Local Government Infrastructure Plan Map LGIP-03—Plan for trunk stormwater infrastructure.
  - (c) Local Government Infrastructure Plan Map LGIP-04—Plan for trunk stormwater infrastructure.
  - (d) Local Government Infrastructure Plan Map LGIP-05—Plan for trunk transport infrastructure.
  - (e) Local Government Infrastructure Plan Map LGIP-06—Plan for trunk parks and land for community facilities infrastructure.
- (2) The State infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier.

### 4.5.2 Schedules of works

- (1) Details of the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model which can be viewed online at [www.hinchinbrook.qld.gov.au](http://www.hinchinbrook.qld.gov.au)
- (2) The future trunk infrastructure is identified in the following tables in Schedule 3 — Local government infrastructure plan mapping and tables—
  - (a) For the water supply network, **Table SC3.2.1** — Water supply network schedule of works.
  - (b) For the sewerage network, **Table SC3.2.2** — Sewerage network schedule of works — Sewerage network schedule of works.
  - (c) For the stormwater network, or the sewerage network, **Table SC3.2.3** — Stormwater network schedule of works — Stormwater network schedule of works.
  - (d) For the transport network, **Table SC3.2.4** — Transport network schedule of works.
  - (e) For the parks and land for community facilities network, **Table SC3.2.5** — Parks and land for community facilities schedule of works.

Editors note—Extrinsic material

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

List of extrinsic material—

<b>Column 1</b> <b>Title of document</b>	<b>Column 2</b> <b>Date</b>	<b>Column 3</b> <b>Author</b>
LGIP Planning Assumptions – Extrinsic material report	August 2017	PIE Solutions
Water Supply – LGIP Extrinsic material report	September 2017	PIE Solutions
Sewer – LGIP Extrinsic material report	September 2017	PIE Solutions
Stormwater – LGIP Extrinsic material report	September 2017	PIE Solutions
Transport – LGIP Extrinsic material report	September 2017	PIE Solutions
Parks and land for community facilities – LGIP Extrinsic material report	September 2017	PIE Solutions



PART 5.

# Tables of assessment



## PART 5. Tables of assessment

### 5.1 Preliminary

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

### 5.2 Reading the tables

The tables identify the following—

- (1) The category of development prohibited, accepted or requires code or impact assessment.
- (2) The category of assessment - code or impact - for assessable development in—
  - (a) a zone and, where used, a precinct of a zone;
  - (b) a local plan where used and, where used, a precinct of a local plan; or
  - (c) an overlay where used.
- (3) The assessment benchmarks for development, including—
  - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column);
  - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment benchmarks' column); or
  - (c) if there is an overlay—
    - (ii) whether an overlay code applies (shown in **Table 5.5.1**);
    - (iii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies.
  - (d) any other applicable code(s) (shown in the 'assessment benchmarks' column).
- (4) Any variation to the category of assessment (shown as an 'if' in the 'level 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 in Schedule 6 of the Regulation.

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

### 5.3 Categories of development and assessment

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

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

- (1) For a material change of use, establish the use by reference to the use definitions in Schedule 1.
- (2) For all development, identify the following—
  - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
  - (b) if an overlay applies to the premises, by reference to the overlay map in Schedule 2.
  - (c) The process for determining a level of assessment is—
    - (i) determine if the development is not assessable under the planning scheme or is accepted development under schedules 6 and 7 of the Regulation, by reference to the tables in section 5.4 Development prescribed under schedules 6 and 7 of the Regulation.
    - (ii) determine if the development is assessable development under Schedule 10 of the Regulation by reference to the tables in section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation.

- (iii) if the development is not listed in the tables in section 5.4 Development prescribed under schedules 6 and 7 of the Regulation or 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation, determine the initial category of assessment by reference to the table in section 5.5.
- (iv) if the development is not listed in the tables in section 5.4 Development prescribed under schedules 6 and 7 of the Regulation or 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation, determine the initial category of assessment by reference to the table in section 5.5.
- (v) a precinct of a zone may change the categories of development or assessment and this will be shown in the 'category of assessment' column of the tables in sections 5.5
- (vi) if a precinct of a local plan changes the category of assessment this is to be shown in the 'Category of assessment' column of the table in section 5.5.
- (vii) if an overlay applies it will be identified in the assessment criteria column of the table in section 5.5.
- (viii) an overlay will not change the level of assessment for development.

### **5.3.2 Determining the category of development and categories of assessment**

- (1) A material change of use is assessable development requiring impact assessment—
  - (a) unless the Tables of assessment states otherwise.
  - (b) if a use is not listed or defined.
  - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the Tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the Tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (4) Where an aspect of development is proposed on premises included in more than one zone or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 6, Part 2 Material change of use section(1)(2)(d) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (7) If development is identified as having a different category of development or category of assessment under a zone than under an overlay, the highest category of development or assessment applies as follows—
  - (a) accepted development subject to requirements prevails over accepted development;
  - (b) code assessment prevails over accepted development where subject to requirements and accepted development;
  - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.
- (8) Provisions of Part 10 may override any of the above.
- (9) The category of development for development identified in section 5.4 Development prescribed under schedules 6 and 7 of the Regulation, and the category of assessment for development identified in section 5.4, override all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.
- (10) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application cannot be made.

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

Note—Operational work includes conducting a forest practice or extracting gravel, rock, sand or soil and is a lawful use within State forests under the *Forestry Act 1959*, if conducted with a permit.

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

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the Tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each level of assessment.
- (4) Code assessable development—
  - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column;
  - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2), must:
    - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 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(2);
  - (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 Schedule 11 of the Regulation.

Editor's note—Schedule 11 of the Regulation also identifies the matters that code assessment must have regard to.

- (5) Impact assessable development—
  - (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant);
  - (b) assessment is to have regard to the whole of the planning scheme, to the extent relevant;
  - (c) is to be assessed against any assessment benchmarks for the development identified in Schedule 12 of the Regulation.

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

Editor's note—Schedule 12 of the Regulation identifies the matters that impact assessment must have regard to.

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

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

Editor’s note—The following schedules of the Regulation are relevant to the Hinchinbrook Shire planning scheme—

- Schedule 6, Part 2, 6 of the Regulation, Material change of use for community residence.
- Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production.
- Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment.

## 5.5 Categories of development and assessment – Material change of use

- (1) The following table—
  - (a) identifies the levels of assessment for development in all zones for all development; and
  - (b) identifies the assessment criteria that applies to development in the assessment criteria column by marking it with an ‘X’.
- (2) For the purpose of the **Table 5.5.1**—
  - (a) ‘A’ denotes accepted development.
  - (b) ‘AS’ denotes accepted development subject to conditions.
  - (c) ‘C’ denotes code assessable development.
  - (d) ‘I’ denotes impact assessable development.

**Table 5.5.1 – Levels of Assessment and Assessment Criteria – All Development**

Categories of assessment									Assessment benchmarks											
	Rural zone	General residential zone	Mixed use zone	Centre zone	Industry zone	Recreation and open space zone	Environmental management and conservation zone	Community facilities zone	Zone code	Infrastructure, services and works code	Landscaping code	Parking and access code	Reconfiguring a Lot Code	Acid sulfate soils overlay	Bushfire hazard overlay	Coastal hazard overlay	Environmental significance overlay	Extractive resources overlay	Flood hazard overlay	Cultural heritage overlay
Material change of use																				
Adult store	I	I	C	C	I	I	I	I	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work			AS	AS					X											
Agricultural supplies store	I	I	C	C	C	I	I	I	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work			S	S	AS				X											
Air services	I	I	I	I	I	I	I	C	X	X	X	X		X	X	X	X	X	X	X
Animal husbandry	AS	I	I	I	I	I	I	I	X	X	X	X			X	X	X		X	X
Animal keeping	C	I	I	I	C	I	I	I	X	X	X	X			X	X	X		X	X
Aquaculture	C	I	I	I	C	I	I	I	X	X	X	X		X	X	X	X		X	X
Bar	I	I	C	C	I	I	I	I	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work			AS	AS					X											
Bulk landscaping supplies	I	I	I	C	C	I	I	I	X	X	X	X			X	X	X		X	X
IF involving no building work or only minor building work				AS					X											
Caretaker's accommodation	C	C	C	C	C	C	C	C	X	X	X	X			X	X	X	X	X	X
Car wash	I	I	C	C	C	I	I	I	X	X	X	X			X	X	X	X	X	X
Cemetery	I	I	I	I	I	I	I	A	X	X	X	X		X	X	X	X	X	X	X
Child care centre	I	I	C	C	I	I	I	I	X	X	X	X			X	X	X	X	X	X
Club	I	I	C	C	C	AS	AS	AS	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work			AS	AS	AS				X			X								
Community care centre	I	I	C	C	I	I	I	AS	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work			AS	AS					X											
Community residence	I	AS	AS	C	I	I	I	AS	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work				AS					X	X	X									
Community use	I	I	C	C	I	I	I	AS	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work			AS	AS					X											
Crematorium	I	I	I	I	I	I	I	C	X	X	X	X		X	X	X	X	X	X	X
Cropping	AS	I	I	I	I	I	I	I	X	X		X					X			
Dual occupancy	I	AS	AS	I	I	I	I	I	X	X	X	X			X	X	X	X	X	X

Categories of assessment									Assessment benchmarks											
	Rural zone	General residential zone	Mixed use zone	Centre zone	Industry zone	Recreation and open space zone	Environmental management and conservation zone	Community facilities zone	Zone code	Infrastructure, services and works code	Landscaping code	Parking and access code	Reconfiguring a Lot Code	Acid sulfate soils overlay	Bushfire hazard overlay	Coastal hazard overlay	Environmental significance overlay	Extractive resources overlay	Flood hazard overlay	Cultural heritage overlay
IF not connected to reticulated sewer		C	C						X	X	X	X				X			X	
Dwelling house	AS	AS	AS	I	I	I	AS	I	X	X	X	X				X	X	X	X	X
Dwelling unit	I	C	S	C	I	I	I	I	X	X	X	X				X	X	X	X	X
IF involving no building work or only minor building work				S					X											
Educational establishment	C	I	C	C	C	C	C	AS	X	X	X	X		X	X	X	X	X	X	X
IF involving no building work or only minor building work			AS	AS					X			X								
IF involving on-site accommodation	I				I	I	I		X											
Emergency services	AS	AS	AS	AS	AS	AS	AS	AS	X	X	X	X			X	X	X	X	X	X
Environmental facility	AS	C	C	C	I	AS	AS	I	X	X	X	X			X	X	X	X	X	X
Food and drink outlet	I	I	C	C	I	I	I	I	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work	C		AS	AS	C	AS		AS	X											
Function facility	I	I	C	C	I	I	I	I	X	X	X	X		X	X	X	X	X	X	X
IF involving no building work or only minor building work				AS					X											
Funeral parlour	I	I	I	C	I	I	I	I	X	X	X	X		X	X	X	X	X	X	X
Garden centre	I	I	C	C	C	I	I	I	X	X	X	X			X	X	X		X	X
IF involving no building work or only minor building work			AS	AS	AS				X											
Hardware and trade supplies	I	I	C	C	C	I	I	I	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work			AS	AS	AS				X											
Health care services	I	I	C	C	I	I	I	I	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work			AS	AS					X											
High impact industry	I	I	I	I	C	I	I	I	X	X	X	X		X	X	X	X		X	X
Home based business	AS	AS	AS	AS	AS	AS	AS	AS	X	X	X	X						X		X
Hospital	I	I	I	I	I	I	I	C	X	X	X	X		X	X	X	X	X	X	X
Hotel	I	I	C	C	I	I	I	I	X	X	X	X		X	X	X	X	X	X	X
IF involving no building work or only minor building work			AS	AS					X											



Categories of assessment									Assessment benchmarks											
	Rural zone	General residential zone	Mixed use zone	Centre zone	Industry zone	Recreation and open space zone	Environmental management and conservation zone	Community facilities zone	Zone code	Infrastructure, services and works code	Landscaping code	Parking and access code	Reconfiguring a Lot Code	Acid sulfate soils overlay	Bushfire hazard overlay	Coastal hazard overlay	Environmental significance overlay	Extractive resources overlay	Flood hazard overlay	Cultural heritage overlay
Indoor sport and recreation	I	I	C	C	C	C	I	C	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work			AS	AS	AS	AS		AS	X											
Intensive animal husbandry	C	I	I	I	I	I	I	I	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work	AS								X											
Intensive horticulture	C	I	I	I	C	I	I	I	X	X	X	X			X	X	X		X	X
IF involving no building work or only minor building work	AS								X											
Low impact industry	I	I	C	C	S	I	I	I	X	X	X	X		X	X	X	X		X	X
IF involving no building work or only minor building work			AS	AS					X											
Major electricity infrastructure	A	A	A	A	A	A	A	A												
Major sport, recreation and entertainment facility	I	I	I	I	I	C	I	C	X	X	X	X		X	X	X	X	X	X	X
Market	AS	I	AS	AS	AS	AS	I	AS	X						X	X		X	X	X
Medium impact industry	I	I	I	I	AS	I	I	I	X	X	X	X		X	X	X	X		X	X
Motor sport facility	I	I	I	I	C	C	I	C	X	X	X	X		X	X	X	X	X	X	X
Multiple dwelling	I	C	C	C	I	I	I	I	X	X	X	X		X	X	X	X	X	X	X
Nature-based tourism	C	I	I	I	I	I	C	I	X	X	X	X				X	X	X	X	X
IF involving no building work or only minor building work	AS						AS		X											
Nightclub entertainment facility	I	I	C	C	I	I	I	I	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work			AS	AS					X											
Non-resident workforce accommodation	I	C	C	C	I	I	I	I	X	X	X	X		X	X	X	X	X	X	X
Office	I	I	C	C	I	I	I	I	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work			AS	AS					X											
Outdoor sales	I	I	C	C	C	I	I	I	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work			AS	AS	AS				X											
Outdoor sport and recreation	I	I	I	I	I	AS	AS	C	X	X	X	X		X	X	X	X	X	X	X

Categories of assessment									Assessment benchmarks											
	Rural zone	General residential zone	Mixed use zone	Centre zone	Industry zone	Recreation and open space zone	Environmental management and conservation zone	Community facilities zone	Zone code	Infrastructure, services and works code	Landscaping code	Parking and access code	Reconfiguring a Lot Code	Acid sulfate soils overlay	Bushfire hazard overlay	Coastal hazard overlay	Environmental significance overlay	Extractive resources overlay	Flood hazard overlay	Cultural heritage overlay
IF involving no building work or only minor building work									X											
Park	A	A	A	A	A	A	A	A												
Parking station	I	I	I	C	I	I	I	C	X	X	X	X		X	X	X	X	X	X	X
Place of worship	I	I	I	I	I	I	I	C	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work			AS	AS	AS				X			X								
Renewable energy facility	I	I	I	I	C	I	I	C	X	X	X	X		X	X	X	X	X	X	X
IF for a <b>solar farm</b> within the <b>Solar energy development precinct</b>	AS								X	X	X	X		X	X		X			
Residential care facility	I	C	C	C	I	I	I	C	X	X	X	X		X	X	X	X	X	X	X
Retirement facility	I	C	C	C	I	I	I	C	X	X	X	X		X	X	X	X	X	X	X
IF involving no building work or only minor building work				AS					X											
Roadside stall	AS	I	AS	AS	I	AS	AS	AS	X											X
Rooming accommodation	AS	AS	AS	C	I	I	I	C	X	X	X	X		X	X	X	X	X	X	X
Rural industry	C	I	C	I	I	I	I	I	X	X	X	X			X	X	X		X	X
IF involving no building work or only minor building work	AS		AS						X											
Rural workers' accommodation	C	I	I	I	I	I	I	I	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work	AS								X											
Sales office	AS	AS	AS	AS	AS	AS	S	AS	X	X	X	X				X	X	X	X	X
Service industry	I	I	C	C	S	I	I	I	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work			AS	AS					X											
Service station	I	I	C	C	C	I	I	I	X	X	X	X		X	X	X	X	X	X	X
Shop	I	I	C	C	C	I	I	I	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work			AS	AS					X			X								
Shopping centre	I	I	I	C	I	I	I	I	X	X	X	X		X	X	X	X	X	X	X
IF involving no building work or only minor building work				AS					X											
Short-term accommodation	I	I	C	C	I	I	I	I	X	X	X	X		X	X	X	X	X	X	X

Categories of assessment									Assessment benchmarks											
	Rural zone	General residential zone	Mixed use zone	Centre zone	Industry zone	Recreation and open space zone	Environmental management and conservation zone	Community facilities zone	Zone code	Infrastructure, services and works code	Landscaping code	Parking and access code	Reconfiguring a Lot Code	Acid sulfate soils overlay	Bushfire hazard overlay	Coastal hazard overlay	Environmental significance overlay	Extractive resources overlay	Flood hazard overlay	Cultural heritage overlay
IF involving no building work or only minor building work			AS	AS					X											
Showroom	I	I	I	C	C	I	I	I	X	X	X	X		X	X	X	X	X	X	X
IF involving no building work or only minor building work				AS	AS															
Substation	A	A	A	A	A	A	A	A	X					X			X			
Telecommunications facility	C	C	C	C	C	C	C	C	X	X	X	X		X	X	X	X		X	X
Theatre	I	I	C	C	I	C	I	C	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work			AS	AS		AS		AS	X									X		
Tourist park	I	I	C	C	I	I	I	I	X	X	X	X		X	X	X	X	X	X	X
Transport depot	I	I	I	I	S	I	I	I	X	X	X	X		X	X	X	X	X	X	X
Utility installation	C	I	C	C	C	C	C	C	X	X	X	X		X	X	X	X		X	X
IF being undertaken by a public entity	A	A	A	A	A	A	A	A												
Veterinary services	I	I	C	C	C	I	I	I	X	X	X	X			X	X	X	X	X	X
IF involving no building work or only minor building work				AS	AS				X									X		
Warehouse	I	I	I	I	AS	I	I	I	X	X	X	X		X	X	X	X	X	X	X
Wholesale nursery	C	I	I	I	AS	I	I	I	X	X	X	X			X	X	X	X	X	X
Reconfiguring a lot																				
Reconfiguring a Lot	C	C	C	C	C	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X
Operational work																				
Operational work for the reconfiguration of a lot	C	C	C	C	C	C	C	C		X							X			
Operational work for a material change of use	C	C	C	C	C	C	C	C	X	X							X			
Filling and excavation	AS	AS	AS	AS	AS	AS	AS	AS		X				X		X	X		X	
Building work																				
Building work not associated with an assessable material change of use	AS	AS	AS	AS	AS				X											X

PART 6.

# Zones



## PART 6. Zones

### 6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following—
  - (a) The purpose of the code.
  - (b) The overall outcomes that achieve the purpose of the code.
  - (c) The performance outcomes that achieve the overall outcomes and the purpose of the code.
  - (d) The acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code.
  - (e) The performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme—
  - (a) Rural zone;
    - (i) Solar energy development precinct.
  - (b) General residential zone;
  - (c) Mixed use zone;
  - (d) Centre zone;
  - (e) Industry zone;
  - (f) Recreation and open space zone;
  - (g) Environment management zone; and
  - (h) Community facilities zone.

## 6.2 Zone codes

### 6.2.1 Rural zone code

#### 6.2.1.1 Application

This code applies to assessing development in the Rural zone.

When using this code, reference should be made to Part 5.

#### 6.2.1.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Rural zone code.

Hinchinbrook Shire is a very fertile alluvial plain that along with reliable rainfall provides the fertility for the region's farming. In addition to sugar and grazing, there is potential for a range of alternative crops, tropical agriculture and boutique rural industries.

The Herbert River Valley is a local strength and rural uses are the priority in rural areas. Agricultural land in the Shire is primarily classified as Class A suitable for broadacre farming and horticulture. Agricultural diversification and value adding are supported as range of quality local produce will contribute to a prosperous community.

There are also opportunities for rural and agricultural tourism and edu-tourism that supports rural uses and capitalises on the high quality rural amenity, access to waterways, boat ramps and natural attractions.

The location of sensitive land uses such as houses and accommodation should be carefully considered to ensure that rural uses are the priority and the future use of rural land including ancillary yards, stables, holding facilities and repair and service of machinery are not unreasonably hampered.

Rural lots, for houses that are not associated with a farming activity are not supported as they have the potential to compromise rural uses and also result in people and property being isolated during floods and other natural disasters, however it is recognised that there are locations where boutique farming lots could occur on land that is already fragmented by roads and that is of a size and shape that is difficult for mechanical harvesting and still large enough for alternative crops or horticulture.

#### 6.2.1.3 Purpose

- (1) The purpose of the Rural zone is to—
  - (a) provide for rural uses and activities; and
  - (b) provide for other uses and activities that are compatible with:
    - (i) existing and future rural uses and activities; and
    - (ii) the character and environmental features of the zone; and
  - (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
- (2) The purpose of the zone will be achieved through the following overall outcomes—
  - (a) The productive capacity of rural land is protected for rural uses and associated value adding industries.
  - (b) Development provides for the protection of agricultural land classification (refer to **OM-06 – Agricultural land overlay**) Class A and Class B land for sustainable agricultural use.
  - (c) Development minimises conflicts with existing and future rural uses and activities on the surrounding land.

- (d) Tourist accommodation and other non-rural uses may be established where they support rural enterprise or nature based or rural tourism.
- (e) Rural service industries and activities, including rural workers' accommodation, occur in designated villages.
- (f) Development results in people and property being located in accessible areas for emergency management and service provision.
- (g) Houses for rural living are located near a rural settlement or rural village and lot fragmentation is avoided.
- (h) Development maintains the rural and landscape character, scale and amenity of the zone.
- (i) Development is reflective of, and responsive to, the environmental constraints of the land including those shown on the overlay maps.
- (j) Development including intensive animal husbandry, intensive horticulture and extractive industry are located, designed and constructed to avoid or effectively mitigate adverse impacts on sensitive land uses.
- (k) Development occurs on appropriately maintained transport routes.
- (l) In the Solar energy development precinct, the land is protected for solar renewable energy development and supporting infrastructure.

#### 6.2.1.4 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 6.2.1.4a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>General</b>	
<b>PO1</b> The height of buildings and structures is: <ul style="list-style-type: none"> <li>(a) in keeping with the amenity of adjoining premises; and</li> <li>(b) complimentary to the character of the area; and</li> <li>(c) sufficient to achieve resilience to flood and storm tide hazard.</li> </ul>	<b>AO1</b> Buildings and structures are a maximum of 8.5m and 2 storeys in height.
<b>PO2</b> Dwellings are located in accessible areas for effective emergency management and service provision.	<b>PO2</b> Dwellings are located on lots with access from roads identified on <b>OM-10.0 – OM-10.1 – Transport network overlay</b> .
<b>PO3</b> Buildings and structures are set back to: <ul style="list-style-type: none"> <li>(a) maintain the rural character of the area; and</li> <li>(b) achieve appropriate separation from rural activities occurring on adjoining premises; and</li> <li>(c) achieve separation from neighbouring buildings and from road frontages.</li> </ul>	<b>AO3.1</b> Buildings and structures are setback a minimum of: <ul style="list-style-type: none"> <li>(a) 10m from any property boundary, except for Roadside stalls; and</li> <li>(b) 25m from cane rail infrastructure; and</li> <li>(c) Roadside stalls are:               <ul style="list-style-type: none"> <li>(i) not located within the road reserve; and</li> <li>(ii) setback a minimum of 10m from side boundaries.</li> </ul> </li> </ul> <b>AO3.2</b> Residential dwellings and other sensitive receptors achieve a minimum separation distance from adjoining rural zoned land of: <ul style="list-style-type: none"> <li>(a) 1,000m; or</li> <li>(b) 50m:               <ul style="list-style-type: none"> <li>(i) with a minimum planted width of 10m of a variety of tree and shrub species</li> </ul> </li> </ul>



Performance outcomes	Acceptable outcomes
	<p>of differing growth habits, at spacings of 4m –5m; and</p> <ul style="list-style-type: none"> <li>(ii) include species with long, thin and rough foliage; and</li> <li>(iii) have species that has foliage is from the base to the crown; and</li> <li>(iv) include species which are fast growing and hardy and have a minimum mature tree height 15m.</li> </ul> <p>Note—Figure 6.2.1.4a provides an example of a Vegetated buffer element.</p>
<p><b>P04</b> Home based business:</p> <ul style="list-style-type: none"> <li>(a) a small scale activity sympathetic to and compatible with the rural character of the locality; and</li> <li>(b) subordinate to the primary use of the dwelling as a permanent residence; and</li> <li>(c) maintains the rural appearance of the dwelling and street; and</li> <li>(d) maintains the low traffic flows in the rural street; and</li> <li>(e) signage is small and unobtrusive.</li> </ul>	<p><b>AO4.1</b> Activities on the premises do not involve:</p> <ul style="list-style-type: none"> <li>(a) the display of goods; or</li> <li>(b) hiring out of any item; or</li> <li>(c) repairing, servicing, cleaning or loading of motor vehicles.</li> </ul> <p><b>AO4.2</b> The total area used for the home based business is less than 30% of the GFA of the dwelling or outbuildings.</p> <p><b>AO4.3</b> The home based business is conducted by a resident or residents of the premises and a maximum of one non-resident employee.</p> <p><b>AO4.4</b> Unless for a residential use (such as a bed and breakfast), the home based business:</p> <ul style="list-style-type: none"> <li>(a) is conducted between the hours of 8:00am to 7:00pm Monday to Saturday; and</li> <li>(b) is not conducted on Sundays or on public holidays.</li> </ul> <p><b>AO4.5</b> One sign may be provided for the home based business where:</p> <ul style="list-style-type: none"> <li>(a) it is located on the premises; and</li> <li>(b) has a maximum face area of 1m<sup>2</sup>.</li> </ul> <p><b>AO4.6</b> The home based business does not attract more than two clients at any one time.</p> <p>Note—one client may be a couple or family.</p>

Performance outcomes	Acceptable outcomes
<b>Tourist accommodation uses</b>	
<b>PO5</b> Guest accommodation maintains the appearance of a dwelling house.	<b>AO5.1</b> Accommodation (including bed and breakfasts) is within the primary dwelling house; and: (a) the visual appearance is not altered to accommodate the use; and (b) the accommodation is constructed and designed using the same materials and elements as the existing primary dwelling house on the site.  <b>AO5.2</b> Accommodation must be located within the main dwelling and may not be detached.  <b>AO5.3</b> One sign may be provided for the home based business where: (a) it is located on the premises; and (b) has a maximum face area of 0.75m <sup>2</sup> .
<b>PO6</b> Guest accommodation does not compromise the primary use of the premises as a residence.	<b>AO6.1</b> The primary use of the residential structure remains a dwelling house.  <b>AO6.2</b> At least one bedroom within the dwelling is excluded from short-stay accommodation use, for the residential occupation of the owner/ operator.
<b>PO7</b> Urban areas maintained as the primary location for residential and accommodation uses.	<b>AO7</b> Guests stay no longer than fourteen consecutive days.
<b>Roadside stall</b>	
<b>PO8</b> Roadside stalls: (a) are a small-scale rural activity; and (b) are safe; and (c) do not impact on the amenity and character of the surrounding area.	<b>AO8.1</b> The Roadside stall: (a) is for the sale of primary produce grown on the same farm or on rural properties in the immediate locality; and (b) operates within daylight hours only; and (c) has no more than two signs with each sign a maximum of face area of 1m <sup>2</sup> .  <b>AO8.2</b> Buildings and structures comprising the roadside stall: (a) have a maximum of 20m <sup>2</sup> gross floor area; and (b) are constructed of lightweight materials and are temporary in nature unless the roadside stall forms part of an existing farm building; and

Performance outcomes	Acceptable outcomes
	<p>(c) are a maximum of 5m in height.</p> <p><b>AO8.3</b> Parking is designed and located to:</p> <p>(a) be on the site and not in the road reserve; and</p> <p>(b) allow vehicles to enter and exit the site in a forward gear.</p>
<b>Solar energy development</b>	
<p><b>PO9</b> The nature and scale of the solar energy development project is appropriately communicated to the Council and community.</p>	<p><b>AO9.1</b> Prior to construction commencing, written confirmation is provided to Council identifying:</p> <p>(a) the site layout;</p> <p>(b) construction timing;</p> <p>(c) workforce accommodation strategy; and</p> <p>(d) energy supply agreements with relevant electricity network providers.</p> <p><b>AO9.2</b> A sign is erected on all road frontages that</p> <p>(a) details the project; and</p> <p>(b) provides contact details for community members to seek further information</p>
<p><b>PO10</b> The use is appropriately scaled and sited.</p>	<p><b>AO10.1</b> The total use area of the facility does not exceed 100ha.</p> <p><b>AO10.2</b> The development provides an access strip, of a minimum of 10m, along each boundary</p>

Part B – For assessable development.

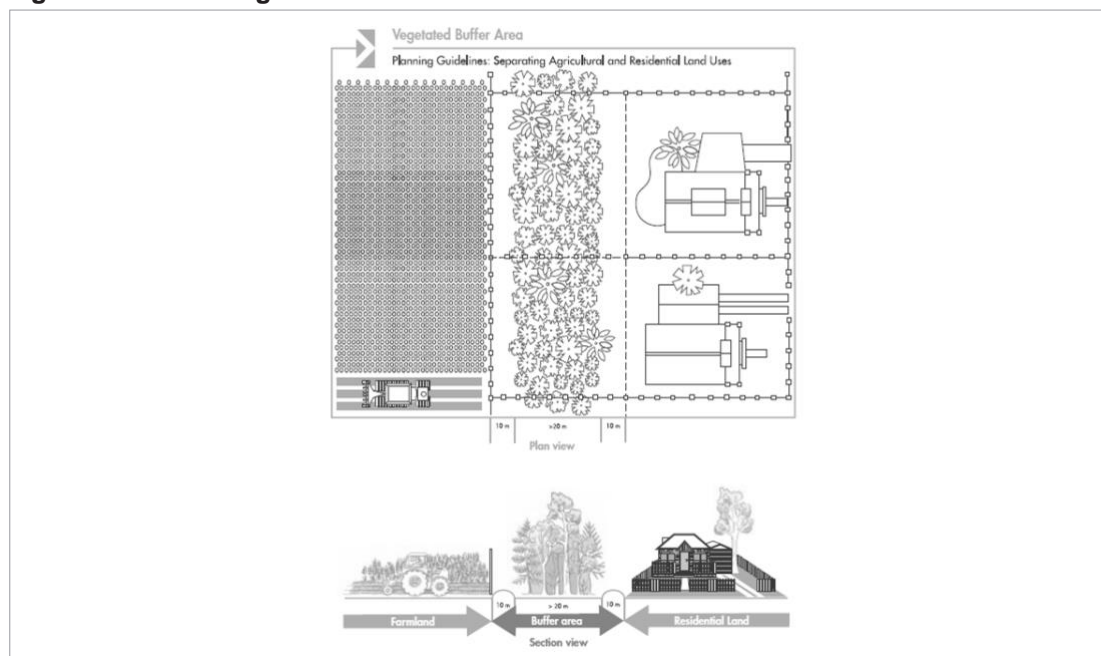
**Table 6.2.1.4b – Assessable development**

Performance outcomes	Acceptable outcomes
<b>Development generally</b>	
<p><b>PO11</b> Development is consistent with the purpose and overall outcomes sought for the code.</p>	No acceptable outcome provided.
<p><b>PO12</b> The site coverage of buildings, structures and associated services does not have an intrusive effect on the rural or scenic values of the site.</p>	No acceptable outcome provided.
<b>Non-rural uses</b>	
<p><b>PO13</b> Non-rural uses:</p> <p>(a) are compatible with agriculture, the environmental features, and landscape character of the area; and</p> <p>(b) do not compromise the long-term use of the land for rural purposes; and</p>	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<p>(c) value add to rural activities or support nature based rural tourism; and</p> <p>(d) are of an appropriate size and scale for the use and locality; and</p> <p>(e) include appropriate separation distances or buffers from rural uses.</p> <p>Note—non-rural uses are considered to be those uses that are impact assessable in the zone and may include café, tea room, farm stay, cabins, educational-tourism, festivals and events.</p> <p>Note—refer to <b>OM-06 – Agricultural land overlay</b> for information on Agricultural Land Classification</p> <p>Note—refer to the <b>OM-07 – Environmental significance overlay</b> for information on environmental features.</p>	
<b>Extractive industries</b>	
<p><b>PO14</b></p> <p>Extractive industry operations are adequately separated from sensitive land uses to minimise nuisance.</p>	<p><b>AO14</b></p> <p>Extraction, processing and separation activities are separated from existing Noise sensitive land uses by:</p> <ul style="list-style-type: none"> <li>(a) 150m from the boundaries of the premises; and</li> <li>(b) 200m where the extractive resource does not involve blasting or crushing; and</li> <li>(c) 1000m where the extraction or processing of the resource involves blasting or crushing; and</li> <li>(d) the minimum distance shown on <b>OM-08 – Extractive resources overlay</b> for a Key Resource Area.</li> </ul> <p>Note—blasting or crushing is generally associated with rock quarries.</p> <p>Note—sand, gravel, clay and soil extractive industries are generally not associated with blasting or crushing.</p>
<p><b>PO15</b></p> <p>Quarry haul routes:</p> <ul style="list-style-type: none"> <li>(a) avoid residential areas; and</li> <li>(b) minimise the number of dwelling houses affected; and</li> <li>(c) follow the shortest practical route to the nearest State controlled road; and</li> <li>(d) are constructed to minimise dust nuisance, noise nuisance, erosion and sedimentation of water courses and maintenance costs.</li> </ul>	<p>No acceptable outcome provided.</p>
<p><b>PO16</b></p> <p>Extractive industry does not compromise public safety.</p>	<p><b>AO16.1</b></p> <p>Safety fencing and signage is provided around extractive industry stockpiles and operation to prevent unauthorised access.</p> <p><b>AO16.2</b></p> <p>Blasting does not result in materials escaping or being ejected from the site.</p>
<p><b>PO17</b></p>	<p><b>AO17</b></p> <p>Extractive industry operations are confined to the following periods:</p>

Performance outcomes	Acceptable outcomes
Extractive industry activities occur at times that will not result in disturbance at surrounding uses.	(a) Blasting operations are limited to 8:00am to 5:00pm Monday to Friday; and (b) Extraction, crushing, screening, loading, operation of plant equipment, ancillary activities and haulage are limited to 6:00am to 6:00pm Monday to Saturday; and (c) Maintenance of equipment and vehicles is carried out so as not to cause nuisance at nearby sensitive land uses; and (d) No operations are conducted on Sundays or public holidays.
<b>PO18</b> Extractive industries include the staged rehabilitation of the site such that the site: (a) is safe and clear of contamination; and (b) provides an acceptable degree of visual amenity; and (c) is suitable for alternative land uses; and (d) is re-contoured and stable; and (e) is revegetated in disturbed areas.	No acceptable outcome provided.
<b>Protection of sugar mills</b>	
<b>PO19</b> Development does not constrain the operation of the Victoria Sugar Mill, the Macknade Sugar Mill, or any future sugar mills within the Shire.	No acceptable outcome provided.

**Figure 6.2.1.4a – Vegetated buffer element**



## 6.2.2 General residential zone code

### 6.2.2.1 Application

This code applies to assessing development in the General residential zone.

When using this code, reference should be made to Part 5.

### 6.2.2.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the General residential zone code.

The towns within the Shire are good examples of intact sugar towns with some of the key features being low building heights, intact streetscapes of a mix of Queenslanders and unusual buildings, and intact masonry commercial buildings. The towns have a sense of spaciousness with wide roads, generous parks and access to waterways.

The stock of residential land that is unconstrained or has acceptable levels of flooding is limited. The available stock is likely to accommodate the anticipated residential growth in the next 20 years and the focus for new residential land is infill development that:

- (a) increases the range of housing choice in unconstrained areas;
- (b) provides more residents with the opportunity to live in unconstrained areas;
- (c) allows individual landowners to capitalise on the value of their land;
- (d) allows aging residents to downsize while staying where they have a sentimental attachment to an area or community;
- (e) is economical in the use of existing infrastructure including parks, shady street streets and footpaths;
- (f) is closely integrated with services and facilities.

Future residential growth will come in the form of increased densities in existing residential areas, providing increased dwelling mix and density around the town centre while respecting the sense of spacious by maintaining access to generous parks and access to waterways.

### 6.2.2.3 Purpose

- (1) The purpose of the General residential zone is to provide for—
  - (a) residential uses; and
  - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The purpose of the zone will be achieved through the following overall outcomes—
  - (a) A range of residential dwelling choices is provided including dwelling houses, multiple dwellings and special needs accommodation.
  - (b) The scale and density of development is consistent with local housing needs.
  - (c) Development ensures a high level of amenity by minimising traffic, noise, dust, odour, glare and other local impacts.
  - (d) Development is reflective of, and responsive to, the environmental constraints of the land including those shown on the overlay maps.
  - (e) Development has access to infrastructure and services.
  - (f) Non-residential uses are only provided where they cater directly to community needs, where the character and residential amenity is maintained and where surrounding character of the area.
  - (g) High quality residential care facilities and retirement facilities are located on larger sites.
  - (h) Home based businesses are of a scale and intensity which is consistent with and subordinate to the residential use of the site and surrounds.
  - (i) Home based businesses do not adversely affect the amenity of the locality.



- (j) Residential areas are protected from intrusive, incompatible land uses and built forms.
- (k) Tourist accommodation does not intrude on residential amenity and is located in the Mixed use zone or Centre zone.

#### 6.2.2.4 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 6.2.2.4a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>General</b>	
<b>PO1</b> The height of buildings and structures is: <ul style="list-style-type: none"> <li>(a) in keeping with the amenity of adjoining premises; and</li> <li>(b) complimentary to the character of the area; and</li> <li>(c) sufficient to achieve resilience to flood and storm tide hazard.</li> </ul>	<b>AO1</b> Buildings and structures are a maximum of 8.5m and 2 storeys in height.  Buildings and structures on land with frontage to Willow Street, or land on the western side of Allamanda Avenue, are a maximum of 11m in height.
<b>Home based business</b>	
<b>PO2</b> Home based business: <ul style="list-style-type: none"> <li>(a) a small scale activity sympathetic to and compatible with the residential character of the locality; and</li> <li>(b) subordinate to the primary use of the dwelling as a permanent residence; and</li> <li>(c) maintains the residential appearance of the dwelling and street; and</li> <li>(d) maintains the low traffic flows in the residential street; and</li> <li>(e) signage is unobtrusive.</li> </ul>	<b>AO2.1</b> Activities on the premises do not involve: <ul style="list-style-type: none"> <li>(a) the display of goods; or</li> <li>(b) hiring out of any item; or</li> <li>(c) repairing, servicing, cleaning or loading of motor vehicles.</li> </ul> <b>AO2.2</b> The total area used for the home based business is less than 30% of the GFA of the dwelling or outbuilding in which the home based business undertaken. <b>AO2.3</b> The home based business is conducted by a resident or residents of the premises and a maximum of one non-resident employee. <b>AO2.4</b> The home based business: <ul style="list-style-type: none"> <li>(a) is conducted between the hours of 8:00am to 7:00pm Monday to Saturday; and</li> <li>(b) is not conducted on Sundays or on public holidays.</li> </ul> <b>AO2.5</b> One sign may be provided for the home based business where: <ul style="list-style-type: none"> <li>(a) it is located on the premises; and</li> <li>(b) has a maximum face area of 0.75m<sup>2</sup>.</li> </ul> <b>AO2.6</b> The home based business does not attract more than 2 clients at any one time.

Performance outcomes	Acceptable outcomes
	<p>Note—one client may be a couple or family.</p> <p><b>AO2.7</b> Noise levels do not exceed acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 2008</i>.</p>
<b>Tourist accommodation uses</b>	
<p><b>PO3</b> Guest accommodation maintains the appearance of a dwelling house.</p>	<p><b>AO3.1</b> Accommodation (including bed and breakfasts) is within the primary dwelling house; and: (a) the visual appearance is not altered to accommodate the use; and (b) the accommodation is constructed and designed using the same materials and elements as the existing primary dwelling house on the site.</p> <p><b>AO3.2</b> Accommodation must be located within the main dwelling and may not be detached.</p> <p><b>AO3.3</b> One sign may be provided for the home based business where: (a) it is located on the premises; and (b) has a maximum face area of 0.75m<sup>2</sup>.</p>
<p><b>PO4</b> Guest accommodation does not compromise the primary use of the premises as a residence.</p>	<p><b>AO4.1</b> The primary use of the residential structure remains a dwelling house.</p> <p><b>AO4.2</b> At least one bedroom within the dwelling is excluded from short-stay accommodation use, for the residential occupation of the owner/ operator.</p>
<p><b>PO5</b> Urban areas maintained as the primary location for residential and accommodation uses.</p>	<p><b>AO5</b> Guests stay no longer than fourteen consecutive days.</p>
<b>Other residential development</b>	
<p><b>PO6</b> Residential density is compatible with the overall outcomes for the zone.</p>	<p><b>AO6.1</b> For a multiple dwelling or dual occupancy the minimum residential density is 1 residential unit per 350m<sup>2</sup> of site area.</p> <p><b>AO6.2</b> For a retirement facility the minimum residential density is 1 residential unit per 300m<sup>2</sup> of site area.</p> <p><b>AO6.3</b> For a residential care the minimum residential density is 1 residential unit per 200m<sup>2</sup> of site area.</p>

Performance outcomes	Acceptable outcomes
<b>P07</b> Residential development is provided with attractive and functional on-site facilities including garbage bin areas, mailboxes, external storage areas, and clothes drying areas.	<b>A07.1</b> The habitable rooms and balconies of residential development do not overlook a habitable room or private open space of an adjoining residential development or are screened to prevent the loss of privacy.  <b>A07.2</b> A fence with a minimum height of 1.5m is provided to the side and rear boundaries of residential development other than a dwelling house. The fence shall be designed not to impede the free flow of flood waters.  <b>P07.3</b> Each dwelling unit is provided with: <ul style="list-style-type: none"> <li>(a) 20m<sup>2</sup> of landscaped area per bedroom with at least 40% of total space in one useable parcel being at least 5m in width; and</li> <li>(b) a 2m wide landscape strip to side and rear boundaries; and</li> <li>(c) an external clothes drying area; and</li> <li>(d) bin storage area; and</li> <li>(e) a storage area of at least 3m<sup>2</sup>.</li> </ul>

Part B – For assessable development.

**Table 6.2.2.4b – Assessable development**

Performance outcomes	Acceptable outcomes
<b>Development generally</b>	
<b>P08</b> Development is consistent with the purpose and overall outcomes sought for the zone.	No acceptable outcome provided.
<b>P09</b> The location of a building or structure facilitates an acceptable streetscape.	<b>A09</b> Buildings are setback a minimum of: <ul style="list-style-type: none"> <li>(a) 3m from the front boundary; and</li> <li>(b) 2m from side and rear boundaries.</li> </ul>
<b>P010</b> The site coverage of all buildings and structures is in keeping with the character and amenity of the area.	<b>A010</b> Site coverage is not more than 50%.
<b>P011</b> Non-residential uses: <ul style="list-style-type: none"> <li>(a) serve the local community; and</li> <li>(b) provide for the day to day needs of the immediate residential community; and</li> <li>(c) are located with an appropriate level of access in the context of the transport infrastructure network;</li> <li>(d) are co-located with other similar uses;</li> <li>(e) do not detract from the role and function of centres; and</li> <li>(f) do not unduly detract from the amenity of nearby residences.</li> </ul>	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
<b>Landscaping and Recreation Areas</b>	
<b>PO10</b> Landscaping and recreation space is provided on the premises, other than for dwelling houses, and is at an appropriate scale relative to the street and the height and bulk of buildings and structures on site.	No acceptable outcome provided.

## **6.2.3 Mixed use zone code**

### **6.2.3.1 Application**

This code applies to assessing development in the Mixed use zone.

When using this code, reference should be made to Part 5.

### **6.2.3.2 Purpose**

- (1) The purpose of the Mixed use zone is to provide for a variety of uses and activities (business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities, for example).
- (2) The purpose of the zone will be achieved through the following overall outcomes—
  - (a) A mix of appropriate uses are located within the zone.
  - (b) The scale, character and built form of development is sympathetic to the existing scale and character and makes a positive contribution to the local amenity.
  - (c) Development is provided through the adaptive reuse of existing buildings.
  - (d) Development addresses the street frontage and provides car parking behind buildings.
  - (e) Non-residential activities established in the zone, provide for the day to day needs of the surrounding locality.
  - (f) Development for low impact industry uses is facilitated.
  - (g) Development in the zone does not compromise the hierarchy of activity centres, whether as a result of the impacts from an individual development; or the potential cumulative impacts of multiple developments.
  - (h) Accommodation uses such as multiple dwellings, short-term accommodation, retirement facility, rooming accommodation; may also be established in the zone.
  - (i) Medium density residential and short-term accommodation uses are provided in a mixed use setting involving commercial or retail uses on the lower and ground floor storeys.
  - (k) Tourist accommodation does not intrude on residential amenity and is located in the Mixed use zone or Centre zone.
  - (l) Mixed use residential and commercial development in the Mixed use zone adjacent to Cartwright Street and Eleanor Street, Ingham is supported, recognising that the highest and best use for this unconstrained land is a mix of uses.
  - (m) Mixed use land is intended to include a mix of uses per site or buildings that are flexible in design and capable of adaptive reuse overtime, to transition the locality from industry and commercial to a genuine mixed use precinct.
  - (n) Development is reflective of, and responsive to, the environmental constraints of the land including those shown on the overlay maps.

### 6.2.3.3 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 6.2.3.3a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>Building height</b>	
<b>PO1</b> The height of buildings and structures is: <ul style="list-style-type: none"> <li>(a) in keeping with the amenity of adjoining premises; and</li> <li>(b) complimentary to the character of the area; and</li> <li>(c) sufficient to achieve resilience to flood and storm tide hazard.</li> </ul>	<b>AO1</b> Buildings and structures are a maximum of 11m and 3 storeys in height.
<b>Site coverage</b>	
<b>PO2</b> The site coverage of all buildings and structures: <ul style="list-style-type: none"> <li>(a) does not result in a built form that is bulky or visually obtrusive to the streetscape; and</li> <li>(b) respects the individual character of the zone and responds to the features of the site.</li> </ul>	<b>AO2.1</b> New mixed use development has a maximum site coverage of 80%.  <b>AO2.2</b> Dwelling houses have a maximum site coverage of 50%.
<b>Setbacks</b>	
<b>PO3</b> Setbacks of buildings and structures: <ul style="list-style-type: none"> <li>(a) are appropriate to the scale of the development and the character of the locality; and</li> <li>(b) are sufficient to minimise overshadowing and overlooking of adjoining premises; and</li> <li>(c) provide adequate separation and buffering from residential premises; and</li> <li>(d) minimise unusable spaces between buildings / boundaries.</li> </ul>	<b>AO3.1</b> New buildings are built to the front property boundary and include: <ul style="list-style-type: none"> <li>(a) a cantilevered awning provided to the full length of the building to the street frontage/s; and</li> <li>(b) the face of the awning set back 600mm from the face of the kerb; and</li> <li>(c) the underside of the awning positioned a minimum of 3m and a maximum of 4.2m above the finished level of the footpath; and</li> <li>(d) a 2m wide footpath is provided.</li> </ul> <b>AO3.2</b> Where the site has a common boundary with land in the Mixed use zone, buildings may be set back 0m from the side and rear boundaries.
<b>Development abutting the General residential zone</b>	
<b>PO4</b> Appropriate setbacks and buffering are provided between commercial development and sites adjoining residential development in a manner which maintains the amenity of adjoining residential properties in terms of visual and acoustic privacy and access to sunlight.	<b>AO4.1</b> New buildings are provided with a minimum setback of 2m to any boundary adjoining land in the General residential zone.  <b>AO4.2</b> A landscaped buffer strip of at least 1.5m in width is provided and maintained within the

Performance outcomes	Acceptable outcomes
	<p>site to any boundary adjoining land in the General residential zone.</p> <p><b>AO4.3</b> All potential noise sources such as air-conditioning, refrigeration plant and other mechanical plants:</p> <ul style="list-style-type: none"> <li>(a) are sited away from residential areas; or</li> <li>(b) have a noise attenuating structure directly between the noise source and the adjoining land in the General residential zone.</li> </ul>
<b>Shopping and retail development</b>	
<p><b>PO5</b> Development:</p> <ul style="list-style-type: none"> <li>(a) does not compromise the hierarchy of activity centres in the region; and</li> <li>(b) services local and visitor needs of the surrounding catchment; and</li> <li>(c) complements the scale and character of the surrounding area; and</li> <li>(d) protects the amenity of surrounding uses.</li> </ul>	<p><b>AO5</b> Shopping and retail uses has a maximum of 200m<sup>2</sup> GFA on any one allotment.</p>
<b>Development adjacent to Cartwright Street and Eleanor Street</b>	
<p><b>PO6</b> Development in the Mixed use zone adjacent to Cartwright Street and Eleanor Street:</p> <ul style="list-style-type: none"> <li>(a) achieves a mix of land uses and destines; and</li> <li>(b) the built form capable of being adapted for different uses in the future; and</li> <li>(c) the built form reflects the historical setback of the street.</li> </ul>	<p><b>AO6</b> A minimum lot size of 300m<sup>2</sup> is permissible where:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 2 lots and a maximum of 4 lots share one driveway; and</li> <li>(b) a building envelope is provided for each lot; and</li> <li>(c) building setbacks to Eleanor Street are between 0m-2m; and</li> <li>(d) parking structures including garages and carports are setback a minimum of 3m from Eleanor Street; and</li> <li>(e) buildings on the corner of Eleanor and Cartwright Streets are built to the boundary on both frontages.</li> </ul>
<b>Tourist accommodation uses</b>	
<p><b>PO7</b> Guest accommodation maintains the appearance of a dwelling house.</p>	<p><b>AO7.1</b> Accommodation (including bed and breakfasts) is within the primary dwelling house; and:</p> <ul style="list-style-type: none"> <li>(a) the visual appearance is not altered to accommodate the use; and</li> <li>(b) the accommodation is constructed and designed using the same materials and elements as the existing primary dwelling house on the site.</li> </ul> <p><b>AO7.2</b> Accommodation must be located within the main dwelling and may not be detached.</p>



Performance outcomes	Acceptable outcomes
	<p><b>AO7.3</b> One sign may be provided for the home based business where: (a) it is located on the premises; and (b) has a maximum face area of 0.75m<sup>2</sup>.</p>
<p><b>PO8</b> Guest accommodation does not compromise the primary use of the premises as a residence.</p>	<p><b>AO8.1</b> The primary use of the residential structure remains a dwelling house.</p> <p><b>AO8.2</b> At least one bedroom within the dwelling is excluded from short-stay accommodation use, for the residential occupation of the owner/ operator.</p>
<p><b>PO9</b> Urban areas maintained as the primary location for residential and accommodation uses.</p>	<p><b>AO9</b> Guests stay no longer than fourteen consecutive days.</p>
<b>Residential development</b>	
<p><b>PO10</b> Residential density is compatible with the overall outcomes for the zone.</p>	<p><b>AO10.1</b> For a multiple dwelling or dual occupancy the minimum residential density is 1 residential unit per 350m<sup>2</sup> of site area.</p> <p><b>AO10.2</b> For a retirement facility the minimum residential density is 1 residential unit per 300m<sup>2</sup> of site area.</p> <p><b>AO10.3</b> For a residential care facility, the minimum residential density is 1 residential unit per 200m<sup>2</sup> of site area.</p>
<p><b>PO11</b> Residential development provides privacy for inhabitants and neighbours.</p>	<p><b>AO11.1</b> The habitable rooms and balconies of residential development do not overlook a habitable room or private open space of an adjoining residential development or are screened to prevent the loss of privacy.</p> <p><b>AO11.2</b> Residential development, is provided with a screen fence on the side and rear boundaries of at least 1.5m in height, but does not impeded the free flow of flood waters.</p> <p><b>PO11.3</b> Each dwelling unit is provided with: (a) 20m<sup>2</sup> of landscaped area per bedroom with at least 30% of total space in one useable parcel being a minimum of 5m in width; and (b) a 1m wide landscape strip to side and rear boundaries; and (c) an external clothes drying area; and (d) bin storage area; and</p>

Performance outcomes	Acceptable outcomes
	(e) a storage area of at least 3m <sup>2</sup> .

Part B – For assessable development.

**Table 6.2.3.3b – Assessable development**

Performance outcomes	Acceptable outcomes
<b>Mixed use generally</b>	
<b>PO12</b> Development is consistent with the purpose and overall outcomes sought for the zone.	No acceptable outcome provided.
<b>PO13</b> Landscaping and recreation space is provided on the premises, and is at an appropriate scale relative to the street and the height and bulk of buildings and structures on site.	No acceptable outcome provided.
<b>PO14</b> Development reflects and enhances the mixed use character and is in keeping with the mixed use itself.	No acceptable outcome provided.

## **6.2.4 Centre zone code**

### **6.2.4.1 Application**

This code applies to assessing development in the Centre zone.

When using this code, reference should be made to Part 5.

### **6.2.4.2 Purpose**

- (1) The purpose of the Centre zone is to provide for a variety of uses and activities to service all or part of the local government area (administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities, for example).
- (2) The purpose of the zone will be achieved through the following overall outcomes—
  - (a) Promotion of a mix of commercial, business, professional and retail activities.
  - (b) Development is generally established in accessible, well-connected locations with access to cycling and pedestrian networks.
  - (c) Service industries may be appropriate in the zone.
  - (d) Development provides a high level of amenity and is reflective of the surrounding character of the area.
  - (e) Development is supported by appropriate infrastructure and essential services.
  - (f) Ingham is the primary location for retailing activities, with a mix of retailing, commercial, business, service and personal service activities.
  - (g) Retail and commercial services are in appropriate locations and are at a level of service appropriate for the needs of the community, are commensurate with the size of the populations they serve.
  - (h) The built form, scale and intensity of commercial, retail and other facilities is in keeping with the existing built environment.
  - (i) The siting of commercial and retail development maintains the amenity of neighbouring properties.
  - (j) Commercial uses are compatible with the character and amenity of the surrounding area.
  - (k) The quality of the surrounding natural environment is maintained.
  - (l) Short-term accommodation development is facilitated where it is integrated with and enhances the fabric of the centre and easy access to a range of support facilities and services such as shopping, communication, entertainment and dining.
  - (m) Development is reflective of, and responsive to, the environmental constraints of the land including those shown on the overlay maps.

### 6.2.4.3 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 6.2.4.3a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>Height</b>	
<b>PO1</b> The height of buildings and structures is: <ul style="list-style-type: none"> <li>(a) in keeping with the amenity of adjoining premises; and</li> <li>(b) complimentary to the character of the area; and</li> <li>(c) sufficient to achieve resilience to flood and storm tide hazard.</li> </ul>	<b>AO1</b> Buildings and structures are a maximum of 11m and 3 storeys in height.
<b>Site coverage</b>	
<b>PO2</b> The site coverage ensures that there is sufficient space for landscaping, access and the provision of services.	<b>AO2</b> The site coverage is not more than 80%.
<b>Setbacks</b>	
<b>PO3</b> Setbacks of buildings and structures: <ul style="list-style-type: none"> <li>(a) are appropriate to the scale of the development and the character of the locality; and</li> <li>(b) are sufficient to minimise overshadowing and overlooking of adjoining premises; and</li> <li>(c) provide adequate separation and buffering from residential premises; and</li> <li>(d) minimise unusable spaces between buildings / boundaries.</li> </ul>	<b>AO3.1</b> New buildings are built to the road frontage and include: <ul style="list-style-type: none"> <li>(2) a cantilevered awning provided to the full length of the building to the street frontage/s; and</li> <li>(3) the face of the awning set back 600mm from the face of the kerb; and</li> <li>(4) the underside of the awning positioned a minimum of 3m and a maximum of 4.2m above the finished level of the footpath; and</li> <li>(5) a footpath is provided that connects to the adjoining premises in terms of materials, levels and finish.</li> </ul> <b>AO3.2</b> Where the site has a common boundary with land in the Centre zone, buildings may be set back 0m from the side and rear boundaries.
<b>Development abutting the General residential zone</b>	
<b>PO4</b> Appropriate setbacks and buffering are provided between commercial development and sites adjoining residential development in a manner which maintains the amenity of adjoining residential properties in terms of visual and acoustic privacy and access to sunlight.	<b>AO4.1</b> A minimum setback of 2m is provided to any boundary adjoining land in the General residential zone.  <b>AO4.2</b> A landscaped buffer strip of at least 1.5m in width is provided and maintained within the site to any boundary adjoining land in the General residential zone.

Performance outcomes	Acceptable outcomes
	<b>AO4.3</b> All potential noise sources such as air-conditioning, refrigeration plant and other mechanical plants: <ul style="list-style-type: none"> <li>(a) are sited away from residential areas; or</li> <li>(b) have a noise attenuating structure directly between the noise source and the adjoining land in the General residential zone.</li> </ul>
<b>Service stations</b>	
<b>P05</b> Each site has sufficient area and dimensions to accommodate: <ul style="list-style-type: none"> <li>(a) the building or buildings and associated storage areas;</li> <li>(b) vehicle parking areas;</li> <li>(c) delivery and service vehicles;</li> <li>(d) safe vehicle access; and</li> <li>(e) safe on-site vehicle movement.</li> </ul>	<b>AO5</b> Premises used for a service station has: <ul style="list-style-type: none"> <li>(a) a minimum site area of at least 1,200m<sup>2</sup>; and</li> <li>(b) a minimum of 40m frontage on mid-block lots; or minimum of 30m frontages on corner lots; and</li> <li>(c) a maximum width of any vehicle crossover across a footpath of 9m; and</li> <li>(d) a separation of at least 12m between any vehicle crossover and road intersection; and</li> <li>(e) a separation between vehicle crossovers of at least 14m; and</li> <li>(f) separate entrance/s to and exit/s from the site.</li> </ul>

Part B – For assessable development.

**Table 6.2.4.3b – Assessable development**

Performance outcomes	Acceptable outcomes
<b>Development generally</b>	
<b>P06</b> Development is consistent with the purpose and overall outcomes sought for the zone.	No acceptable outcome provided.
<b>Streetscape and character</b>	
<b>P07</b> Buildings exhibit a built form and architecture sympathetic and reminiscent of the existing forms and architectural features of the designated area	<b>AO7</b> Development enhances the streetscape and the design of buildings is responsive in its design to adjacent and adjoining buildings without necessarily adopting their architecture.

## 6.2.5 Industry zone code

### 6.2.5.1 Application

This code applies to assessing development in the Industry zone.

When using this code, reference should be made to Part 5.

### 6.2.5.2 Purpose

- (1) The purpose of the Industry zone is to provide for—
  - (a) a variety of industry activities; and
  - (b) other uses and activities that:
    - (i) support industry activities; and
    - (ii) do not compromise the future use of premises for industry activities.
- (2) The purpose of the zone will be achieved through the following overall outcomes—
  - (a) Industrial activities are located, designed and managed to maintain public safety, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.
  - (b) Development is sited having regard to its servicing capabilities in terms of transport, water, sewerage, electricity, gas, telecommunications infrastructure, proximity to sea and airports, road and rail, other associated industries and workforce.
  - (c) Industrial development and commerce that adds value to farming and natural resources is supported.
  - (d) Existing and future industrial activities are protected from the intrusion of incompatible uses.
  - (e) Accommodation activities, other than caretaker's accommodation, are not established within the zone.
  - (f) Non-industrial uses such that are ancillary to and directly support the industrial area, are facilitated.
  - (g) Industrial uses are adequately separated from sensitive land uses to avoid, mitigate and manage possible adverse impacts on sensitive land uses, or the occurrence of environmental harm or environmental nuisance.
  - (h) Development is appropriately coordinated and sequenced to ensure the most effective use of land in, and adjacent to, the zone.
  - (i) Adequate buffers to the Victoria Mill and Macknade Mill and support infrastructure networks are maintained.
  - (j) Expansion, redevelopment and diversification are facilitated for existing major industrial developments such as the Victoria Mill and Macknade Mill.
  - (k) Medium and high impact industry uses are limited to the Challands Street industrial estate to minimise impacts upon non-industrial uses within Ingham.
  - (l) Development is reflective of, and responsive to, the environmental constraints of the land including those shown on the overlay maps.

### 6.2.5.3 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 6.2.5.3a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>Height</b>	
<b>PO1</b> The height of buildings and structures is: <ul style="list-style-type: none"> <li>(a) in keeping with the amenity of adjoining premises; and</li> <li>(b) complimentary to the character of the area; and</li> <li>(c) sufficient to achieve resilience to flood and storm tide hazard.</li> </ul>	<b>AO1</b> Buildings and structures are a maximum of 11m and 3 storeys in height.
<b>Site coverage</b>	
<b>PO2</b> The site coverage ensures that there is sufficient space for landscaping, access and the provision of services.	<b>AO2</b> The site coverage is not more than 80%.
<b>Development abutting residential uses</b>	
<b>PO3</b> Appropriate setbacks and buffering are provided between commercial development and sites adjoining residential development in a manner which maintains the amenity of adjoining residential properties in terms of visual and acoustic privacy and access to sunlight.	<b>AO3.1</b> A minimum setback of 3m is provided to any boundary adjoining land in the General residential zone.  <b>AO3.2</b> A landscaped buffer strip of at least 2m in width is provided and maintained within the site of any boundary adjoining land in the General residential zone.  <b>AO3.3</b> All potential noise sources such as air-conditioning, refrigeration plant and other mechanical plants: <ul style="list-style-type: none"> <li>(a) are sited away from residential areas; or</li> <li>(b) have a noise attenuating structure directly between the noise source and the adjoining land in the General residential zone.</li> </ul>
<b>Service stations</b>	
<b>PO4</b> Each site has sufficient area and dimensions to accommodate: <ul style="list-style-type: none"> <li>(a) the building or buildings and associated storage areas;</li> <li>(b) vehicle parking areas;</li> <li>(c) delivery and service vehicles;</li> <li>(d) safe vehicle access; and</li> <li>(e) safe on-site vehicle movement.</li> </ul>	<b>AO4</b> Premises used for a service station has: <ul style="list-style-type: none"> <li>(a) a minimum site area of at least 1,200m<sup>2</sup>; and</li> <li>(b) a minimum of 40m frontage on mid-block lots; or minimum of 30m frontages on corner lots; and</li> <li>(c) a maximum width of any vehicle crossover across a footpath of 9m; and</li> <li>(d) a separation of at least 12m between any vehicle crossover and road intersection; and</li> </ul>



Performance outcomes	Acceptable outcomes
	(e) a separation between vehicle crossovers of at least 14m; and (f) separate entrance/s to and exit/s from the site.

Part B – For assessable development.

**Table 6.2.5.3b – Assessable development**

Performance outcomes	Acceptable outcomes
<b>Development generally</b>	
<b>PO5</b> Development is consistent with the purpose and overall outcomes sought for the zone.	No acceptable outcome provided.
<b>PO6</b> Non-industry activities compatible with the zone include those that: (a) do not compromise the operations of medium impact industry uses; and (b) do not compromise the hierarchy of activity centres in the region; and (c) complement industrial activities; and (d) require large land holdings or industrial scale buildings; and (e) provide a service to the nearby workforce.	No acceptable outcome provided.
<b>PO7</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.	No acceptable outcome provided.
<b>Protection of sugar mills</b>	
<b>PO8</b> Development does not constrain the operation of the Victoria Sugar Mill and Macknade Sugar Mill.	No acceptable outcome provided.
<b>Off-site impacts</b>	
<b>PO9</b> Development minimises impacts on surrounding land having regard to noise, vibration, odour, dust, light or other emissions.  Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised.  Note—Applicants should have regard to relevant legislative, industry and licensing requirements.	No acceptable outcome provided.

## **6.2.6 Recreation and open space zone code**

### **6.2.6.1 Application**

This code applies to assessing development in the Recreation and open space zone.

When using this code, reference should be made to Part 5.

### **6.2.6.2 Purpose**

- (1) The purpose of the Recreation and open space zone is to provide for—
  - (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example:
    - (i) parks, playgrounds or playing fields for the use of residents and visitors; and
    - (ii) parks, or other areas, for the conservation of natural areas; and
  - (b) facilities and infrastructure to support the uses and activities mentioned in paragraph (a).
- (2) The purpose of the zone will be achieved through the following overall outcomes—
  - (a) Sites with a high level of recreation or open space value are protected and preserved.
  - (b) Development contributes to the maintenance and enhancement of existing local recreation or open space facilities and structures such as shelters, amenities, picnic tables and playgrounds are provided.
  - (c) Land is used and developed for formal and informal recreation or open space in step with community needs.
  - (d) Land may be used for temporary or periodical uses including markets or outdoor entertainment, personal training and weddings where of a scale that can be reasonably accommodated by the existing facilities and do not unduly impact on the amenity and character of the surrounding area.
  - (e) Sport and recreation opportunities are enhanced and reinforced through:
    - (i) diversity of places in which to participate in recreation (e.g. sportsgrounds, parks, waterside parks);
    - (ii) linear corridors for non-motorised recreation pursuits (e.g. cycling, walking, horse riding) with reduced maintenance requirements; or
    - (iii) facilitating opportunities for sporting clubs to establish club facilities.
  - (f) Development is reflective of, and responsive to, the environmental constraints of the land including those shown on the overlay maps.

### 6.2.6.3 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 6.2.6.3a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>General</b>	
<b>PO1</b> The height of buildings and structures is: <ul style="list-style-type: none"> <li>(a) in keeping with the amenity of adjoining premises; and</li> <li>(b) complimentary to the character of the area; and</li> <li>(c) sufficient to achieve resilience to flood and storm tide hazard.</li> </ul>	<b>AO1</b> Buildings and structures are a maximum of 8.5m and 2 storeys in height.
<b>PO2</b> Buildings and structures are set back to ensure that they are compatible with the amenity of the area and do not adversely affect other uses.	<b>AO2</b> Buildings and structures are set back a minimum of: <ul style="list-style-type: none"> <li>(a) 10m from the frontage to a State-controlled road identified on <b>OM-10.0 – OM-10.1 – Transport network overlay</b>; and</li> <li>(b) 6m from the frontage to any other road; and</li> <li>(c) 6m from all other boundaries.</li> </ul>
<b>PO3</b> Buildings or structures: <ul style="list-style-type: none"> <li>(a) respect and complement the existing character and environment of the area; and</li> <li>(b) minimise the impact on adjoining residential properties.</li> </ul>	<b>AO3.1</b> Buildings and structures are orientated away from residential areas; and  <b>AO3.2</b> Where courts or playing fields are illuminated: <ul style="list-style-type: none"> <li>(a) lighting structures are located a minimum of 15m from any property boundary; and</li> <li>(b) the level of illumination does not exceed 8 lux at any property boundary.</li> </ul>

Part B – For assessable development.

**Table 6.2.6.3b – Assessable development**

Performance outcomes	Acceptable outcomes
<b>Development generally</b>	
<b>PO4</b> Development is consistent with the purpose and overall outcomes sought for the zone.	No acceptable outcome provided.
<b>PO5</b> Land is protected from the intrusion of incompatible uses that may compromise the primary recreation and open space purpose.	No acceptable outcome provided.
<b>PO6</b> Development is located, designed and operated to respond to the features and constraints of the site and its surrounds.	No acceptable outcome provided.
<b>PO7</b> The scale, intensity and built form of development is compatible with the existing	No acceptable outcome provided.

and intended scale and character of the streetscape and surrounding area.	
<b>P08</b> Premises are designed to achieve an acceptable level of safety for all users by ensuring that: <ul style="list-style-type: none"> <li>(a) buildings are sited and orientated to maximise casual surveillance of public spaces and to avoid opportunities for personal concealment;</li> <li>(b) entries to buildings are exposed to the main street frontage.</li> </ul>	No acceptable outcome provided.
<b>P09</b> Development provides for infrastructure and services that are commensurate with the location and the nature and scale of development that is intended to occur in the zone.	No acceptable outcome provided.

## **6.2.7 Environmental management and conservation zone code**

### **6.2.7.1 Application**

This code applies to assessing development in the Environmental management and conservation zone.

When using this code, reference should be made to Part 5.

### **6.2.7.2 Purpose**

- (1) The purpose of the Environmental management and conservation zone is to provide for the protection and maintenance of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The purpose of the zone will be achieved through the following overall outcomes—
  - (a) Significant natural environmental values in the zone are protected for their importance in contributing to ecological sustainability.
  - (b) Development maintains scenic values and landscape character.
  - (c) Development encourages and facilitates the efficient provision and safe operation of physical and social infrastructure.
  - (d) Small scale and low key activities that support the community's appreciation and enjoyment of environmental values are facilitated.
  - (e) Adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development.
  - (f) Lot reconfiguration, other than boundary realignments and amalgamation, do not occur.
  - (g) Low impact utility installations may be provided where significant adverse impacts are avoided or mitigated.
  - (h) Development is reflective of, and responsive to, the environmental constraints of the land including those shown on the overlay maps.

### 6.2.7.3 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 6.2.7.3a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>General</b>	
<b>PO1</b> The height of buildings and structures is: <ul style="list-style-type: none"> <li>(a) in keeping with the amenity of adjoining premises; and</li> <li>(b) complimentary to the character of the area; and</li> <li>(c) sufficient to achieve resilience to flood and storm tide hazard.</li> </ul>	<b>AO1</b> Buildings and structures are a maximum of 8.5m and 2 storeys in height.
<b>PO2</b> Development is located, designed, operated and managed to: <ul style="list-style-type: none"> <li>(a) respond to the environmental values of the site and its surrounds.</li> <li>(b) respond to the characteristics, features and constraints of the site and its surrounds.</li> </ul>	<b>AO2</b> Buildings, structures and associated access, infrastructure are: <ul style="list-style-type: none"> <li>(a) not located on slopes greater than 1 in 6 (16.6%) or on a ridgeline; and</li> <li>(b) within areas of the site which are already cleared; or</li> <li>(c) within areas of the site which are environmentally degraded; and</li> <li>(d) located to minimise additional vegetation clearing.</li> </ul>
<b>PO3</b> Development: <ul style="list-style-type: none"> <li>(a) facilitates conservation activities on the land; or</li> <li>(b) provides for information or education directly connected to the values of the land; or</li> <li>(c) is ancillary to and directly supports visitation to the land for conservation or recreation purposes; or</li> <li>(d) is for the establishment of infrastructure that cannot practicably be located elsewhere.</li> </ul>	No acceptable outcome provided.
<b>PO4</b> Development is consistent with the purpose and overall outcomes sought for the zone.	No acceptable outcome provided.

## 6.2.8 Community facilities zone code

### 6.2.8.1 Application

This code applies to assessing development in the Community facilities zone.

When using this code, reference should be made to Part 5.

### 6.2.8.2 Purpose

- (1) The purpose of the Community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example—
  - (a) educational establishments; and
  - (b) hospitals; and
  - (c) transport and telecommunication networks; and
  - (d) utility installations.
- (2) The purpose of the zone will be achieved through the following overall outcomes—
  - (a) Development in the zone caters primarily for specified uses, facilities and works which provide a community service or function, in addition to a limited range of allied and compatible uses.
  - (b) Community facilities and associated uses are appropriately located, provide a high level of amenity, are safe and are compatible with surrounding development.
  - (c) Community facilities are protected from the intrusion of incompatible uses and land use conflicts are avoided.
  - (c) Development is located in accessible locations and is generally consistent in scale, height and bulk with that of surrounding development.
  - (c) Development is designed to provide and promote safe and efficient public use, walking and cycling.
  - (d) Cane tramline infrastructure is retained as a continuous transport network, recognising the strategic value of connectivity across the Shire and the potential for re-use of any redundant sections of the network for walking and cycling.
  - (e) Development is supplied with necessary infrastructure and is well integrated with surrounding land uses.
  - (f) Development form specific to the operational requirements of the facility.
  - (g) Development is reflective of, and responsive to, the environmental constraints of the land including those shown on the overlay maps.
- (3) Development in the zone caters primarily for specified uses, facilities and works which include—
  - (a) Land used, owned or operated by Federal, State or local government for purposes such as air services, cemeteries, community uses, educational establishments, emergency services, public hospitals, utility installations, electricity infrastructure and transport networks.
  - (b) Uses, facilities and works which by virtue of their location, intensity, combination of uses, operations or site characteristics are best managed in a use-specific land use allocation.
  - (c) Private community services and facilities including educational establishments, places of worship, private hospitals and community uses.



### 6.2.8.3 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 6.2.8.3a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>General</b>	
<b>PO1</b> The height of buildings and structures is: <ul style="list-style-type: none"> <li>(a) in keeping with the amenity of adjoining premises; and</li> <li>(b) complimentary to the character of the area; and</li> <li>(c) sufficient to achieve resilience to flood and storm tide hazard.</li> </ul>	<b>AO1</b> Buildings and structures are a maximum of 8.5m and 2 storeys in height.
<b>PO2</b> Buildings and structures are set back to ensure that they are compatible with the amenity of the area and do not adversely affect other uses.	<b>AO2</b> Buildings and structures are set a minimum of: <ul style="list-style-type: none"> <li>(a) 10m from the frontage to a State-controlled road identified on <b>OM-10.0 – OM-10.1 – Transport network overlay</b>; and</li> <li>(b) 6m from the frontage to any other road; and</li> <li>(c) 3m from all other boundaries.</li> </ul>

Part B – For assessable development.

**Table 6.2.8.3b – Assessable development**

Performance outcomes	Acceptable outcomes
<b>Development Generally</b>	
<b>PO3</b> Development is consistent with the purpose and overall outcomes sought for the zone.	No acceptable outcome provided.
<b>PO4</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.	No acceptable outcome provided.
<b>PO5</b> Development in the zone caters primarily for specified uses, facilities and works which include: <ul style="list-style-type: none"> <li>(a) land used, owned or operated by Federal, State or local government for purposes such as air services, cemeteries, community uses, educational establishments, emergency services, public hospitals, utility installations, electricity infrastructure and transport networks; or</li> <li>(b) uses, facilities and works which by virtue of their location, intensity, combination of uses, operations or site characteristics are best managed in a use-specific land use allocation; or</li> </ul>	No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
(c) sugar cane industry infrastructure.	
<b>P06</b> Development maintains the safe and efficient functioning of state transport corridors from incompatible development.	No acceptable outcome provided.

PART 7.

# Local plans



## PART 7. Local plans

There are no local plans for the planning scheme.

PART 8.

# Overlays



## PART 8. Overlays

### 8.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics—
  - (a) There is a particular sensitivity to the effects of development.
  - (b) There is a constraint on land use or development outcomes.
  - (c) There is the presence of valuable resources.
  - (d) There are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed category of assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following—
  - (a) A map for an overlay.
  - (b) A code for an overlay.
  - (c) A zone code.
  - (d) A local plan code.
  - (e) A development code.
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are—
  - (a) Acid sulfate soils;
  - (b) Bushfire hazard;
  - (c) Coastal hazard;
  - (d) Environmental significance;
  - (e) Extractive resources;
  - (f) Flood hazard; and
  - (g) Cultural heritage.
- (8) The following overlays for the planning scheme without code(s) are—
  - (a) Agricultural land;
  - (b) Transport noise corridor; and
  - (c) Transport network.

## 8.2 Overlay codes

### 8.2.1 Acid sulfate soils overlay code

#### 8.2.1.1 Application

This code applies to assessable development—

- (1) Identified in the Acid sulfate soils overlay identified on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Acid sulfate soils overlay code by the Tables of assessment in Part 5 (Tables of assessment).

#### 8.2.1.2 Purpose

- (1) The purpose of the Acid sulfate soils overlay is to ensure that development which occurs on a site containing or potentially containing acid sulfate soils is undertaken so that the potential risks to the natural and built environment or human health associated with disturbing acid sulfate soils are identified and addressed through avoidance or mitigation.
- (2) The purpose of the overlay will be achieved through the following overall outcomes—
  - (a) The disturbance of acid sulfate soils is avoided.
  - (b) Where the disturbance of acid sulfate soils is reasonably necessary, the generation or release of acid and metal contaminants from acid sulfate soils or potential acid sulfate soils does not have adverse impacts on the natural and built environment and human health.

#### 8.2.1.3 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 8.2.1.3a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>PO1</b> Development does not disturb acid sulfate soils.	<b>AO1.1</b> The disturbance of acid sulfate soils is avoided by: <ol style="list-style-type: none"><li>(a) not excavating or removing 100m<sup>3</sup> or more of soil and sediment at or below 5m AHD;</li><li>(b) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li><li>(c) not permanently or temporarily extracting groundwater that results in the oxygenation of previously saturated acid sulfate soils;</li><li>(d) not undertaking filling that involves filling with 500m<sup>3</sup> or more with an average depth of 0.5m or greater that results in:<ol style="list-style-type: none"><li>i) actual acid sulfate soils being moved below the water table; or</li><li>ii) previously saturated acid sulfate soils being aerated.</li></ol></li></ol>



Part B – For assessable development.

**Table 8.2.1.3b – Assessable development**

Performance outcomes	Acceptable outcomes
<b>Development generally</b>	
<b>PO2</b> Development is managed to avoid or minimise the release of acid and metal contaminants, where disturbance of acid sulfate soils is unavoidable.	<b>AO2</b> The disturbance of acid sulfate soils is undertaken in accordance with an acid sulfate soils management plan and avoids the release of acid and metal contaminants by: <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and metal contaminants;</li> <li>(b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment;</li> <li>(c) preventing the in situ oxidation of acid sulfate soils through ground water level management;</li> <li>(d) appropriately treating acid sulfate soils before disposal occurs on or off site;</li> <li>(e) documenting management strategies and reporting requirements in an acid sulfate soils environmental management plan.</li> </ul>
<b>PO3</b> Development does not result in environmental harm caused as a result of exposure of acid sulfate soils or potential acid sulfate soils.	No acceptable outcome provided.

## 8.2.2 Bushfire hazard overlay code

### 8.2.2.1 Application

This code applies to assessable development—

- (1) subject to bushfire hazard areas identified as medium or high bushfire hazard on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Bushfire hazard overlay code by the Tables of assessment in Part 5 (Tables of assessment).

### 8.2.2.2 Purpose

- (1) The purpose of the Bushfire hazard overlay is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.
- (2) The purpose of the overlay will be achieved through the following overall outcomes—
  - (a) Development in areas at risk from bushfire hazard is compatible with the nature of the hazard.
  - (b) The risk to people, property and the natural environment from bushfire hazard is minimised.
  - (c) Development is sited and designed to assist emergency services in responding to any bushfire threat.

### 8.2.2.3 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 8.2.2.3a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>Water supply for fire fighting purposes</b>	
<b>PO1</b> Development provides an adequate water supply for fire fighting purposes that is reliable, safely located and accessible.	<b>AO1.1</b> Development is connected to a reticulated water supply where within a water supply area.  OR <b>AO1.2</b> Where outside a water supply area, a storage of at least 10,000L is provided.
<b>General</b>	
<b>PO2</b> Development including lot boundaries, use areas or building envelopes (including existing or potential future buildings or structures) are appropriately separated from hazardous vegetation.	<b>AO2</b> Development is provided with a setback that is 1.5 times the mature height of the predominant nearby vegetation.

Part B – For assessable development.

**Table 8.2.2.3b – Assessable development**

Performance outcomes	Acceptable outcomes
<b>Development generally</b>	
<b>PO3</b> Development is consistent with the purpose and overall outcomes sought for the code.	No acceptable outcome provided.
<b>Safety of people and property</b>	
<b>PO4</b> Development maintains the safety of people and property from the adverse impacts of bushfire by avoiding people living or congregating in bushfire hazard areas.	<b>AO4</b> Development is not located in, and does not result in new lots within Medium or High bushfire hazard area.
<b>Community infrastructure</b>	
<b>PO5</b> Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after bushfire events.	<b>AO5.1</b> Community infrastructure is not located within a confirmed Medium or High bushfire hazard area.  OR  <b>AO5.2</b> Where located in a confirmed medium or High bushfire hazard area, development involving community infrastructure is designed to function effectively during and immediately after bushfire events.
<b>Access and evacuation routes</b>	
<b>PO6</b> Development: (a) allows easy and safe movement away from any encroaching fire; (b) allows easy and safe access for fire fighting and other emergency vehicles; and (c) provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a fire; and (d) allow for efficient emergency access to buildings for fire fighting.	<b>AO6.1</b> Lots are designed so that their size and shape allow for efficient emergency access to buildings for fire fighting (e.g. by avoiding long narrow lots).  <b>AO6.2</b> The road layout provides for through-roads and avoids cul-de-sacs.  <b>AO6.3</b> Roads have a maximum gradient of 12.5%.
<b>Fire breaking trails</b>	
<b>PO7</b> Development provides a fire break which also facilitates adequate access for fire fighting and emergency vehicles, and safe evacuation.	<b>AO7.1</b> Lot boundaries and use areas or building envelopes (including existing or potential future buildings or structures) are separated from hazardous vegetation by a distance that is 1.5 times the mature height of the predominant nearby vegetation.  <b>AO7.2</b> The separation area mentioned in AO7.1 contains a fire access trail that:

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> <li>(a) has a minimum cleared and formed width of 6m;</li> <li>(b) has vehicular access at each end;</li> <li>(c) provides passing bays and turning areas for fire- fighting appliances; and</li> <li>(d) is either located on public land, or within an access easement that is granted in favour of Council and QFRS.</li> </ul>

## 8.2.3 Coastal hazard overlay code

### 8.2.3.1 Application

This code applies to assessable development—

- (1) subject to the Coastal hazard overlay identified on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Coastal hazard overlay code by the Tables of assessment in Part 5 (Tables of assessment).

### 8.2.3.2 Purpose

- (1) The purpose of the Coastal hazard overlay is to ensure development protects people and avoids or mitigates the potential adverse impacts of storm tide inundation on property, economic activity and the environment, taking into account the predicted effects of climate change.
- (2) The purpose of the overlay will be achieved through the following overall outcomes—
  - (a) development does not occur on land subject to storm tide inundation except in specified circumstances and only where the impacts of storm inundation can be effectively ameliorated such that there is no foreseeable risk to life or property;
  - (b) development in areas at risk from storm tide inundation is compatible with the nature of the defined storm tide event;
  - (c) the safety of people is protected and the risk of harm to property and the natural environment from storm tide inundation is minimised;
  - (d) development does not result in a material increase in the extent or severity of storm tide inundation; and
  - (e) development within the Erosion prone area minimises the intensification of existing uses or structures other than for existing community infrastructure.

### 8.2.3.3 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 8.2.3.3a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>Coastal hazard immunity</b>	
<b>PO1</b> Development in storm tide inundation areas is located, designed, constructed and operated to: (a) ensure structures can sustain flooding from a defined storm tide event; and (b) maintain the safety of people living and working on the premises from a defined storm tide event.	<b>AO1.1</b> Development within storm tide inundation areas ensures: (a) habitable rooms of built structures are located above the defined storm tide event level set out in <b>Table 8.2.3.3c</b> ; (b) underground car parks are designed to prevent the intrusion of flood waters; (c) where reconfiguring a lot, at least one evacuation route remains passable for emergency evacuations during a defined storm tide event; (d) buildings have open ground floors that allow for the flow through of storm tide water and are not designed as single storey slab on ground.  <b>AO1.2</b> Structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of waters from a defined storm tide event.

Part B – For assessable development.

**Table 8.2.3.3b – Assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>PO2</b> Development is consistent with the purpose and overall outcomes sought for the code.	No acceptable outcome provided.
<b>PO3</b> Development is located outside high or medium storm tide inundation areas from sea level rise unless it: <ul style="list-style-type: none"> <li>(a) does not result in an increase in the intensity of development on the site; or</li> <li>(b) avoids any increase in risk to people or property from coastal hazard impacts (including impacts on the development's ongoing operation).</li> </ul>	No acceptable outcome provided.
<b>PO4</b> Facilities with a role in emergency management and vulnerable community services are located, designed and constructed to ensure it is able to function during and after a storm tide inundation event	<b>AO4.1</b> Development is either: <ul style="list-style-type: none"> <li>(a) located in an area that is above the storm tide event level specified for that activity in <b>Table 8.2.3.3c</b>; or</li> <li>(b) designed to ensure any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by storm tide inundation are above the storm tide event level for that activity in <b>Table 8.2.3.3c</b>.</li> </ul> <b>AO4.2</b> Emergency services and shelters, police facilities and hospitals, and associated facilities have an emergency rescue area above the storm tide event level specified for that infrastructure in <b>Table 8.2.3.3c</b> .
<b>Erosion prone areas</b>	
<b>PO5</b> Development is located, designed and managed to: <ul style="list-style-type: none"> <li>(a) allow natural coastal processes to occur;</li> <li>(b) protect people and property from coastal erosion risks;</li> <li>(c) avoid the use of coastal protection works, as far as practical.</li> </ul> Note—For the purposes of PO5 Coastal protection work means any permanent or periodic work undertaken primarily to manage the impacts of coastal hazards, including altering physical coastal processes such as sediment transport.	No acceptable outcome provided.

**Table 8.2.3.3c – Coastal hazard immunity levels for development**

<b>Development</b>	<b>Level of flood immunity (defined storm tide event)</b>
Development involving: (a) emergency services and evacuation shelters; (b) hospitals; (c) major electricity infrastructure. (d) telecommunication facilities; (e) substations; (f) water treatment plants; and (g) waste and hazardous materials storage.	1% AEP event.
Sewerage treatment plant.	1% AEP event.
Residential Development.	Floor height 300mm above 1% AEP event.

## 8.2.4 Environmental significance overlay code

### 8.2.4.1 Application

This code applies to assessing development—

- (1) subject to the Environmental significance overlay identified on the overlay maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Environmental significance overlay code by the Tables of assessment in Part 5 (Tables of assessment).

### 8.2.4.2 Purpose

- (1) The purpose of the Environmental significance overlay is to protect the natural areas of the region through—
  - (a) avoiding development within biodiversity areas, waterways and waterway corridors, wetlands and declared fish habitat areas;
  - (b) minimising adverse direct and indirect impacts of development on natural areas;
  - (c) minimising adverse impacts on sensitive receiving environments; and
  - (d) encouraging expansion of habitat and ecological connectivity and restoration of terrestrial and aquatic ecosystems.
- (2) The purpose of the overlay will be achieved through the following overall outcomes—
  - (a) Development is avoided within:
    - (i) biodiversity;
    - (ii) wetlands;
    - (iii) waterways and waterway corridors; and
    - (iv) declared fish habitat areas.
  - (b) Where development cannot be avoided, development:
    - (i) protects and enhances areas of environmental significance;
    - (ii) provides appropriate buffers to areas of environmental significance;
    - (iii) protects known populations and supporting habitat of rare and threatened flora and fauna species, as listed in relevant State and Commonwealth legislation;
    - (iv) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;
    - (v) does not cause adverse impacts on integrity and quality of water in upstream or downstream catchments, including declared fish habitat areas and the Great Barrier Reef World Heritage Area;
    - (vi) protects and maintains ecological and hydrological functions of waterways, wetlands, waterway corridors and declared fish habitat areas;
    - (vii) enhances connectivity across barriers for aquatic species and habitats;
    - (viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent; and
    - (ix) protects areas of environmental significance from weeds, pests and invasive species.
  - (c) Strategic rehabilitation is directed to areas on or off site where it is possible to achieve expanded habitats and increased connectivity.



### 8.2.4.3 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 8.2.4.3a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>Waterways and waterway corridor areas</b>	
<b>PO1</b> Development is set back from waterways to protect and maintain: <ul style="list-style-type: none"> <li>(a) water quality;</li> <li>(b) hydrological functions;</li> <li>(c) ecological processes;</li> <li>(d) biodiversity values;</li> <li>(e) riparian and instream habitat values and connectivity;</li> <li>(f) instream migration.</li> </ul>	<b>AO1.1</b> Development does not occur on the part of the lot affected by a waterway or waterbody corridor or within an area identified as Very high value vegetation.

Part B – For assessable development.

**Table 8.2.4.3b – Assessable development**

Performance outcomes	Acceptable outcomes
<b>Biodiversity areas</b>	
<b>PO2</b> Development does not cause adverse direct or indirect impacts on biodiversity values.	<b>AO2.1</b> Development within a biodiversity area, as mapped by <b>OM-07 – Environmental significance overlay</b> is avoided;  OR  <b>AO2.2</b> <ul style="list-style-type: none"> <li>(a) Where development cannot be avoided, development ensures adverse impacts on biodiversity values do not occur by:</li> <li>(b) designing, siting, operating and managing development to:               <ul style="list-style-type: none"> <li>(i) be situated within existing cleared areas, including necessary fire management infrastructure and fire breaks;</li> <li>(ii) ensure unrestricted fauna movement;</li> <li>(iii) retain and restore habitat corridors and biodiversity values;</li> <li>(iv) provide appropriate buffers to biodiversity areas;</li> <li>(v) minimise light and noise emission into biodiversity areas;</li> <li>(vi) manage domestic animal movements, through adequate containment.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>(c) protecting and maintaining the values of biodiversity areas;</li> <li>(d) providing for strategic rehabilitation of vegetation species and coverage, and habitat connectivity;</li> <li>(e) protecting undeveloped areas of biodiversity through appropriate land tenure; and</li> <li>(f) rehabilitating degraded areas to improve habitat condition, function and extent.</li> </ul>
<b>Water quality and integrity</b>	
<b>PO3</b> Development does not cause adverse impacts on the quality and integrity of water in upstream or down-stream catchments, including the Great Barrier Reef Marine Park.	No acceptable outcome provided.
<b>Declared fish habitat areas and fish habitat buffer areas</b>	
<b>PO4</b> Development does not cause adverse impacts on fish habitat values.	<b>AO4.1</b> Development ensures adverse impacts on fish habitat values are avoided by designing, siting, operating and managing development to: <ul style="list-style-type: none"> <li>(a) contribute to the protection of fish habitat values;</li> <li>(b) maintain the quality and integrity of declared fish habitat areas and water entering them.</li> </ul>
<b>Wetlands and wetland buffer areas</b>	
<b>PO5</b> Development does not occur within a wetland.	No acceptable outcome provided.
<b>PO6</b> Development is set back from wetlands to maintain water quality, ecological and hydrological functions and values of wetlands and their receiving waters.	<b>AO6.1</b> Development is set back a minimum of 50m from wetlands.  OR  <b>AO7.2</b> Where an alternative buffer is proposed, the width of the alternative buffer is supported by an evaluation of the environmental values, functioning and threats to the wetland.
<b>PO7</b> Wetlands and wetland buffer areas are maintained, protected and restored.	<b>AO7.1</b> Native vegetation within wetlands and wetland buffer areas is retained.  <b>AO7.2</b> Degraded sections of wetlands and wetland buffer areas are revegetated with native plants in patterns and densities which emulate the relevant regional ecosystem.

Waterways and waterway buffer areas	
<p><b>PO8</b> Development is set back from waterways to protect and maintain:</p> <ul style="list-style-type: none"> <li>(a) water quality;</li> <li>(b) hydrological functions;</li> <li>(c) ecological processes;</li> <li>(d) biodiversity values;</li> <li>(e) riparian and instream habitat values and connectivity;</li> <li>(f) instream migration.</li> </ul>	<p><b>AO8.1</b> Waterway corridors are provided adjacent to waterways in accordance with the requirements of <b>Table 8.2.4.3c</b>.</p> <p>OR</p> <p><b>AO8.2</b> Where a waterway corridor of an alternative width is proposed, the alternative width is supported by an evaluation of the waterway to ensure the protection and maintenance of:</p> <ul style="list-style-type: none"> <li>(a) water quality;</li> <li>(b) hydrological functions;</li> <li>(c) opportunities for instream migration;</li> <li>(d) ecological processes;</li> <li>(e) riparian and instream habitat values and connectivity; and/or</li> <li>(f) biodiversity values.</li> </ul>

**Table 8.2.4.3c — Setbacks and buffer areas for wetlands**

Top of a defined bank of streams (gully, creek or river) that are represented on the 1:100 000 topographic map series in accordance with the stream order classification system.	Stream order 1 to 2: 5 metres; or Stream order 3 to 5: 10 metres; or Stream order 6: 20 metres.
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## 8.2.5 Extractive resources overlay code

### 8.2.5.1 Application

This code applies to assessable development—

- (1) within the areas identified by the Extractive resources overlay contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Extractive resources overlay code by the Tables of assessment in Part 5 (Tables of assessment).

### 8.2.5.2 Purpose

- (1) The purpose of the Extractive resources overlay is to protect resource processing areas and associated haulage routes and separation areas, and to ensure development is compatible with the nature and long term availability of the resource.
- (2) The purpose of the overlay will be achieved through the following overall outcomes—
  - (a) Development associated with resource extraction is located within the identified resource processing areas.
  - (b) The development of sensitive land uses does not occur within the resource processing and separation areas.
  - (c) Development within a resource separation area or haulage route separation area mitigates any existing or potential impacts caused by extractive industry activities.

### 8.2.5.3 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 8.2.5.3a – Assessable development**

Performance outcomes	Acceptable outcomes
<b>PO1</b> Development does not constrain or prevent the long term availability of the resource.	<b>AO1.1</b> Development is for extractive industry, or directly associated with extractive industry.
	<b>AO1.2</b> Development is for a use or temporary use that would not constrain existing or future extractive industry.
<b>PO2</b> The development of sensitive land uses does not occur within the resource separation areas.	No acceptable outcome provided.
<b>PO3</b> Development located within a resource separation area or haulage route separation area is designed to mitigate the potential adverse impacts from an existing or future extractive industry.	<b>AO3.1</b> Development is designed to mitigate the potential adverse impacts from existing or future extractive industry activities to acceptable levels by: <ol style="list-style-type: none"><li>(a) locating buildings and structures the greatest distance practicable from the extractive resource processing area and associated haulage route;</li><li>(b) designing buildings so that habitable rooms are furthestmost from the resource processing area and associated haulage route;</li><li>(c) minimising openings in walls closest to the haulage route;</li></ol>

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> <li>(d) providing mechanical ventilation to habitable rooms;</li> <li>(e) use of appropriate construction methods and materials including insulation and glazing materials; and</li> <li>(f) providing private outdoor recreation space adjacent to a building façade shielded from the haulage route, extractive industry and/or resource processing area.</li> </ul>
<b>PO4</b> Development within a haulage route separation area does not adversely affect the safe and efficient operation of vehicles transporting extractive materials.	<b>AO4.1</b> The number of access points to a haulage route is not increased.

## 8.2.6 Flood hazard overlay code

### 8.2.6.1 Application

This code applies to assessable development—

- (1) where identified as being within a low, medium or high hazard area on the flood hazard maps contained in Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Flood hazard overlay code by the Tables of assessment in Part 5 (Tables of assessment).

### 8.2.6.2 Purpose

- (1) The purpose of the Flood hazard overlay is to ensure that development—
  - (a) avoids unacceptable exposure of people to flood hazard;
  - (b) minimises damage to property and the environment from flooding;
  - (c) does not increase the potential for flood damage on-site or to other property;
  - (d) minimises impacts from flood hazards on the community in terms of infrastructure function and economic productivity; and
  - (e) where flood hazard cannot be reasonably avoided and the risk is acceptable, development must appropriately mitigate the flood hazard.
- (2) The purpose of the overlay will be achieved through the following overall outcomes—
  - (a) Development avoids exposure of people and property to unacceptable risk of flood hazard.
  - (b) Development is designed, located and operated to minimise damage to property, disruption to building function and the re-establishment time after a flood event.
  - (c) Development does not adversely impact upon the flood storage function of the floodplain and maintains the conveyance capacity of watercourses.
  - (d) Development in areas with exposure to flooding is compatible with the nature of the flood hazard.
  - (e) Infrastructure essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a flood.
  - (f) Development does not result in a material increase in the extent or severity of flooding, and does not require complex engineering solutions to mitigate adverse impacts.
  - (g) Hazardous materials are not handled or stored in bulk where it would adversely impact upon public safety or the environment as a result of a flood event.

### 8.2.6.3 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 8.2.6.3a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>Safety of people and property</b>	
<b>PO1</b> Development is located, designed and managed to: (a) avoid exposure of people and property to unacceptable risk of flood hazard; (b) minimise damage to property from flooding; (c) minimise disruption to the community, recovery time and rebuilding and restoration costs; (d) ensure that facilities with a role in emergency management or that are an essential community service are able to	<b>AO1.1</b> Development and infrastructure is designed and located to achieve the flood immunity set out in <b>Table 8.2.6.3c</b> .  OR  Where in involving residential development that is an extension to the habitable rooms of an existing dwelling house situated below the level set out in <b>Table 8.2.6.3c</b> : (a) the extension has a gross floor area not exceeding 50m <sup>2</sup> ; and

Performance outcomes	Acceptable outcomes
<p>function effectively during and immediately after flood events; and</p> <p>(e) avoid detrimental impacts upon public safety and the environment from floodwater on waste or materials.</p>	<p>(b) the finished floor level of habitable rooms is not lower than the floor level of existing habitable rooms.</p> <p><b>AO1.2</b> Development in High hazard areas does not involve the storage of material that is vulnerable to flood damage and that cannot be readily moved in preparation for a flood event.</p>
<b>Filling</b>	
<p><b>PO2</b> Development does not directly or indirectly:</p> <p>(a) significantly impede the flow of flood waters through the site; or</p> <p>(b) worsen flood flows external to the site; or</p> <p>(c) cumulatively change flood characteristics that may cause adverse impacts external to the development site.</p>	<p><b>AO2.1</b> For land outside of the Rural zone, filling:</p> <p>(a) is not within 1.5m of a lot boundary; and</p> <p>(b) does not exceed 150mm in depth or 100m<sup>3</sup> in volume.</p> <p><b>AO2.2</b> For rural land, filling does not worsen or concentrate flood flows external to the site;</p> <p><b>AO2.3</b> For land included within <b>OM-4.9 – Flood hazard overlay – Permissible fill area</b>, filling:</p> <p>(a) is not within 1.5m of a lot boundary;</p> <p>(b) does not exceed 650mm in depth and is not within 1.5m of a lot boundary;</p> <p>(c) does not exceed a total area (including batters) of 500m<sup>2</sup>; and</p> <p>(d) incorporates drainage to ensure that stormwater flows to a lawful point of discharge.</p> <p><b>AO2.4</b> Development in the High hazard area does not involve block or solid walls or solid fences below the defined flood level.</p>
<b>Hazardous materials and waste</b>	
<p><b>PO3</b> Public safety and the environment are not adversely affected by the detrimental impacts of floodwater on waste or materials.</p>	<p><b>AO3</b> Development:</p> <p>(a) for a sewerage treatment plant; or</p> <p>(b) involving the bulk storage of hazardous materials or materials that may cause a detrimental impact if released to the environment achieves the flood immunity set out in <b>Table 8.2.6.3c</b>.</p>

Part B – For assessable development.

**Table 8.2.6.3b – Assessable development**

Performance outcomes	Acceptable outcomes
<b>Development generally</b>	
<b>PO4</b> Development is consistent with the purpose and overall outcomes sought for the code.	No acceptable outcome provided.
<b>Safety of people and property</b>	
<b>PO5</b> The risk to people and damage to property from flooding is acceptable.	<b>AO5.1</b> There is no intensification of residential uses on premises within the medium or high hazard areas.
<b>Cumulative Impacts</b>	
<b>PO6</b> Development does not directly, indirectly or cumulatively change flood characteristics which may cause adverse impacts external to the development site.	<b>AO6.1</b> Development within the flood hazard area does not result in a reduction in flood storage capacity.  <b>AO6.2</b> Development does not increase the flood hazard (for example by way of increased depth, duration or velocity of flood waters, or a reduction in warning times) for land external to the development site.  <small>Editor's Note—this must be demonstrated by way of a flood assessment completed by a hydraulic engineer.</small>
<b>Natural Hazards, Risk and Resilience</b>	
<b>PO7</b> The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities	No acceptable outcome provided.

**Table 8.2.6.3c – Flood Immunity levels for development**

Development	Level of flood immunity (Defined Flood Event)
Development involving: (a) emergency services; (b) hospitals; (c) major electricity infrastructure.	0.2% AEP flood event.
Development involving: (a) Telecommunication facilities; (b) Emergency / evacuation shelters; (c) Substations; (d) Water treatment plants; (e) Regional fuel storage.	0.5% AEP flood event.
Development involving: (a) Bulk material storage; (b) Hazardous waste storage or treatment; (c) Sewerage treatment plant.	1% AEP flood event.
Residential Development	Floor height 300mm above 1% AEP flood event.

Editor's note—Levees are not specifically regulated by this planning scheme, however they are regulated by and may require approval under the *Water Act 2000*.



## 8.2.7 Cultural heritage overlay code

### 8.2.7.1 Application

This code applies to assessing material change of use, building work or reconfiguring a lot on, in or adjacent to places of local cultural heritage significance identified on the overlay maps contained within Schedule 2 (Mapping) and listed in **Table 8.2.7.3c**.

### 8.2.7.2 Purpose

- (1) The purpose of the Cultural heritage overlay is to ensure that development conserves places of local heritage significance for the benefit of the community and future generations.
- (2) The purpose of the overlay will be achieved through the following overall outcomes—
  - (a) development on or in a place of local heritage significance is compatible with the heritage significance of the place by:
    - (i) retaining the heritage place, unless there is no prudent and feasible alternative to its demolition or removal;
    - (ii) maintaining or encouraging as much as possible the appropriate use (including adaptive reuse) of the place while protecting the amenity of adjacent uses;
    - (iii) protecting, as far as practicable, the context and setting of the place;
    - (iv) ensuring development on or in the place is compatible with the cultural heritage significance of the place.
  - (b) Development adjoining a place is sympathetic to the cultural heritage significance of that place.

### 8.2.7.3 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 8.2.7.3a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>Development on or in a place of local heritage significance</b>	
<b>PO1</b> Local heritage is retained through the conservation of places of local heritage significance, unless the place cannot be repaired.	<b>AO1</b> Development does not involve the removal or demolition of places that are of local heritage significance.
<b>PO2</b> Development maintains the existing streetscape pattern, in terms of: (a) building orientation; (b) building alignment; and/ or (c) side and front boundary setbacks.	<b>AO2.1</b> The spacing between a new building and adjoining buildings is consistent with the average spacing between buildings in the streets.  <b>AO2.2</b> The alignment of the building to the street is consistent with the dominant pattern of alignment in the street.  <b>AO2.3</b> Building setback from any road frontage is within 20% of the average setback of adjoining development.

Part B – For assessable development.

**Table 8.2.7.3b – Assessable development**

Performance outcomes	Acceptable outcomes
<b>Development on or in a place of local heritage significance</b>	
<b>PO3</b> Development is consistent with the purpose and overall outcomes sought for the code.	No acceptable outcome provided.
<b>PO4</b> Development is compatible with the cultural heritage significance of the local heritage place.	<b>AO4</b> Development retains and enhances the heritage character and values of the local heritage place.
<b>Development on a place of high local heritage significance local heritage place</b>	
<b>PO5</b> Development does not: (a) reduce public access to the place of local heritage significance (b) result in a place of local cultural heritage significance being severed or obscured from public view;  OR (c) obscure or destroy the scale and consistency of the urban fabric relating to the place of local heritage significance.	No acceptable outcome provided.
<b>PO6</b> Development conserves and is subservient to the features and values of the place of local heritage significance that contribute to its local heritage significance.	<b>AO6.1</b> Development does not alter, remove or conceal significant features of the place of local cultural heritage significance.  OR <b>AO6.2</b> Development is minor and necessary to maintain a significant use for the for the place of local cultural heritage significance.
<b>PO7</b> Where an advertising device is located on a site of historical significance it does not cover or hide the architectural features of a building.	No acceptable outcome provided.
<b>Development adjoining a high significance local heritage place</b>	
<b>PO8</b> Development is located, designed and constructed in a manner that does not adversely affect the heritage significance of the place or area, including its context, setting and appearance.	<b>AO8</b> The scale, location and design of the development is compatible with the heritage significance of the adjoining place of local heritage significance, including its context, setting and appearance.

**Table 8.2.7.3c – Places of low or high local heritage significance**

Site no.	Heritage site	Address	Real property description	Significance
1.	Lee's Hotel	54-64 Lannercost St, Ingham	Lot 1 RP715967 & Lot 2 RP716111, Parish of Trebonne	Low
2.	Royal Hotel	40-46 Lannercost St, Ingham	Lot 39 I2242, Parish Trebonne	Low
3.	The Herbert River Farmers League	1-9 Lannercost St, Ingham	Lots 9 & 10 I22440, Parish Trebonne	Low
4.	Ingham Post Office	15 Lannercost St, Ingham	Lot 1 RP735048, Parish Trebonne	Low
5.	Ingham Decorating Centre	51 Herbert St, Ingham	Lot 3 RP702598, Parish Cordelia	Low
6.	Cattana's East Ingham Hotel	43-49 Herbert St, Ingham	Lots 1 & 2 RP702598, Parish Cordelia	Low
7.	Ingham Railway Station	Lynch St, Ingham	Lot 20 SP132668,	Low
8.	Station Hotel	91 Cartwright St, Ingham	Lot 2 RP703714, Parish Cordelia	Low
9.	Former Old Italian Australian Hospital	1 Warren St, Ingham	Lot 2 RP718085, Parish Cordelia	Low
10.	Former Catholic Church / Former Convent	18 Abbott St, Ingham	Lot 1 CWL3518 & Lot 1 RP738932, Parish Trebonne	Low
11.	Hotel Noorla	5-9 Warren St, Ingham	Lots 23, 24, 25, 34 & 35 RP703720, Parish Cordelia	Low
12.	Seymour Hotel	24-28 Fulton Dr, Bemerside	Lots 1 & 2 RP709351 & Lot 11 RP706369, Parish Marathon	Low
13.	Lion Hotel	13-15 Farrell Dr, Macknade	Lot 2 RP716750, Parish Marathon	Low
14.	Memorial Alpini	International Club – Trebonne Rd, Ingham	Lot 1 CAR12430, Parish Trebonne	Low
15.	Frank X. Rupp & Sons	39 Macrossan St, Halifax	Lot 2 CWL1372, Parish Cordelia	Low
16.	C. Rollino & Son, Service Station	40 Macrossan St, Halifax	Lot 4 CWL1327, Parish Cordelia	Low
17.	Halifax Store	31-33 Macrossan St, Halifax	Lot 2 RP717865, Parish Cordelia	Low
18.	Halifax Takeaway Food Store	32 Macrossan St, Halifax	Lot 3 RP714795, Parish Cordelia	Low
19.	Herbert River TV Repairs	30 Macrossan St, Halifax	Lot 1 RP739681, Parish Cordelia	Low
20.	Butcher	25-27 Macrossan St, Halifax	L12 H2848, Parish Cordelia	Low
21.	Halifax Hotel	22-26 Macrossan St, Halifax	Lot 6 SP139296, Parish Cordelia	Low
22.	Hairdresser	20 Macrossan St, Halifax	Lot 1 RP729071, Parish Cordelia	Low
23.	Residence (Former shop)	12 Macrossan St, Halifax	Lot 2 RP709287, Parish Cordelia	Low
24.	Halifax Newsagency	16 Macrossan St, Halifax	Lot 1 RP708476, Parish Cordelia	Low
25.	Halifax Police	3 River Avenue, Halifax	Lot 537 N25470, Parish Cordelia	Low

26.	Church of Our Saviour	8 Anderssen St, Halifax	Lot 2 RP710739, Parish Cordelia	Low
27.	Victoria Plantation State School	Forrest Beach Rd, Victoria Estate	Lot 418 K103388, Parish Cordelia	Low
28.	AA Shaw Merchant / Herbert River Museum Gallery	2-4 Macrossan St, Halifax	Lot 1 RP703789, Parish Cordelia	High
29.	Herbert River Museum Gallery (2 shops)	2-4 Macrossan St, Halifax	Lot 1 RP703789, Parish Cordelia	High
30.	'The Great War' Memorial	Cnr Macrossan St & River Ave, Halifax		High
31.	Ripple Creek Mill Cottage	Ripple Creek	Lot 12 RP749362, Parish Marathon	High
32.	Uniting Church	71-73 Herbert St, Ingham	Lot 9 RP702598, Parish Cordelia	High
33.	Halifax Cemetery	11-23 Rosendahl St, Ingham	Lot 5 H2844, Parish Cordelia	High
34.	All Souls Anglican Church	Four Mile Road, Ingham	Lot11 CWL2835, Parish Cordelia	High
35.	Old Ingham Cemetery	Townsville Road, Ingham	Lot 205 C8145, Parish Trebonne	High

PART 9.

# Development codes



## PART 9. Development codes

### 9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) The following codes and requirements apply to development under schedule 6 and 7 of the Regulation are relevant for the planning scheme.
- (3) Use codes and other development codes are specific to each planning scheme area.
- (4) The following are the codes and requirements under the Regulation for development in the planning scheme area—
  - (a) Community residence code requirements applying to development that may not be made assessable development under the planning scheme.
  - (b) Cropping (involving forestry for wood production) code applying to development that may not be made assessable development under the planning scheme.
  - (c) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code applying to development for which code assessment is required under Schedule 10, part 17 and Schedule 10, part 20 division 2 of the Regulation.
- (5) There are no use codes for the planning scheme.
- (6) The following are the other development codes for the planning scheme—
  - (a) Infrastructure, services and works code.
  - (b) Landscaping code.
  - (c) Parking and access code.
  - (d) Reconfiguring a lot code.

Editor's note—Additional matters currently subject to State assessment criteria are now transitioned to the Planning Regulation 2017. These include—

- matters contained in State Planning Regulatory Provisions; and
- requirements for accepted development for certain matters.

### 9.2 Development that cannot be made assessable in accordance with Schedule 6 of the Planning Regulation 2017

Editor's note—The following schedules of the Regulation are relevant to the Hinchinbrook Shire planning scheme—

- Schedule 6, Part 2, 6 of the Regulation, Material change of use for community residence.
- Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production.
- Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment.

### 9.3 Use codes

There are no use codes.

## 9.4 Other development codes

### 9.4.1 Infrastructure, services and works code

#### 9.4.1.1 Application

This code applies to development identified as requiring assessment against the Infrastructure, services and works code by the Tables of assessment in Part 5.

When using this code, reference should be made to Part 5.

#### 9.4.1.2 Purpose

- (1) The purpose of the Infrastructure, services and works code is to ensure development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity, and that works occur in a manner that does not adversely impact upon character and amenity, environmental values, and flooding and drainage.
- (2) The purpose of the code will be achieved through the following overall outcomes—
  - (a) The standards of water supply, waste water treatment and disposal, stormwater drainage, local electricity supply, telecommunications, footpaths and road construction meet the needs of development and are safe and efficient.
  - (b) Risk to life and property is avoided.
  - (c) Flooding and drainage problems do not occur as a consequence of development.
  - (d) Development does not detrimentally impact upon the environment, including the quality of receiving waters.
  - (e) The integrity of existing infrastructure is maintained.
  - (f) Infrastructure is integrated and delivered in sequence in a timely and cost effective manner.
  - (g) The servicing of development achieves and maintains the community expectations.
  - (h) Whole of life cycle costs for infrastructure are minimised.
  - (i) New works (including renovations, new buildings and streetscaping) are sympathetic to and respectful of the local heritage and streetscape values through a combination of form, scale, bulk and materials.

#### 9.4.1.3 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 9.4.1.3a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>Water supply</b>	
<b>PO1</b> A potable water supply is provided that is adequate for the needs of the intended use.	<b>AO1.1</b> Where within an area designated for urban development, the development is connected to Council's reticulated water supply system.  <b>OR</b> <b>AO1.2</b> Otherwise, the development is provided with an onsite water supply that is sufficient to meet the demand generated by the development.  <b>AND</b>

Performance outcomes	Acceptable outcomes
	<b>AO1.3</b> Water supply systems and connections are designed and constructed in accordance with Council's standards.
<b>Sewer and effluent management</b>	
<b>PO2</b> Development is connected to reticulated sewer, or includes infrastructure to treat and dispose of effluent, appropriate for the level of demand, to ensure: (a) no adverse impacts on water quality; and (b) no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	<b>AO2.1</b> Where within Council's sewerage area, the development is connected to Council's reticulated sewerage system.  <b>AO2.2</b> Reticulated sewerage infrastructure is designed and constructed in accordance with Council's standards.  <b>OR</b>  <b>AO2.3</b> Otherwise, the development is serviced with an effluent disposal system that is provided in accordance with AS/NZ 1547 On-Site Domestic Wastewater Management (as amended).  <b>OR</b>  <b>AO2.4</b> Where for a rural use within the Rural zone, on-site effluent is appropriately managed to deal with demand generated by the use.
<b>Energy supply</b>	
<b>PO3</b> The development is provided with an adequate energy supply which maintains acceptable standards of public health, safety, environmental quality and amenity.	<b>AO3.1</b> Development is serviced by: (a) an underground electricity supply approved by the relevant energy authority; or (b) an overhead supply approved by the relevant energy authority where not in the residential or centres zone and within an area where the existing supply is overhead.  <b>OR</b>  <b>AO3.2</b> Where connection to electricity supply is not available, development is serviced by an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use).
<b>Telecommunications</b>	
<b>PO4</b>	<b>AO4</b> Development is serviced with a connection to the telecommunications network.

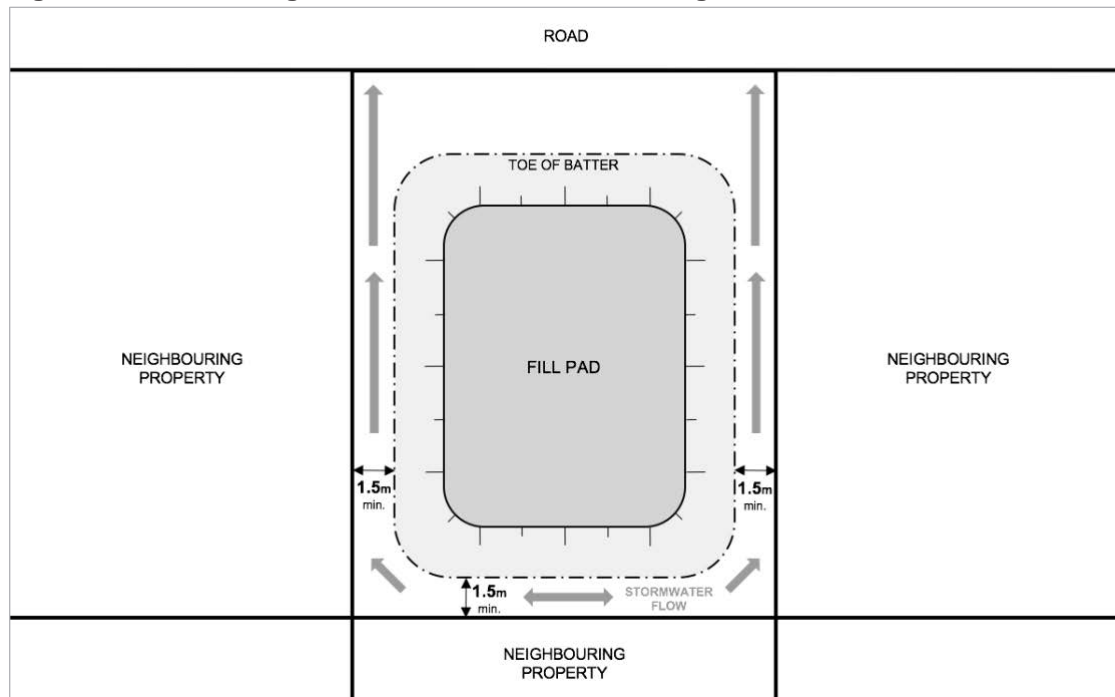


Performance outcomes	Acceptable outcomes
The development is provided with telecommunications services that are suited to the needs of its users.	
<b>Stormwater</b>	
<b>PO5</b> Development does not adversely impact on other premises as a result of storm water drainage flows or flooding.	<b>AO5</b> Storm water drainage flows must be taken to a lawful point of discharge.
<b>Location of buildings</b>	
<b>PO6</b> Buildings do not obstruct surface drainage flows or utility services, and are located to provide access to for future maintenance.	<b>AO6</b> Buildings are located clear of any overland flow path.
<b>Excavation and filling</b>	
<b>PO7</b> Excavation or filling does not adversely impact on other premises as a result of storm water drainage flows or flooding.	<b>AO7.1</b> Excavation and filling: (a) does not cause the ponding of water on the premises or nearby land; and (b) does not impede the flow of water in any overland flow path; and (c) does not increase velocity of overland flow on premises or adjacent premises.  <b>AO7.2</b> Excavation or filling must not result in an increase in the volume of water or concentration of water in: (a) overland flow paths of the premises and other premises; and (b) waterways.
<b>PO8</b> Filling or excavation does not impact adversely on natural areas or environmental values.	<b>AO8</b> Excavation or filling does not occur within 25m of a waterway.
<b>PO9</b> Filling or excavation does not impact adversely upon transport infrastructure.	<b>AO9</b> Excavation or filling does not occur within 25m of cane railway infrastructure or road infrastructure.
<b>PO10</b> Excavation or filling does not have an adverse impact on the streetscape or amenity, safety, stability, access to or function of the site or adjoining premises.	<b>AO10.1</b> Excavation or fill is set back a minimum of 1.5m from property boundaries in accordance with <b>Figure 9.4.1.3a</b> – Filling setbacks for stormwater management.  <b>AO10.2</b> Filling or excavation does not involve a change in level of more than 1m relative to the natural ground level at any point.  <b>AO10.3</b> If filling greater than 650mm in height, site specific modelling is undertaken to ensure there are no unacceptable off site impacts.
<b>PO11</b>	<b>AO11</b> No contaminated material is:

Performance outcomes	Acceptable outcomes
Filling or excavation does not result in any contamination of land.	(a) used as fill; or (b) excavated or disturbed.
<b>Soil erosion and sediment control</b>	
<b>PO12</b> Works do not result in: (a) accelerated soil erosion including, but not limited to - mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; or (b) any associated loss of chemical, physical or biological fertility — including, but not limited to water holding capacity, soil structure, organic matter, soil biology, and nutrients within or outside the lot(s) that are the subject of the application.	<b>AO12</b> Earthworks are undertaken in accordance with a soil erosion and sediment control plan which includes measures to ensure the rates of soil loss and sediment movement are the same or less than those prior to the proposed development.  Note—For guidance on developing a sediment and erosion control plan, please refer to the IECA (2008) Best practice erosion and sediment control document.
<b>Stormwater quality</b>	
<b>PO13</b> Development has adequate provision for controlling stormwater, to ensure that the environmental values of the surface and ground water resources are not diminished.	<b>AO13</b> Industrial development: (a) has physical measures for intercepting and treating surface water drainage and spilled substances prior to their release to the waterways; (b) provides bunding or areas within sites or integrated drainage systems which include waste water treatment measures, where chemicals, fuels, lubricants and other soluble pollutants are being handled on site; (c) is designed so that all liquid wastes are contained and discharged to a sewer or removed from the site for treatment and disposal to an approved facility; and (a) is designed to ensure protection of the Shire's potable water supply and aquifers.
<b>Service, storage and refuse areas</b>	
<b>PO14</b> Service, utility and refuse storage are unobtrusive and adverse impacts on adjoining properties are mitigated.	<b>AO14</b> Service, storage and refuse storage areas: (a) are not visible from the street or public areas; and (b) are not located adjacent to residential lots; and (c) are accessible by waste collection vehicles.

Editor's note—Levees are not specifically regulated by this planning scheme, however they are regulated by and may require approval under the *Water Act 2000*.

**Figure 9.4.1.3a – Filling setbacks for stormwater management**



Part B – For assessable development.

**Table 9.4.1.3b – Assessable development**

Performance outcomes	Acceptable outcomes
<b>General</b>	
<b>PO15</b> Development is consistent with the purpose and overall outcomes of the code.	No acceptable outcome provided.
<b>Roads and movement networks</b>	
<b>PO16</b> Development is accessed from a transport network that: (a) meets the needs of its users; and (b) is consistent with the character of the area; and (c) serves a drainage function to the extent necessary; and (d) is safe and efficient.	No acceptable outcome provided.
<b>PO17</b> Development does not compromise or adversely impact upon the efficiency, integrity or safety of major infrastructure.	No acceptable outcome provided.

## 9.4.2 Landscaping code

### 9.4.2.1 Application

This code applies to development identified as requiring assessment against the Landscaping code by the Tables of assessment in Part 5.

When using this code, reference should be made to Part 5.

### 9.4.2.2 Purpose

- (1) The purpose of the Landscaping code is to ensure development is landscaped to enhance the appearance of the development, the amenity and environmental values of the site, the streetscape and the local environs.
- (2) The purpose of the code will be achieved through the following overall outcomes—
  - (a) Landscaping is a functional part of development design and takes account of the intended use and utility service protection.
  - (b) Development provides area that can be landscaped to provide shade and to enhance the tropical landscape character of development and the identity of the region.
  - (c) Natural environmental values of the site and the locality are incorporated into landscape areas.
  - (d) Landscaping buffers provide effective screening both on site, if required, and between conflicting or different land uses.
  - (e) Landscaping is functional, durable, contributes to passive energy conservation and provides for the efficient use of water and ease of ongoing maintenance.

### 9.4.2.3 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 9.4.2.3a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>PO1</b> Development provides areas for landscaping to create a quality landscape character for the site, street and local areas.	<b>AO1.1</b> A minimum 1m wide landscaped strip is provided to all property boundaries except where there is a building or structure.  <b>AO1.2</b> A minimum 1m wide landscaped strip is provided between any access ways, driveways, vehicle manoeuvring areas and car parking and: (a) a road frontage excluding pedestrian and vehicle access; and (b) side and rear property boundaries.  <b>AO1.3</b> For development in the Centre zone parking areas include a minimum of 1 shade tree for every 10 parking spaces.  <b>AO1.4</b> All landscaping areas are maintained to the reasonable satisfaction of Council for the life of the use.

Performance outcomes	Acceptable outcomes
<p><b>P02</b> Development maintains the conveyance of overland flow and does not act as barrier to debris.</p>	<p><b>A02</b> (a) Landscaping is used for screening in preference to fencing, to allow the overland flow of water; or (b) Where fencing is used it is i) constructed of open material such as aluminium pool fencing; and ii) includes a removable panel below the 1 in 100 ARI level.</p>
<b>For assessable development</b>	
<p><b>P03</b> Landscaping contributes to a sense of place, is functional to the surroundings and enhances the streetscape and visual appearance of the development.</p>	<p><b>A03.1</b> Existing vegetation on site is retained and incorporated into the site design, wherever possible.</p> <p><b>A03.2</b> Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.</p> <p><b>A03.3</b> Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the tropical locality.</p>

### 9.4.3 Parking and access code

#### 9.4.3.1 Application

This code applies to assessing a development identified as requiring assessment against the Parking and access code by the Tables of assessment in Part 5.

When using this code, reference should be made to Part 5.

#### 9.4.3.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Parking and access code.

Development is encouraged in Hinchinbrook. The parking code includes built in incentives to encourage development through reduced parking rates and the inclusion of on-street parking in the parking calculations. However there is still a requirement for off-street parking.

The approach to parking recognises that there is an oversupply of parking within the centres and that the on-street parking forms part of the character of these centres.

The main centres are compact and accessible and walking, cycling and mobility scooters are viable transport options for residents. The parking provisions recognise that there are people who cannot, should not, or prefer not to own and operate a motor vehicle. This population includes:

- Approximately 6% of households in Hinchinbrook and 10% of households in Ingham do not have a motor vehicle.
- Approximately 7% of the Hinchinbrook population and 10% of persons in Ingham are passengers in a car to work.
- Approximately 11% of the Hinchinbrook population and 11% of persons in Ingham bus, walk or ride to work.
- Youths 10-19 years of age who lack drivers licenses (approx. 13% of Hinchinbrook population).
- Seniors over 70 who do not or should not drive (approx. 16% Hinchinbrook population).
- Adults who cannot drive due to disability or lack of driver's license (typically 5-10% of any population).
- 20-40% of travellers in a typical community.
- Households with low incomes that want to minimize transportation expenses.
- Drivers whose vehicle is temporarily unavailable.
- Law-abiding drinkers.
- People who want to walk or bike for enjoyment and health.

#### 9.4.3.3 Purpose

- (1) The purpose of the Parking and access code is to ensure that parking and access infrastructure and loading/service and manoeuvring areas are provided to service the demand of the development.
- (2) The purpose of the code will be achieved through the following overall outcomes—
  - (a) Development has sufficient parking to meet the requirements of the user.
  - (b) Parking and manoeuvring areas are safe and functional.
  - (c) Parking and access facilities are designed and constructed in accordance with relevant standards.
  - (d) Parking and access are convenient and accessible and do not adversely impact on the safety and efficiency of the surrounding road network.

- (e) Parking and access does not disrupt the on-street parking arrangements in the surrounding area.

#### 9.4.3.4 Assessment benchmarks

Part A – For accepted development and assessable development.

**Table 9.4.3.4a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>Parking rates and dimensions</b>	
<p><b>PO1</b> Sufficient parking spaces are provided on the site to accommodate the amount and type of vehicle traffic generated by the development of the site, having particular regard to:</p> <ul style="list-style-type: none"> <li>(a) the desired character of the area in which the premises is located; and</li> <li>(b) the nature and scale of the development; and</li> <li>(c) accessibility to the premises; and</li> <li>(d) the nature and frequency of public transport serving the area; and</li> <li>(e) whether or not the development involves the retention of an existing building, particularly an identified historic building, and the previous requirements for car parking for the building; and</li> <li>(f) whether or not the use involves the retention of other cultural heritage features or significant vegetation; and</li> <li>(g) the different types of vehicles that visit the premises are adequately accommodated.</li> </ul>	<p><b>AO1.1</b> The minimum number of parking spaces provided is as prescribed in <b>Table 9.4.3.4c – Parking rates</b> for the particular development.</p> <p><b>OR</b></p> <p>Where the use only involves the re-use of existing building and either:</p> <ul style="list-style-type: none"> <li>(a) no building work; or</li> <li>(b) minor building work only,</li> </ul> <p>it does not result in the loss of on-site carparking.</p>
<b>Parking, loading and manoeuvring areas</b>	
<p><b>PO2</b> Parking, loading and manoeuvring areas are designed and constructed to allow efficient, safe and convenient access.</p>	<p><b>AO2.1</b> Vehicle parking spaces are designed in accordance with Australian Standard:</p> <ul style="list-style-type: none"> <li>(a) AS2890.1 <i>off-street car parking</i>; or</li> <li>(b) AS2890.6 <i>Parking facilities - Off-street parking for people with disabilities</i>.</li> </ul> <p><b>AO2.2</b> Parking, loading and manoeuvring areas are drained, line marked.</p> <p><b>AO2.3</b> All parking, loading and manoeuvring areas are:</p> <ul style="list-style-type: none"> <li>(a) located to the side or rear of the building; and</li> <li>(b) have sufficient manoeuvring areas to allow vehicles to exit the site in a forward direction; and</li> <li>(c) kept and used exclusively for parking and loading; and</li> <li>(d) maintained in a suitable condition for parking and circulation of vehicles.</li> </ul>

Performance outcomes	Acceptable outcomes
	<p><b>AO2.5</b> In the Industry zone, parking, loading and manoeuvring areas may be finished with a dust free compacted surface.</p>
<b>Access and queuing</b>	
<p><b>PO3</b> Access points are located, designed and constructed:</p> <ul style="list-style-type: none"> <li>(a) to operate safely and efficiently; and</li> <li>(b) to accommodate the anticipated type and volume of vehicles; and</li> <li>(c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; and</li> <li>(d) so that they do not impede traffic or pedestrian movement on the adjacent road area; and</li> <li>(e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; and</li> <li>(f) so that they do not adversely impact current and future on-street parking arrangements; and</li> <li>(g) so that they do not adversely impact upon existing services within the road reserve adjacent to the site.</li> </ul>	<p><b>AO3.1</b> Access is a minimum of</p> <ul style="list-style-type: none"> <li>(a) 3.5m wide in a residential zone; or</li> <li>(b) 8.0m in all other zones.</li> </ul> <p><b>AO3.2</b> The location of the access points is in accordance with the provisions of Australian Standards AS 2890.1 and AS 2890.2.</p> <p><b>AO3.3</b> Access is located as far a practical from the intersection.</p>
<p><b>PO4</b> Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p><b>AO4.1</b> Queuing and set down areas are designed and constructed in accordance with Australian Standard AS2890.1.</p> <p><b>AO4.2</b> Development provides adequate area for onsite vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including but not limited to the following land uses:</p> <ul style="list-style-type: none"> <li>(a) car wash; or</li> <li>(b) child care centre; or</li> <li>(c) educational establishment; or</li> <li>(d) a drive-through facility for any use including food and drink outlet; hardware and trade supplies; hotel; or</li> <li>(g) service station.</li> </ul>
<b>On-street parking</b>	
<p><b>PO5</b> On-street parking supplements off-street parking areas, and:</p> <ul style="list-style-type: none"> <li>(a) creates activity on the street; and</li> <li>(b) provides an appropriate level of parking, relative to demand; and</li> <li>(c) provides for enhanced landscaping of the verge or carriageway.</li> </ul>	<p><b>AO5.1</b> Where more than 2 parking spaces are required for the development, on-street parking located within the immediate frontage of the site, can be counted as part of the parking provision.</p>



Part B – For assessable development.

**Table 9.4.3.4b –Assessable development**

Performance outcomes	Acceptable outcomes
<b>Transport impact</b>	
<p><b>PO6</b> The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics of the elements of the network.</p> <p>The transport network is shown on <b>OM-10.0 – OM-10.1 – Transport network overlay</b>.</p>	<p>No acceptable outcome is nominated.</p> <p>Note—Applicants should note that the Department of Transport and Main Roads may have additional requirements.</p> <p>Note—Applicants should also note that a traffic impact assessment may be required to demonstrate compliance with this code.</p>

**Table 9.4.3.4c – Parking rates**

Definition	Minimum number of Car parking spaces
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.
	Where the number of spaces required is not a whole number, the number of spaces to be provided is rounded-up to the next highest whole number.
<b>Accommodation activities</b>	
<b>Caretaker's accommodation</b>	1 space per dwelling unit.
<b>Community residence</b>	3 spaces.
<b>Dual occupancy</b>	1 covered space per dwelling.
<b>Dwelling house</b>	1 covered space.
<b>Home based business</b>	<p>Where for a bed and breakfast:</p> <p>(a) 1 space per bed and breakfast bedroom; and</p> <p>(b) parking spaces required for the dwelling house.</p> <p>Where for any other Home based business:</p> <p>(a) 1 space; and</p> <p>(b) parking spaces required for the dwelling house.</p> <p>Note—The car parking requirement for a Dwelling house is contained within the Queensland Development Code.</p>
<b>Multiple dwelling</b>	<p>(a) 1 covered space per accommodation unit; and</p> <p>(b) 1 visitor space per 2 accommodation units.</p>
<b>Non-resident workforce accommodation</b>	1 space per 5 dwelling units.
<b>Relocatable home park</b>	<p>(a) 1 space for each home site; and</p> <p>(b) 1 space per 15 home sites for visitors.</p>
<b>Residential care facility</b>	<p>(a) 1 space per 4 beds; and</p> <p>(b) 1 space for an emergency vehicle</p>
<b>Resort complex</b>	Use the minimum number of spaces for each land use component of the Resort complex.
<b>Retirement facility</b>	<p>Where for self-contained accommodation units:</p> <p>(a) 1 covered space per unit; and</p> <p>(b) 1 space per 5 units which may be uncovered.</p>

	Where for all other accommodation units: (a) 1 covered space per 10 accommodation units; and (b) 1 space per 5 units which may be uncovered.
<b>Rooming accommodation</b>	1 space per 2 guest rooms.
<b>Rural worker's accommodation</b>	1 space per 10 guest rooms.
<b>Short-term accommodation</b>	Where for self-contained accommodation units: (a) 1 covered space per unit; and (b) 1 space per 5 units which may be uncovered.  Where for all other accommodation units: (a) 1 covered space per 10 accommodation units; and (b) 1 space per 5 units which may be uncovered.
<b>Tourist park</b>	1 space per guest room; and 1 space per site.
<b>Business activities</b>	
<b>Adult Store</b>	(a) 1 space per 50m <sup>2</sup> GFA.
<b>Agricultural supplies store</b>	(a) 1 space per 100m <sup>2</sup> GFA; and (b) 1 delivery vehicle space.
<b>Bulk landscape supplies</b>	(a) 1 space per 250m <sup>2</sup> of use area; and (b) 1 delivery vehicle space.
<b>Food and drink outlet</b>	(a) 1 space per 50m <sup>2</sup> GFA; and (b) Where including a drive-through Queuing spaces for 3 passenger vehicles within the site boundaries.
<b>Function facility</b>	1 space per 75m <sup>2</sup> of GFA.
<b>Garden centre</b>	1 space per 75m <sup>2</sup> of GFA and outdoor display area.
<b>Hardware and trade supplies</b>	(a) 1 space per 75m <sup>2</sup> GFA; and (b) 1 delivery vehicle space.
<b>Office</b>	(a) 1 space per 50m <sup>2</sup> GFA; and (b) 1 bicycle space per 250m <sup>2</sup> GFA.
<b>Outdoor sales</b>	1 space per 100m <sup>2</sup> of GFA and outdoor display area.
<b>Service station</b>	4 spaces.
<b>Shop</b>	(a) 1 space per 75m <sup>2</sup> of GFA; and (b) 1 bicycle space per 250m <sup>2</sup> GFA.
<b>Shopping centre</b>	(a) 1 space per 50m <sup>2</sup> GFA; and (b) 1 delivery vehicle space; and (c) 1 bicycle space per 250m <sup>2</sup> GFA.
<b>Showroom</b>	(a) 1 space per 75m <sup>2</sup> GFA; and (b) 1 delivery vehicle space.
<b>Veterinary services</b>	(a) 1 space per 50m <sup>2</sup> GFA.
<b>Community activities</b>	
<b>Cemetery</b>	As determined by Council
<b>Child care centre</b>	(a) 1 space per 10 children able to be accommodated in the centre, to be used for setting down and picking up children; and (b) 1 space per full time employee.
<b>Community care centre</b>	1 space per 50m <sup>2</sup> GFA.
<b>Community use</b>	1 space per 50m <sup>2</sup> GFA.
<b>Correctional facility</b>	As determined by Council.

<b>Crematorium</b>	1 space per 50m <sup>2</sup> GFA.
<b>Educational establishment</b>	(a) 2 spaces per classroom for primary schools; and (b) 3 spaces per classroom for secondary schools and tertiary education; and (c) 5 spaces for setting down and picking up of children; and (d) 3 bicycle parking spaces per classroom.
<b>Funeral parlour</b>	1 space per 50m <sup>2</sup> GFA.
<b>Health care services</b>	1 space per 50m <sup>2</sup> GFA.
<b>Hospital</b>	(a) 1 space per 5 beds; and (b) 2 spaces per consulting room.
<b>Place of worship</b>	1 space per 25m <sup>2</sup> GFA.
<b>Entertainment activities</b>	
<b>Bar</b>	1 space per 25m <sup>2</sup> GFA.
<b>Club</b>	1 space per 25m <sup>2</sup> GFA.
<b>Function facility</b>	1 space per 25m <sup>2</sup> GFA.
<b>Hotel</b>	(a) 1 space per 25m <sup>2</sup> of GFA and licensed outdoor area; and (b) 1 space per 50m <sup>2</sup> of GFA for liquor barn or bulk liquor sales area.
<b>Nightclub</b>	1 space per 50m <sup>2</sup> GFA.
<b>Theatre</b>	1 space per 5 seats.
<b>Tourist attraction</b>	(a) 1 space per 100m <sup>2</sup> GFA; and (b) 1 coach space per 200m <sup>2</sup> GFA.
<b>Industry activities</b>	
<b>Extractive industry</b>	3 spaces.
<b>High impact industry</b>	1 space per 100m <sup>2</sup> GFA.
<b>Low impact industry</b>	1 space per 100m <sup>2</sup> GFA.
<b>Medium impact industry</b>	1 space per 100m <sup>2</sup> GFA.
<b>Noxious and hazardous industries</b>	1 space per 100m <sup>2</sup> GFA.
<b>Research and technology industry</b>	1 space per 100m <sup>2</sup> GFA.
<b>Warehouse</b>	1 space per 100m <sup>2</sup> GFA.
<b>Waterfront and marine industry</b>	1 space per 100m <sup>2</sup> GFA.
<b>Recreation activities</b>	
<b>Environment facility</b>	3 spaces.
<b>Indoor sport and recreation</b>	(a) 1 space per 25m <sup>2</sup> GFA; and (b) 3 bicycle parking spaces per 100m <sup>2</sup> GFA.
<b>Major sport, recreation and entertainment facility</b>	As determined by Council.
<b>Motor sport</b>	As determined by Council.
<b>Nature-based tourism</b>	(a) 1 space per lodge, hut, tent site or cabin; and (b) 1 space for an on-site manager.

<b>Outdoor sport and recreation</b>	(a) 40 spaces and 1 bus space per football field; and (b) 10 spaces per bowling green; and (c) 10 spaces per swimming pool; and (d) 2 spaces per tennis court; and (e) 10 spaces per netball court. (f) 2 spaces per tee on a golf course. (g) 1 space per tee or firing station where for a driving or firing range.
<b>Park</b>	As determined by Council.
<b>Rural activities</b>	
<b>Animal husbandry</b>	1 space.
<b>Animal keeping</b>	3 spaces.
<b>Aquaculture</b>	1 space per 100m <sup>2</sup> GFA for indoor aquaculture; and 1 space per 1,000m <sup>2</sup> of ponds for outdoor aquaculture.
<b>Cropping</b>	1 space.
<b>Intensive animal industries</b>	(a) 1 space per 100m <sup>2</sup> GFA; and (b) 1 delivery vehicle space.
<b>Intensive horticulture</b>	(a) 1 space per 100m <sup>2</sup> GFA; and (b) 1 delivery vehicle space.
<b>Permanent plantations</b>	1 space.
<b>Roadside stalls</b>	2 spaces per stall.
<b>Rural industry</b>	1 space per 100m <sup>2</sup> GFA.
<b>Wholesale nursery</b>	2 spaces.
<b>Winery</b>	As determined by Council.
<b>Infrastructure activities</b>	
<b>Major electricity infrastructure</b>	As determined by Council.
<b>Minor electricity infrastructure</b>	As determined by Council.
<b>Renewable energy facility</b>	As determined by Council.
<b>Substation</b>	As determined by Council.
<b>Telecommunications facility</b>	2 spaces.
<b>Utility installation</b>	2 spaces.

## 9.4.4 Reconfiguring a lot code

### 9.4.4.1 Application

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

When using this code, reference should be made to Part 5.

### 9.4.4.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Reconfiguring a lot code.

The towns within the Shire have a sense of spaciousness with wide roads, generous parks and access to waterways.

The stock of land that is unconstrained or has acceptable levels of flooding is limited. The available stock is likely to accommodate the anticipated growth in the next 20 years and the focus of new development is within or adjacent to existing towns.

The Reconfiguring a lot code has been developed with the understanding that new development will need to fit in with the character of individual towns and be respectful of their history, location and development pattern.

At the same time, new development will bring incremental change to the development patterns of towns particularly with smaller residential lots. The code provisions have been written to provide Residential neighbourhoods where people:

- (a) can safely walk and ride in streets that connect with neighbouring streets;
- (b) lots yards that are useable, and where possible oriented to not exposed to western sun;
- (c) have more opportunity to live in unconstrained areas; and
- (d) can downsize their house or land while staying where they have a sentimental attachment to an area or community.

Land suitable for agriculture is a finite resource that must be conserved and managed for the longer term. As far as practicable, reconfiguration of land that results in the potential or actual location of sensitive land uses such as houses and accommodation near rural uses should be carefully considered to ensure that rural uses are the priority and the future use of rural land including ancillary yards, stables, holding facilities and repair and service of machinery are not unreasonably hampered.

Rural lifestyle lots, for houses that are not associated with a farming activity are not encouraged as they have the potential to compromise rural uses and also result in people and property being isolated during floods and other natural disasters, however it is recognised that there are locations where rural lifestyle lots or boutique farming lots could occur on land that is already fragmented by roads and that is of a size and shape that is difficult for mechanical harvesting and of a size that is suitable for alternative crops or horticulture.

#### 9.4.4.3 Purpose

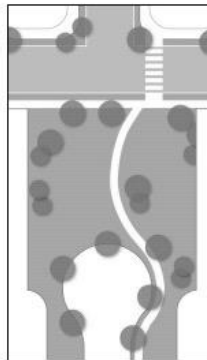
- (1) The purpose of the Reconfiguring a lot code is to ensure that development—
  - (a) protects productive rural land and minimises conflict between rural uses and other development;
  - (b) results in lots that are suitable for their intended use;
  - (c) results in lots that do not prejudice the development on nearby lots;
  - (d) is responsive to land constraints;
  - (e) provides lawful and practical access; and
  - (f) provides infrastructure and services to new lots and communities.
- (2) The purpose of the code will be achieved through the following overall outcomes—
  - (a) Lots have sufficient areas, dimensions and shapes to be suitable for their intended use, taking into account environmental features and site constraints.
  - (b) Lot configuration and orientation facilitates climate responsive design.
  - (c) Road, drainage and active networks provide connectivity that is integrated with adjoining existing or planned development.
  - (d) People and property are not placed at risk from natural hazards.
  - (e) A range of functional parkland, is available for the use and enjoyment of residents and visitors to the region.
  - (f) Development does not diminish environmental and scenic values.
  - (g) The appropriate standard of infrastructure is provided and the potential safety and amenity impacts associated with infrastructure provision are minimised.
  - (h) Additional flood-free residential lots is made available through urban infill in appropriate locations of Ingham, Allingham / Forrest Beach and Taylors Beach.
  - (i) Development in rural areas maintains the rural and landscape character, scale and amenity of the zone.
  - (j) Development in rural areas supports the diversification of rural industries and products.
  - (k) Any reconfiguring a lot in the Rural zone does not result in a net increase in the number of lots.

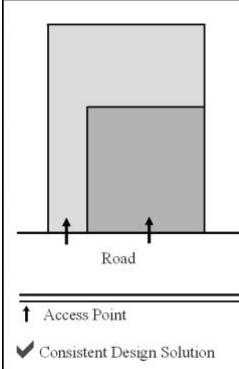
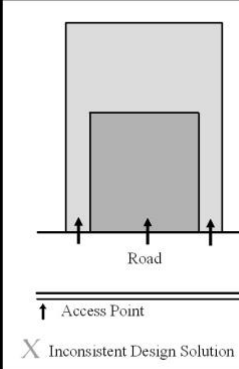
#### 9.4.4.4 Assessment benchmarks

Part A – For accepted development and assessable development.


**Table 9.4.4.4a – Accepted development and assessable development**

Performance outcomes	Acceptable outcomes
<b>Lot areas and dimensions</b>	
<b>PO1</b> Lots have areas and dimensions that: <ol style="list-style-type: none"> <li>(a) are consistent with the purpose and overall outcomes of the applicable zone; and</li> <li>(b) can be safely and efficiently serviced with infrastructure and stormwater drainage; and</li> <li>(c) are generally rectangular in shape; and</li> <li>(d) support energy efficient development.</li> </ol>	<b>AO1.1</b> Lots comply with the lot reconfiguration outcomes in <b>Table 9.4.4.4b</b> .  <b>AO1.2</b> Drainage management and infrastructure services are integrated across sites through easements, reserves or other legal means.  <b>AO1.3</b> New lots are generally rectangular in shape.
<b>People and property</b>	
<b>PO2</b> Development: <ol style="list-style-type: none"> <li>(a) avoids unacceptable exposure of people to hazards; and</li> <li>(b) does not increase the risk to life or property; and</li> </ol>	<b>AO2.1</b> No new lots are created in the high hazard area identified on the <b>Flood hazard overlay map</b> .

Performance outcomes	Acceptable outcomes
(c) avoids exposure of people and property to unacceptable risk of hazards.	<p><b>AO2.2</b> No new lots are created in the high hazard area identified on the <b>Bushfire hazard overlay map</b>.</p> <p><b>AO2.3</b> No new lots are created in the high hazard area identified on the <b>Coastal hazard overlay map</b>.</p>
<b>Subdivision design</b>	
<p><b>PO3</b> Development responds appropriately to its local context, natural systems and infrastructure.</p>	<p><b>AO3</b> Lot layout is responsive to site features such as: (a) drainage paths and waterways; and (b) infrastructure and transport networks; and (c) significant vegetation.</p>
<p><b>PO4</b> Road, drainage and pedestrian networks provide connectivity that is integrated with adjoining existing or planned development.</p>	<p><b>AO4.1</b> The lot layout provides a grid road network that achieves connectivity across adjoining lots that are capable of subdivision.</p> <p><b>AO4.2</b> The ability to further reconfigure the site is demonstrated by submitting a concept plan that meets requirements for the applicable zone.</p> <p><b>AO4.3</b> For connectivity, drainage, amenity, efficiency of infrastructure of provision, cul-de-sac streets are minimised or avoided and where necessary the cul-de-sac provides connections: (a) to open space or other streets; and (b) with a minimum width of 12 metres from the top of the cul-de-sac.</p> 
<p><b>PO5</b> Neighbourhood design supports walkable catchments, diverse housing choices through block sizes and lot design.</p>	<p><b>PO5.1</b> Changes in lot size and frontage widths are established to facilitate a mix of housing choice.</p> <p><b>AO5.2</b> Development provides opportunities for neighbourhood focal points such as</p>

Performance outcomes	Acceptable outcomes
	<p>community facilities, parks, corner stores, public / school transport stops, generally every 500m.</p> <p><b>AO5.3</b> Lots surrounding neighbourhood focal points are of a size that enables higher residential densities to support the facilities.</p>
<p><b>PO6</b> Lots in new residential subdivisions are orientated so that new houses:</p> <ul style="list-style-type: none"> <li>(a) have outdoor living spaces are shaded from the afternoon sun; and</li> <li>(b) minimise the extent of wall that faces west; and</li> <li>(c) have carports and garages (access) to shade the western side of the house and do not block predominant breeze.</li> </ul>	<p><b>AO6.1</b> New development maximises the number of:</p> <ul style="list-style-type: none"> <li>(a) lots where the longest axis of the lot has a general east-west orientation; and</li> <li>(b) streets running in a general north-south direction; and</li> <li>(c) crossovers located on the western boundary.</li> </ul>
<p><b>PO7</b> Lots have safe, legal and practical access to a public road.</p>	<p><b>AO7.1</b> Each lot is provided with direct access to a gazetted road reserve.</p> <p><b>AO7.2</b> Rear laneways may be established in residential subdivisions, to:</p> <ul style="list-style-type: none"> <li>(a) promote infill; and</li> <li>(b) reduce the number of rear-lot access strips; and</li> <li>(c) promote integrated drainage.</li> </ul>
<p><b>PO8</b> Where rear lots are proposed, development:</p> <ul style="list-style-type: none"> <li>(a) provides a high standard of amenity for residents and other users of the site and adjoining properties; and</li> <li>(b) positively contributes to the character of adjoining properties and the area; and</li> <li>(c) does not adversely affect the safety and efficiency of the road from which access is gained.</li> </ul>	<p><b>AO8.1</b> Where rear lots are proposed:</p> <ul style="list-style-type: none"> <li>(a) the minimum area of the rear lot, exclusive of any access strip, complies with the lot reconfiguration outcomes in <b>Table 9.4.4.4b</b>; and</li> <li>(b) rear lots are generally rectangular in shape; and</li> <li>(c) access strips to the rear lot are located on only one side of the front lot; and</li> <li>(d) not more than 2 access strips to rear lots directly adjoin one another; and</li> <li>(e) lots have adequate drainage.</li> </ul> <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>↑ Access Point</p> <p>✓ Consistent Design Solution</p> </div> <div style="text-align: center;">  <p>↑ Access Point</p> <p>X Inconsistent Design Solution</p> </div> </div>



Performance outcomes	Acceptable outcomes
	<b>AO8.2</b> Access strips are a minimum width of: (a) 3.5m in a residential zone; or (b) 8.0m in all other zones.
<b>PO9</b> Small residential lots are designed to a high standard of amenity for future communities and residents and the provision of a range of housing types.	<b>AO9</b> Small lots: (a) provide for consistently designed and managed attached housing on individual lots; or (b) ensure dwelling houses can be managed through building envelopes; or (c) provide access to the rear of the lot by a laneway.
<b>PO10</b> Development protects the cane rail network: (a) to support the on-going operation of the agricultural industry; and (b) recognising the strategic value of connectivity across the Shire and the potential for re-use of any redundant sections of the network for walking and cycling.	<b>AO10</b> Reconfiguration of land that includes a cane rail infrastructure results in rail infrastructure being included in its own lot, with a minimum distance of 5m either side of the centreline of the rail.
<b>PO11</b> Lot size, dimensions, frontage and orientation permits buildings to be established that will facilitate casual surveillance to open space.	<b>AO11.1</b> Open space areas are positioned to be capable of being overlooked by surrounding development.  <b>AO11.2</b> The number of lots that back onto the urban parkland and other open space is minimised.
<b>Separation of incompatible uses</b>	
<b>PO12</b> Development on or adjacent to land within the Rural zone or to existing utility infrastructure, provides an appropriate separation area on site to:	<b>AO12</b> The lot layout provides opportunity for adequate separation distances between residential dwellings, major utility infrastructure or other sensitive receptors and rural zoned land in accordance with <b>Table 9.4.4.4c</b> .

Performance outcomes	Acceptable outcomes
<p>(a) buffer development from impacts arising from uses which may occur on the land within the Rural zone; and</p> <p>(b) prevent potential adverse impacts on future users of the lots; and</p> <p>(c) separate the lots from incompatible uses; and</p> <p>(d) avoid “reverse amenity” situations where the continued operation of existing uses or existing utility infrastructure is compromised by the proposed development.</p>	<p>Note—<b>Figure 9.4.4.4a</b> and <b>Figure 9.4.4.4b</b> provide examples of buffer design and location.</p> <p>Note—This policy should be applied regardless of whether the adjoining rural zoned land is currently farmed. This is to ensure the viability of the land for future farming purposes</p> <p>Note—for further information, refer to <i>Planning Guidelines Separating Agricultural and Residential Land Uses</i> <a href="http://www.dip.qld.gov.au/resources/policy/plng-guide-sep-ag.pdf">http://www.dip.qld.gov.au/resources/policy/plng-guide-sep-ag.pdf</a></p>
<b>Rural zone</b>	
<p><b>PO13</b> Development results in people and property being located in accessible areas for emergency management and service provision.</p>	<p><b>AO13.1</b> Reconfiguring a lot including boundary realignments does not result in the creation of a lot/s which have twice the minimum lot size identified in <b>Table 9.4.4.4b – Lot size and frontage</b> unless the lot previously had twice this area.</p> <p><b>AO13.2</b> Where reconfiguration cannot achieve the lot reconfiguration outcomes in <b>Table 9.4.4.4b</b> further reconfiguration may be considered to excise land that is:</p> <ul style="list-style-type: none"> <li>(a) already fragmented by roads; and</li> <li>(b) of a size and shape that is difficult to mechanical harvest; and</li> <li>(d) is of sufficient size for small crops or horticulture; and</li> <li>(e) has direct access to a maintained road identified on the <b>Transport infrastructure overlay map</b>; and</li> <li>(f) can accommodate a residential dwelling and achieve separation distances to adjoining rural zoned land; and</li> <li>(g) located outside of medium and high hazard areas as identified on the bushfire, flood and storm tide overlay maps.</li> </ul>
<p><b>PO14</b> Development maintains the rural and landscape character, scale and amenity of the zone.</p>	<p><b>AO14</b> Reconfiguring a lot, including boundary realignments does not create small lots that contribute to an enclave of single residential houses not associated with rural activities.</p>
<b>Landslide Hazard</b>	
<p><b>PO15</b> Development maintains the safety of people and property from the risk of landslide.</p>	<p><b>AO15</b> Reconfiguring a lot, outside of the Rural zone, does not creates lots with a slope greater than 15%.</p>

**Table 9.4.4.4b – Lot size and frontage**

Zone	Minimum lot dimensions
Community facility	No minimum is provided.
Centre	No minimum is provided.
Environmental management and conservation zone.	No minimum is provided.  Reconfiguration in this zone results in no additional lots.
General residential	(a) 400m <sup>2</sup> where connected to Council's reticulated Sewer network; otherwise (b) 4,000m <sup>2</sup>
Industry	(a) 2000m <sup>2</sup> where connected to Council's reticulated Sewer network and 40m lot frontage; Otherwise (b) 4,000m <sup>2</sup> and 40m lot frontage.
Mixed use	(a) No minimum provided where connected to Council's reticulated Sewer network; Otherwise (b) 4,000m <sup>2</sup>
Recreation and open space	(a) No minimum provided where connected to Council's reticulated Sewer network; Otherwise (b) 4,000m <sup>2</sup>
Rural	30ha minimum lot size.

**Table 9.4.4.4c – Buffer design criteria**

	Duration threshold (approximate number of hours over a year a nuisance impact is detected)	Minimum default distance for buffer	Minimum design distance with vegetated buffer element
Chemical spray drift	None	300 metres	40 metres
Intermittent odour *	Intermittent odour * More than 88 hours per year	500 metres	500 metres
Intermittent noise	10 hours to 50 hours per year		
where noise occurs between 6am-10pm		60 metres	15 metres
where noise occurs between outside of 6am-10pm		1000 metres	250 metres
Long term noise	More than 50 hours per year		
where noise occurs between 6am-10pm		500 metres	120 metres
where noise occurs between outside of 6am-10pm		1000 metres	1000 metres
Dust, smoke and ash	None	150 metres	40 metres
* Minimum design distance for an odour buffer area may be reduced on consideration of site factors and nature of odour			

Figure 9.4.4.4a – An example of Vegetated buffer element

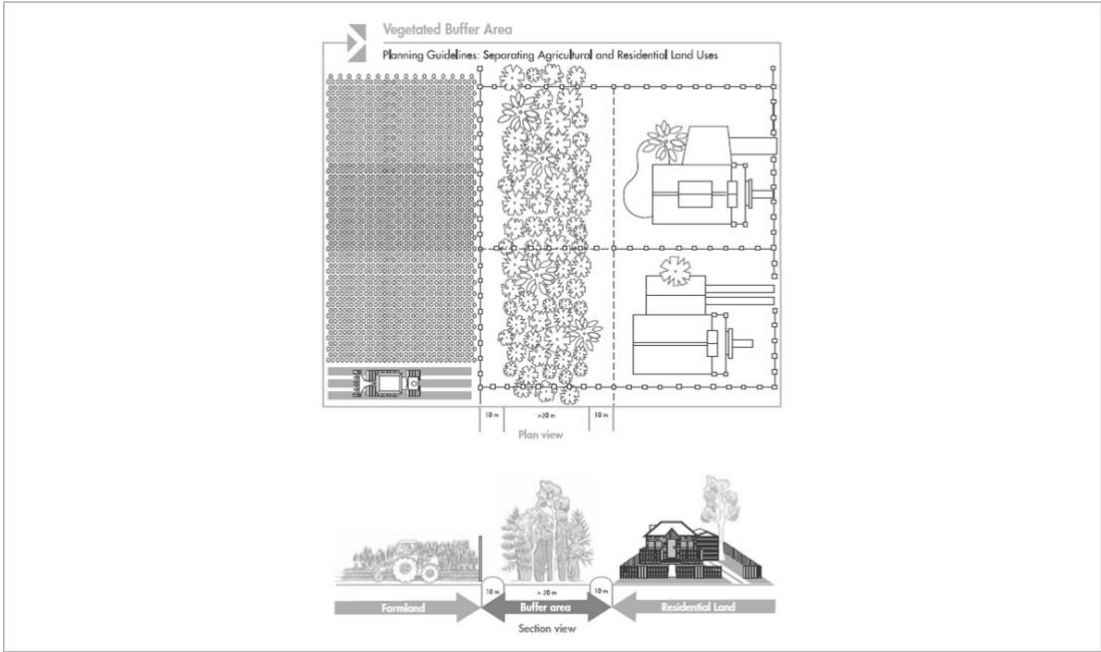
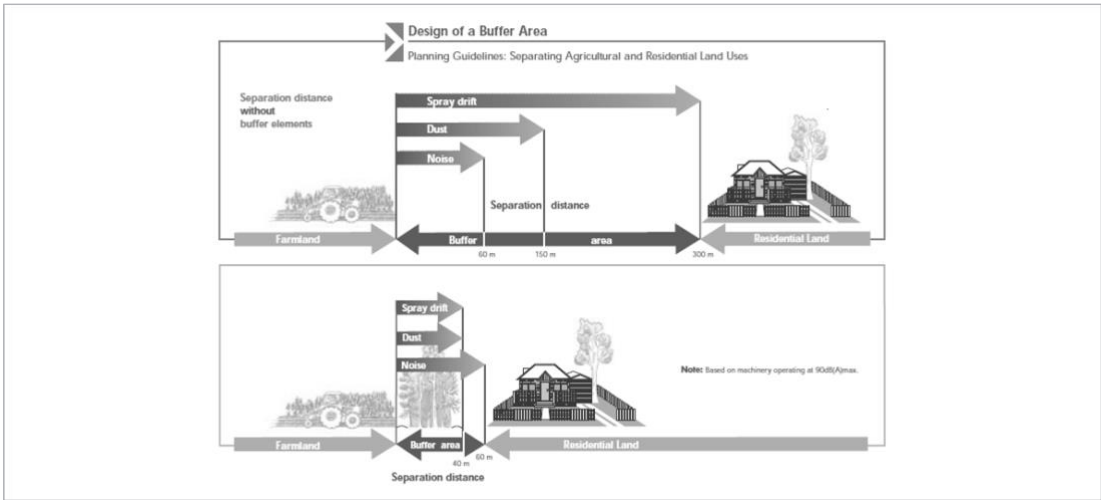


Figure 9.4.4.4b – Summary of suitable buffer



PART 10.

## Other plans



## PART 10. Other plans

There are no other plans for the planning scheme.

# SCHEDULE 1. Definitions

## SC1.1 Use definitions

- (1) Use definitions have a particular meaning for the purpose of the planning scheme.
- (2) Any use not listed in **Table SC1.1.2** column 1 is an undefined use.

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

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

Editor's note—As prescribed by section 7 of the Regulation the definitions for the following use terms are located in Schedule 3 column 2 of the Regulation.

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

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

**Table SC1.1.2 – Use Definitions**

<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	<p><b>Adult store</b> means the use of premises for the primary purpose of displaying or selling—</p> <ol style="list-style-type: none"> <li>1) sexually explicit materials; or</li> <li>2) products and devices that are associated with, or used in, a sexual practice or activity.</li> </ol>	Sex shop	<p>Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:</p> <ol style="list-style-type: none"> <li>1) the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or</li> <li>2) the sale or display of underwear or lingerie or</li> <li>3) the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.</li> </ol>
Agricultural supplies store	<p><b>Agricultural supplies store</b> means the use of premises for the sale of agricultural supplies and products.</p>		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air service	<p><b>Air service</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) the arrival or departure of aircraft; or</li> <li>2) housing, servicing, refuelling, maintaining or repairing aircraft; or</li> <li>3) the assembly and dispersal of passengers or goods on or from an aircraft; or</li> </ol>	Airport, air strip, helipad, public or private airfield	



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	4) training and education facilities relating to aviation; or 5) aviation facilities; or 6) an activity that <ul style="list-style-type: none"> <li>(i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and</li> <li>(ii) directly services the needs of aircraft passengers.</li> </ul>		
Animal husbandry	<b>Animal husbandry</b> means the use of premises for— <ul style="list-style-type: none"> <li>1) producing animals or animal products or native or improved pastures or vegetation; or</li> <li>2) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a)</li> </ul>	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal husbandry, aquaculture, feedlots, piggeries
Animal keeping	<b>Animal keeping</b> means the use of premises for— <ul style="list-style-type: none"> <li>1) boarding, breeding or training animals; or</li> <li>2) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).</li> </ul>	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	<b>Aquaculture</b> means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal husbandry
Bar	<b>Bar</b> means the use of premises, with seating for 60 or less people, for— <ul style="list-style-type: none"> <li>1) selling liquor for consumption on the premises; or</li> <li>2) an entertainment activity, or selling food for</li> </ul>		Club, hotel, nightclub entertainment facility, tavern

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	consumption on the premises, if the use is ancillary to the use in paragraph (a).		
Brothel	<b>Brothel</b> means premises made available for prostitution by 2 or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	<b>Bulk landscape supplies</b> means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies. <i>Examples of non-packaged landscaping and gardening supplies—soil, gravel, potting mix, mulch.</i>		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	<b>Caretaker's accommodation</b> means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	<b>Car wash</b> means the use of premises for the commercial cleaning of motor vehicles by an automatic, or partly automatic, process.		Service station
Cemetery	<b>Cemetery</b> means the use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	<b>Child care centre</b> means the use of premises for the care, education and minding, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	<b>Club</b> means the use of premises for— 1) an association established for social, literary, political, sporting, athletic or other similar purposes; or 2) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Community care centre	<p><b>Community care centre</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) providing social support to members of the public, where medical care may be provided but is ancillary to the primary use; but</li> <li>2) does not involve providing accommodation to members of the public.</li> </ol>	Disability support services, drop in centre, respite centre, integrated indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility
Community residence	<p><b>Community residence</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) residential accommodation for— <ol style="list-style-type: none"> <li>(i) no more than 6 persons requiring assistance or support with daily living needs; and</li> <li>(ii) no more than 1 support worker; and</li> </ol> </li> <li>2) includes a building or structure that is reasonably associated with the use in paragraph (a).</li> </ol>	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	<p><b>Community use</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) providing artistic, social or cultural facilities or community services to the public; or</li> <li>2) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a)</li> </ol>	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	<p><b>Cremation</b> means the use of premises for the cremation or aquamation of bodies.</p>		Cemetery
Cropping	<p><b>Cropping</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or</li> <li>2) harvesting, storing or packing plants or plant</li> </ol>	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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>material grown on the premises, if the use is ancillary to the use in paragraph (a); or</p> <p>3) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).</p>		
Detention facility	<b>Dentition facility</b> means the use of premises for the lawful detention of persons.	Prison, detention centre, youth detention centre	Police station, court cell complex
Dual occupancy	<p><b>Dual occupancy</b>—</p> <p>1) means a residential use of premises for 2 households involving</p> <p>(i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and</p> <p>(ii) any domestic outbuilding associated with the dwellings; but</p> <p>2) does not include a residential use of premises that involves a secondary dwelling.</p>	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply	Dwelling house, multiple dwelling
Dwelling house	<p><b>Dwelling house</b> means a residential use of premises involving—</p> <p>1) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or</p> <p>2) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.</p>		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	<b>Dwelling unit</b> means the use of premises containing a non-residential use for a dwelling, other than a dwelling for a	'Shop-top' apartment	Caretaker's accommodation, dwelling house

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	caretaker of the non-residential use.		
Educational establishment	<p><b>Educational establishment</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) training and instruction to impart knowledge and develop skills; or</li> <li>2) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).</li> </ol>	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care
Emergency services	<p><b>Emergency services</b> means the use of premises by a government entity or community organisation to provide—</p> <ol style="list-style-type: none"> <li>1) essential emergency services; or</li> <li>2) disaster management services; or</li> <li>3) management support facilities for the services.</li> </ol>	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	<p><b>Environment facility</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but</li> <li>2) does not include the use of premises to provide accommodation for tourists and travellers.</li> </ol>	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	<p><b>Extractive industry</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) extracting or processing extractive resources; and</li> <li>2) any related activities.</li> </ol> <p><i>Examples of related activities—</i> transporting the resources to market.</p>	Quarry	
Food and drink outlet	<p><b>Food and drink outlet</b> means the use of premises for—</p>	Bistro, café, coffee shop, drive-through facility,	Bar, club, hotel, shop, theatre, nightclub

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ol style="list-style-type: none"> <li>1) preparing and selling food and drink for consumption on or off the premises; or</li> <li>2) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).</li> </ol>	kiosk, milk bar, restaurant, snack bar, take-away, tea room	entertainment facility
Function facility	<p><b>Function facility</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) receptions or functions; or</li> <li>2) preparing and providing food and liquor for consumption on the premises as part of the reception or function.</li> </ol>	Conference centre, reception centre	Community use, hotel
Funeral parlour	<p><b>Funeral parlour—</b></p> <ol style="list-style-type: none"> <li>1) means the use of premises for—               <ol style="list-style-type: none"> <li>(i) arranging and conducting funerals, memorials and other similar events; or</li> <li>(ii) a mortuary; or</li> <li>(iii) storing and preparing bodies for burial or cremation; but</li> </ol> </li> <li>2) does not include the use of premises for the burial or cremation of bodies.</li> </ol>		Cemetery, crematorium, place of worship
Garden centre	<p><b>Garden centre</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) selling plants; or</li> <li>2) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or</li> <li>3) a food and drink outlet ancillary to the use in paragraph (a).</li> </ol>	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	<p><b>Hardware and trade supplies</b> means the use of premises for selling, displaying or hiring hardware and trade supplies.</p> <p><i>Examples of hardware and trade supplies—house fixtures, timber, tools, paint, wallpaper, plumbing supplies.</i></p>		Shop, showroom, outdoor sales and warehouse

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Health care service	<b>Health care services</b> means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	<p><b>High impact industry</b> means the use of premises for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, if—</p> <ol style="list-style-type: none"> <li>either of the following apply— <ol style="list-style-type: none"> <li>the use involves outdoor activities carried out between 6p.m. and 7a.m.;</li> <li>measures are required on the premises to control the risk of emissions and impacts from dangerous goods stored as part of the use; and</li> </ol> </li> <li>the impacts of the use on other premises, or road or infrastructure networks, are within the upper and lower limits for the use stated in a local planning instrument applying to the premises.</li> </ol>	<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	<b>Home based business</b> means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, home based child care	Hobby, office, shop, warehouse, transport depot
Hospital	<p><b>Hospital</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or</li> </ol>		Health care services, residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	2) providing accommodation for patients; or 3) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a)		
Hotel	<b>Hotel—</b> 1) means the use of premises for— (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or short-term accommodation, if the use is ancillary to the use in subparagraph (i); but 2) does not include a bar.	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	<b>Indoor sport and recreation</b> means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	<b>Intensive animal industry—</b> 1) means the use of premises for— (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but 2) does not include the cultivation of aquatic animals.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	<b>Intensive horticulture—</b>	Greenhouse and shade house plant production,	Wholesale nursery



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ol style="list-style-type: none"> <li>1) means the use of premises for—               <ol style="list-style-type: none"> <li>(i) the intensive production of plants or plant material carried out indoors on imported media; or</li> <li>(ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or</li> <li>(iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to a use in subparagraph (i) or (ii); but</li> </ol> </li> <li>2) does not include the cultivation of aquatic plants.</li> </ol>	hydroponic farms, mushroom farms	
Landing	<p><b>Landing</b> means the use of premises for a structure—</p> <ol style="list-style-type: none"> <li>1) for mooring, launching, storing and retrieving vessels; and</li> <li>2) from which passengers embark and disembark.</li> </ol>	Boat ramp, jetty, pontoon	Marina
Low impact industry	<p><b>Low impact industry</b> means the use of premises for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, if—</p> <ol style="list-style-type: none"> <li>1) the activity is carried out mainly indoors and mainly between 7am and 6pm; and</li> <li>2) measures are not required on the premises to control the risk of emissions and impacts from dangerous goods stored as part of the use; and</li> <li>3) the impact of the use on other premises, or road or infrastructure networks, does not exceed the limits for the use stated in a local</li> </ol>	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	planning instrument applying to the premises.		
Major electricity infrastructure	<p><b>Major electricity infrastructure—</b></p> <p>1) means the use of premises for—</p> <p>(i) a transmission grid or supply network; or</p> <p>(ii) a telecommunication facility, if the use is ancillary to the use in subparagraph; but</p> <p>2) does not include the use of premises for a supply network or private electricity works stated in the <i>Planning Regulation 2017</i>, Schedule 6 [Development local categorising instrument is prohibited...], section 26(5), unless the use involves—</p> <p>(i) a new zone substation or bulk supply substation; or</p> <p>(ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.</p>	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	<p><b>Major sport, recreation and entertainment facility</b> means the use of premises for large-scale events.</p> <p><i>Examples of large-scale events—major sporting, recreation, conference or entertainments events.</i></p>	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	<p><b>Marine industry</b> means the use of waterfront premises for—</p> <p>1) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or</p> <p>2) providing fuel or disposing of waste, if the use is</p>	Boat building, boat storage, dry dock	Marina

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	ancillary to the use in paragraph (a).		
Market	<p><b>Market</b> means the use of premises on a regular basis for—</p> <ol style="list-style-type: none"> <li>1) selling goods to the public mainly from temporary structures; or <i>Examples of temporary structures—stalls, booths, trestle tables.</i></li> <li>2) providing entertainment, if the use is ancillary to the use in paragraph (a).</li> </ol>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<p><b>Medium impact industry</b> means the use of premises for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, if—</p> <ol style="list-style-type: none"> <li>1) any of the following apply— <ol style="list-style-type: none"> <li>(i) the activity is carried out between 6pm and 7am, but not outdoors;</li> <li>(ii) the activity involves the storage of dangerous goods and requires measures on the premises to control the risk of emissions and impacts from dangerous goods stored as part of the use; and</li> </ol> </li> <li>2) the impacts of the use on other premises, or road or infrastructure networks, are within the upper and lower limits for the use stated in a local planning instrument applying to the premises.</li> </ol>	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p><small>Note—additional examples may be shown in SC1.1.2 industry thresholds.</small></p>	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry
Motor sport facility	<p><b>Motor sport facility</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) Organised or recreational motor sports; or</li> <li>2) Facilities for spectators.</li> </ol>	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks,	Major sport, recreation and entertainment facility, outdoor sport and recreation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<i>Examples of facilities for spectators—stands, amenities, food and drink outlets.</i>	off road motorcycle facility, motorcycle or car race tracks	
Multiple dwelling	<b>Multiple dwelling</b> means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
<i>Nature-based tourism</i>	<b>Nature-based tourism</b> means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of— 1) an area of environmental, cultural or heritage value; or 2) a local ecosystem; or 3) the natural environment.	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	<b>Nightclub entertainment facility</b> means the use of premises for— 1) providing entertainment that is cabaret, dancing or music; or 2) selling liquor and food for consumption on the premises; if the use is ancillary to the use in paragraph (a).		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<b>Non-resident workforce accommodation</b> means the use of premises for— 1) accommodation of non-resident workers; or 2) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	<b>Office</b> — 1) means the use of premises for—	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales

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>(i) providing an administrative, financial, management or secretarial service or function; or</li> <li>(ii) the practice of a profession; or</li> <li>(iii) providing business or professional advice or services; but</li> </ul> <p>2) does not include premises used for making, selling or hiring goods.</p>		
Outdoor sales	<p><b>Outdoor sales</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>1) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or</li> <li>2) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).</li> </ul>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<p><b>Outdoor sport and recreation</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>1) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or</li> <li>2) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).</li> </ul>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	<p><b>Outstation</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>1) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or</li> <li>2) facilities for short-term or long-term camping</li> </ul>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short-term accommodation, tourist park

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	activities, if the use is ancillary to the use in paragraph (a).		
Park	<b>Park</b> means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	<b>Parking station</b> means the use of premises for parking vehicles, other than parking that is ancillary to another use.	Car park, 'park and ride', bicycle parking	
Party house	<p><b>Party house</b> means premises containing a dwelling that is used to provide, for a few, accommodation or facilities for guests if—</p> <ol style="list-style-type: none"> <li>1) guests regularly use all or part of the premises for parties; and</li> </ol> <p><i>Examples of parties</i>—bucks parties, hens parties, raves, wedding receptions.</p> <ol style="list-style-type: none"> <li>2) the accommodation or facilities are provided for a period of less than 10 days; and</li> <li>3) the owner of the premises does not occupy the premises during that period.</li> </ol>		
Permanent plantation	<b>Permanent planation</b> means the use of premises for growing, but not harvesting, plants for the carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	<p><b>Place of worship</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) organised worship and other religious activities; or,</li> <li>2) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).</li> </ol>	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port service	<b>Port service</b> means the use of premises for—	Marina, ferry terminal	Landing

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ol style="list-style-type: none"> <li>1) the arrival and departure of vessels; or</li> <li>2) the movement of passengers or goods on or off vessels; or</li> <li>3) storing, servicing, maintaining or repairing vessels; or</li> <li>4) ancillary uses that directly service the needs of passengers of the vessels.</li> </ol>		
Relocatable home park	<p><b>Relocatable home park</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) relocatable dwellings for long-term residential accommodation; or</li> <li>2) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).</li> </ol>		Tourist park
Renewable energy facility	<p><b>Renewable energy facility</b>—</p> <ol style="list-style-type: none"> <li>1) means the use of premises for the generation of electricity or energy from a renewable energy source; but <i>Examples of renewable energy sources—bio-energy, geothermal, hydropower, ocean, solar, wind.</i></li> <li>2) does not include the use of premises to generate electricity or energy that is to be used only on the premises.</li> </ol>	Solar farm, wind farm, tidal power, hydroelectric power, geothermal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	<p><b>Research and technology industry</b> means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.</p>	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Residential care facility	<p><b>Residential care facility</b> means the use of premises for supervised accommodation, and medication and other support services, for persons who—</p> <ol style="list-style-type: none"> <li>1) can not live independently; and</li> <li>2) require regular nursing or personal care.</li> </ol>	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	<p><b>Resort complex</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) tourist and visitor accommodation that includes integrated leisure facilities; or  <i>Examples of integrated leisure facilities—bars, meeting and function facilities, restaurants, sporting and fitness facilities.</i></li> <li>2) staff accommodation that is ancillary to the use in paragraph (a); or</li> <li>3) transport facilities for the premises.  <i>Examples of transport facilities—ferry terminal, air service.</i></li> </ol>	Island resort	
Retirement facility	<p><b>Retirement facility</b> means a residential use of premises for—</p> <ol style="list-style-type: none"> <li>1) accommodation for older members of the community, or retired persons, in independent living units or services units; or</li> <li>2) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).</li> </ol>	Retirement village	Residential care facility
Roadside stall	<p><b>Roadside stall</b> means the use of premises for the roadside display and sale of goods in a rural area.</p>	Produce stall	Market



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Rooming accommodation	<p><b>Rooming accommodation</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) residential accommodation, if each resident— <ol style="list-style-type: none"> <li>(i) has a right to occupy 1 or more rooms on the premises; and</li> <li>(ii) does not have a right to occupy the whole of the premises; and</li> <li>(iii) does not occupy a self-contained unit, as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i>, Schedule 2, or has only limited facilities available for private use; and</li> <li>(iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or</li> </ol> </li> <li>2) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).</li> </ol>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	<p><b>Rural industry</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) storing, processing or packaging products from a rural use; or</li> <li>2) selling products from a rural use, if the use is ancillary to the use in paragraph (a).</li> </ol>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Rural workers' accommodation	<p><b>Rural worker's accommodation</b> means the use of premises as accommodation, whether or not self-contained, for employees of a rural activity, if—</p> <ol style="list-style-type: none"> <li>1) the premises, and the premises where the rural activity is carried out, are owned by the same person; and</li> <li>2) the employees are not non-resident workers.</li> </ol>	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwelling
Sales office	<p><b>Sales office</b> means the use of premises for temporary display of land parcels or buildings that—</p> <ol style="list-style-type: none"> <li>1) are for sale or proposed to be sold; or</li> <li>2) can be won as a prize in a competition.</li> </ol>	Display dwelling	Bank, office
Service industry	<p><b>Service industry</b> means the use of premises for an industrial activity that—</p> <ol style="list-style-type: none"> <li>1) does not result in off-site air, noise or odour emissions; and</li> <li>2) is suitable for location with other non-industrial uses.</li> </ol>	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	<p><b>Service station</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) Selling fuel; or <i>Examples of fuel—petrol, liquid petroleum gas, automotive distillate, alternative fuels.</i></li> <li>2) A food and drink outlet, shop, trailer, hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).</li> </ol>	Electric charging station	Car wash
Shop	<p><b>Shop</b> means the use of premises for—</p>	Hairdresser, liquor store, department store, discount	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
	displaying, selling or hiring goods; or providing personal services or betting to the public.	department store, discount variety stores, betting agencies, supermarket, corner store	
Shopping centre	<b>Shopping centre</b> means the use of premises for an integrated shopping complex consisting mainly of shops.		
Short-term accommodation	<b>Short-term accommodation</b> — 1) means the use of premises for (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or (ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but 2) does not include a hotel, nature-based tourism, resort complex or tourist park.	Motel, backpackers' accommodation, cabins, serviced apartments, farm stay	Hostel, rooming accommodation, tourist park
Showroom	<b>Showroom</b> means the use of premises for the sale of goods that— 1) are of a related product line; and 2) a size, shape or weight that requires— (i) a large area for handling, display or storage; and (ii) direct vehicle access to the building that contains the goods by members of the public to enable the loading and unloading of the goods.	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales
Special industry	<b>Special industry</b> means the use of premises for an industrial activity that is manufacturing, producing, processing, repairing, altering, recycling, storing, distributing,	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives,	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
	<p>transferring or treating products, if—</p> <ol style="list-style-type: none"> <li>1) either of the following apply— <ol style="list-style-type: none"> <li>(i) the use involves outdoor activities carried out between 6pm and 7am;</li> <li>(ii) measures are required on the premises to control the risk of emissions and impacts from dangerous goods stored as part of the use; and</li> </ol> </li> <li>2) the impacts of the use on other premises, or road or infrastructure networks, exceed the limits for the use stated in a local planning instrument applying to the premises.</li> </ol>	<p>power plants, manufacturing fertilisers</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	
Substation	<p><b>Substation</b> means the use of premises—</p> <ol style="list-style-type: none"> <li>1) as part of a transmission grid or supply network to— <ol style="list-style-type: none"> <li>(i) convert or transform electrical energy from one voltage to another; or</li> <li>(ii) regulate voltage in an electrical circuit; or</li> <li>(iii) control electrical circuits; or</li> <li>(iv) switch electrical current between circuits; or</li> </ol> </li> <li>2) for a telecommunications facility for— <ol style="list-style-type: none"> <li>(i) works, as defined under the Electricity Act, section 12(1); or</li> <li>(ii) workforce operational and safety communication.</li> </ol> </li> </ol>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	<p><b>Telecommunications facility</b> means the use of premises for a facility that is capable of carrying communications and signals by means of guided or unguided electromagnetic energy.</p>	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Theatre	<p><b>Theatre</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) presenting movies, live entertainment or music to the public; or</li> <li>2) the production of film or music; or</li> <li>3) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)—               <ol style="list-style-type: none"> <li>(i) preparing and selling food and drink for consumption on the premises;</li> <li>(ii) facilities for editing and post-production;</li> <li>(iii) facilities for wardrobe, laundry and make-up;</li> <li>(iv) set construction workshops;</li> <li>(v) sound stages.</li> </ol> </li> </ol>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	<p><b>Tourist attraction</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) providing entertainment to, or a recreation facility or, the general public; or</li> <li>2) preparing and selling food and drink for consumption non the premises, if the use is ancillary to the use in paragraph (a).</li> </ol>	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	<p><b>Tourist park</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) holiday, accommodation in caravans, self-contained vehicles, cabins, tents or other similar structures; or</li> <li>2) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).</li> </ol>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	<p><b>Transport depot</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) storing vehicles, or machinery, that is used for a commercial or public purpose; or</li> </ol>	Premises used for storing buses, taxis, heavy vehicles or heavy machinery, contractors depot	Home based business, warehouse, low impact industry, service industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	2) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).		
Utility installation	<p><b>Utility installation</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) a service for supplying or treating water, hydraulic power or gas; or</li> <li>2) a sewerage, drainage or stormwater service; or</li> <li>3) a transport service; or</li> <li>4) a waste management service; or</li> </ol> <p>(e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).</p>	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary service	<p><b>Veterinary service</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) the medical or surgical treatment of animals; or</li> <li>2) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).</li> </ol>		Animal keeping
Warehouse	<p><b>Warehouse</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) storing or distributing goods, whether or not carried out in a building; or</li> <li>2) the wholesale of goods, if the use is ancillary to the use in paragraph (a).</li> </ol>	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	<p><b>Wholesale nursery</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) the wholesale of plants grown on or next to the premises; or</li> <li>2) selling gardening materials, if the use is ancillary to the use in paragraph (a).</li> </ol>		Bulk landscape supplies, garden centre
Winery	<p><b>Winery</b> means the use of premises for—</p> <ol style="list-style-type: none"> <li>1) making wine; or</li> <li>2) selling wine that is made on the premises.</li> </ol>		Rural industry

### **SC1.1.1 Defined activity groups**

There are no defined activity groups for the planning scheme.

### **SC1.1.2 Industry thresholds**

There are no industry thresholds for the planning scheme.

## 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.

Editor's note—As prescribed by section 8 the Regulation the definitions for the following administrative terms are located in Schedule 4 column 2 of the Regulation.

**Table SC1.2.1—Index of administrative definitions per the regulated requirements**

Column 1 Administrative Term	Column 2 Definition
Adjoining premises	<b>adjoining premises</b> means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Advertising device	<b>advertising device</b> — (a) means a permanent sign, structure or other device used, or intended to be used, for advertising; and (b) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
Affordable housing	<b>affordable housing</b> means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
Average width	<b>average width</b> , of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.
Base date	<b>base date</b> means the date from which the local government has estimated future infrastructure demand and costs for the local government area.
Basement	<b>basement</b> means a space— (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level.
Boundary clearance	<b>boundary clearance</b> means the distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is— (a) an architectural or ornamental attachment; or (b) a rainwater fitting.  <i>Examples— If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary. If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.</i>
Building height	<b>building height</b> , of a building, means— (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys in the building above ground level.



Column 1 Administrative Term	Column 2 Definition
Demand unit	<b>demand unit</b> means a unit of measurement for measuring the level of demand for infrastructure.
Development footprint	<b>development footprint</b> , for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by— (a) buildings or structures, measured to their outermost projection; or (b) landscaping or open space; or (c) facilities relating to the development; or (d) on-site stormwater drainage or wastewater treatment; or (e) a car park, road, access track or area used for vehicle movement; or (f) another area of disturbance.
Domestic outbuilding	<b>domestic outbuilding</b> means a non-habitable class 10a building that is— (a) a shed, garage or carport; and (b) ancillary to a residential use carried out on the premises where the building is located.
Dwelling	<b>dwelling</b> means all or part of a building that— (a) is used, or capable of being used, as a self-contained residence; and (b) contains— (i) food preparation facilities; and (ii) a bath or shower; and (iii) a toilet; and (iv) a wash basin; and (v) facilities for washing clothes.
Gross floor area	<b>gross floor area</b> , for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for— (a) building services, plant or equipment; or (b) access between levels; or (c) a ground floor public lobby; or (d) a mall; or (e) parking, loading or manoeuvring vehicles; or (f) unenclosed private balconies, whether roofed or not.
Ground level	<b>ground level</b> means— (a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.
Household	<b>household</b> means 1 or more individuals who— (a) live in a dwelling with the intent of living together on a long-term basis; and (b) make common provision for food and other essentials for living.
Minor building work	<b>minor building work</b> means building work that increases the gross floor area of a building by no more than the lesser of the following— (a) 50m <sup>2</sup> ; (b) an area equal to 5% of the gross floor area of the building.

Column 1 Administrative Term	Column 2 Definition
Minor electricity infrastructure	<p><b>minor electricity infrastructure</b> means development for a 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, other than development for—</p> <ul style="list-style-type: none"> <li>(a) building a new zone substation or build supply substation; or</li> <li>(b) the augmentation of an existing zone or bulk supply substation if the input or output standard voltage is significantly increased.</li> </ul>
Net developable area	<p><b>net developable area</b>, for premises, means the area of the premises that—</p> <ul style="list-style-type: none"> <li>(a) is able to be developed; and</li> <li>(b) is not subject to a development constraint.</li> </ul> <p><i>Example of a development constraint—acid sulfate soils, flooding, slope.</i></p>
Non-resident workers	<p><b>non-resident worker</b> means a person who—</p> <ul style="list-style-type: none"> <li>(a) performs work as part of— <ul style="list-style-type: none"> <li>(i) a resource extraction project; or</li> <li>(ii) a project identified in a planning scheme as a major industry or infrastructure project; or</li> <li>(iii) a rural use; and</li> </ul> </li> <li>(b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere.</li> </ul> <p><i>Example of a non-resident worker—a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements.</i></p>
Outermost projection	<p><b>outermost projection</b>, of a building or structure, means the outermost part of the building or structure, other than a part that is—</p> <ul style="list-style-type: none"> <li>(a) a retractable blind; or</li> <li>(b) a fixed screen; or</li> <li>(c) a rainwater fitting; or</li> <li>(d) an ornamental attachment.</li> </ul>
Planning assumption	<p><b>planning assumption</b> means an assumption about the type, scale, location and timing of future growth in the local government area.</p>
Plot ratio	<p><b>plot ratio</b> means the ratio of the gross floor area of a building on a site to the area of the site.</p>
Projection area(s)	<p><b>projection area</b> means a part of the local government area for which the local government has carried out demand growth projection.</p>
Secondary dwelling	<p><b>secondary dwelling</b> means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.</p>
Service catchment	<p><b>service catchment</b> means an area serviced by an infrastructure network.</p>
Setback	<p><b>setback</b>, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.</p>

Column 1 Administrative Term	Column 2 Definition
Site	<p><b>site</b>, of development, means the land that the development is to be carried out on.</p> <p><i>Examples—</i>  <i>If development is to be carried out on part of a lot, the site of the development is that part of the lot.</i>  <i>If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.</i></p>
Site cover	<p><b>site cover</b>, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is—</p> <ul style="list-style-type: none"> <li>(a) in a landscaped or open space area (a gazebo or shade structure, for example); or</li> <li>(b) a basement that is completely below ground level and used for car parking; or</li> <li>(c) the eaves of a building; or</li> <li>(d) a sun shade.</li> </ul>
Storey	<p><b>storey</b>—</p> <ul style="list-style-type: none"> <li>(a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than— <ul style="list-style-type: none"> <li>i) a space containing only a lift shaft, stairway or meter room; or</li> <li>ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or</li> <li>iii) a space containing only a combination of the things stated in subparagraphs (i) or (ii); or</li> <li>iv) a basement with a ceiling that is not more than 1m above ground level; and</li> </ul> </li> <li>(b) (b) includes— <ul style="list-style-type: none"> <li>i) a mezzanine; and</li> <li>ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.</li> </ul> </li> </ul>
Temporary use	<p><b>temporary use</b> means a use that—</p> <ul style="list-style-type: none"> <li>(a) is carried out on a non-permanent basis; and</li> <li>(b) does not involve the construction of, or significant changes to, permanent buildings or structures.</li> </ul>
Ultimate development	<p><b>ultimate development</b>, for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.</p>
Urban purpose	<p><b>urban purpose</b> means a purpose for which land is used in cities or towns—</p> <ul style="list-style-type: none"> <li>(a) including residential, industrial, sporting, recreation and commercial purposes; but</li> <li>(b) not including rural residential, environmental, conservation, rural, natural or wilderness area purposes.</li> </ul>
Water netserv plan	<p><b>water netserv plan</b> means a plan adopted by an SEQ service provider, as defined in the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>, under section 99BJ of that Act.</p>

## SCHEDULE 2. Mapping

### SC2.1 Map index

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

Editor's note—Detailed mapping for the LGIP can be viewed online at [www.hinchinbrook.qld.gov.au](http://www.hinchinbrook.qld.gov.au).

**Table SC2.1.1 – Map index**

Map number	Map title	Gazettal date
<b>Strategic framework maps</b>		
There are no strategic framework maps in this planning scheme.		
<b>Zone maps</b>		
ZM-00	Hinchinbrook Shire Planning Scheme zoning map – Index	1 June 2018
ZM-01	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
ZM-02	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
ZM-03	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
ZM-04	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
ZM-05	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
ZM-06	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
ZM-07	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
ZM-08	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
ZM-09	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
ZM-10	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
ZM-11	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
ZM-12	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
ZM-13	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
ZM-14	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
ZM-15	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
ZM-16	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
ZM-17	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
ZM-18	Hinchinbrook Shire Planning Scheme zoning map	1 June 2018
<b>Local plan maps</b>		
There are no local plan maps in this planning scheme.		

<b>Overlay maps</b>		
OM-01	Hinchinbrook Shire Planning Scheme overlay map – Acid sulfate soils overlay	1 June 2018
OM-02	Hinchinbrook Shire Planning Scheme overlay map – Bushfire hazard overlay	1 June 2018
OM-03.0	Hinchinbrook Shire Planning Scheme overlay map – Coastal hazard overlay index	1 June 2018
OM-03.1	Hinchinbrook Shire Planning Scheme overlay map – Coastal hazard overlay	1 June 2018
OM-03.2	Hinchinbrook Shire Planning Scheme overlay map – Coastal hazard overlay	1 June 2018
OM-03.3	Hinchinbrook Shire Planning Scheme overlay map – Coastal hazard overlay	1 June 2018
OM-03.4	Hinchinbrook Shire Planning Scheme overlay map – Coastal hazard overlay	1 June 2018
OM-03.5	Hinchinbrook Shire Planning Scheme overlay map – Coastal hazard overlay	1 June 2018
OM-04.0	Hinchinbrook Shire Planning Scheme overlay map – Flood hazard overlay – Index	1 June 2018
OM-04.1	Hinchinbrook Shire Planning Scheme overlay map – Flood hazard overlay	1 June 2018
OM-04.2	Hinchinbrook Shire Planning Scheme overlay map – Flood hazard overlay	1 June 2018
OM-04.3	Hinchinbrook Shire Planning Scheme overlay map – Flood hazard overlay	1 June 2018
OM-04.4	Hinchinbrook Shire Planning Scheme overlay map – Flood hazard overlay	1 June 2018
OM-04.5	Hinchinbrook Shire Planning Scheme overlay map – Flood hazard overlay	1 June 2018
OM-04.6	Hinchinbrook Shire Planning Scheme overlay map – Flood hazard overlay	1 June 2018
OM-04.7	Hinchinbrook Shire Planning Scheme overlay map – Flood hazard overlay	1 June 2018
OM-04.8	Hinchinbrook Shire Planning Scheme overlay map – Flood hazard overlay	1 June 2018
OM-04.9	Hinchinbrook Shire Planning Scheme overlay map – Flood hazard overlay – Permissible fill area	1 June 2018
OM-05.0	Hinchinbrook Shire Planning Scheme overlay map – Cultural heritage overlay	1 June 2018
OM-05.1	Hinchinbrook Shire Planning Scheme overlay map – Cultural heritage overlay	1 June 2018
OM-05.2	Hinchinbrook Shire Planning Scheme overlay map – Cultural heritage overlay	1 June 2018
OM-06	Hinchinbrook Shire Planning Scheme overlay map – Agricultural land overlay	1 June 2018
OM-07	Hinchinbrook Shire Planning Scheme overlay map – Environmental significance overlay	1 June 2018
OM-08	Hinchinbrook Shire Planning Scheme overlay map – Extractive resources overlay	1 June 2018
OM-09	Hinchinbrook Shire Planning Scheme overlay map – Transport noise corridors	1 June 2018
OM-10.0	Hinchinbrook Shire Planning Scheme overlay map – Transport network overlay	1 June 2018
OM-10.1	Hinchinbrook Shire Planning Scheme overlay map – Transport network overlay	1 June 2018
<b>Other plans maps</b>		
There no other plans in this planning scheme.		

## SC2.2 Strategic framework maps

There are no strategic framework maps in this planning scheme.

## SC2.3 Zone maps



# Hinchinbrook Shire Planning Scheme Zoning Map Index

## Residential zones category

General residential

## Centre zones category

Centre

Mixed use

## Community facilities and open space

Community facilities

Environmental management and conservation

Recreation and open space

## Industry zones category

Industry

## Rural zones category

Rural

## Cadastre

Local government boundary

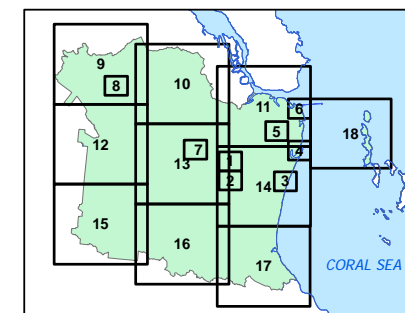
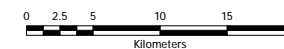
Waterway or waterbody

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Approx Scale @ A3 1:400,000



Zoning Map - ZM-00

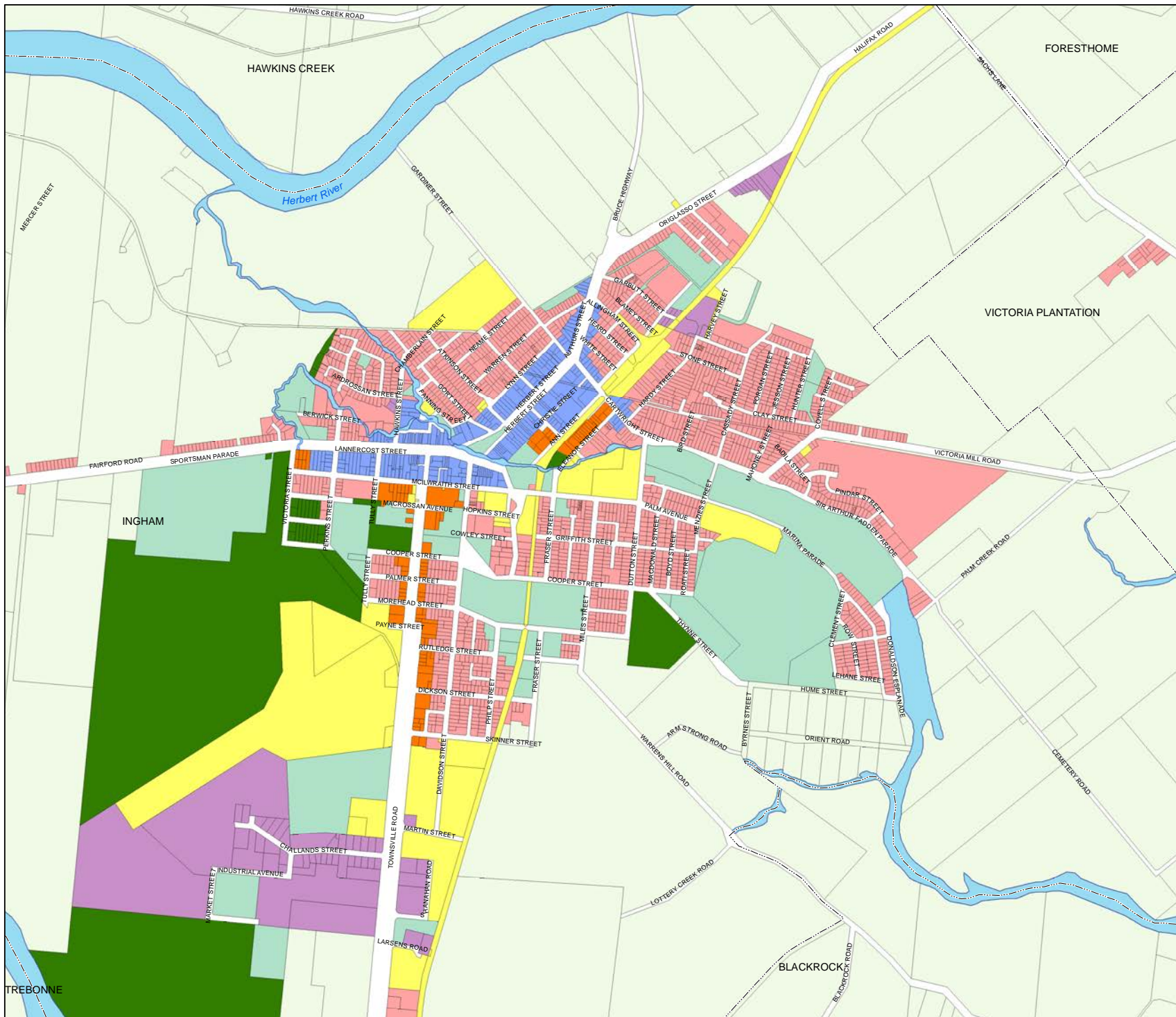
CASSOWARY COAST  
REGIONAL COUNCIL

CHARTERS TOWERS  
REGIONAL COUNCIL

TOWNSVILLE CITY  
COUNCIL

CORAL SEA





# Hinchinbrook Shire Planning Scheme Zoning Map

## Residential zones category

General residential

## Centre zones category

Centre

Mixed use

## Community facilities and open space

Community facilities

Environmental management and conservation

Recreation and open space

## Industry zones category

Industry

## Rural zones category

Rural

## Cadastre

Suburb

Local government boundary

DCDB Hinchinbrook Shire Council

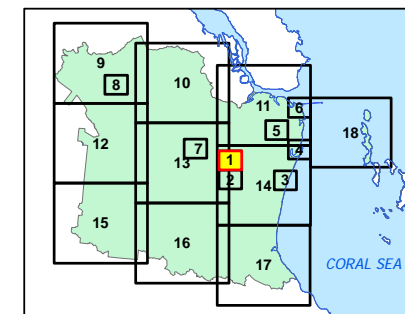
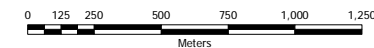
Waterway or waterbody

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Zoning Map - ZM-01



# Hinchinbrook Shire Planning Scheme Zoning Map

## Residential zones category

General residential

## Centre zones category

Centre

Mixed use

## Community facilities and open space

Community facilities

Environmental management and conservation

Recreation and open space

## Industry zones category

Industry

## Rural zones category

Rural

## Cadastre

Suburb

Local government boundary

DCDB Hinchinbrook Shire Council

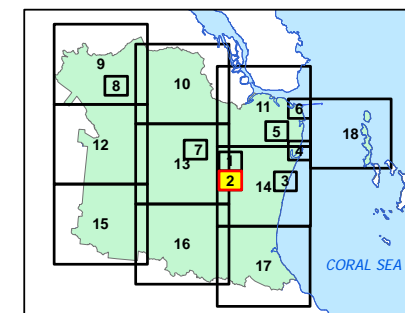
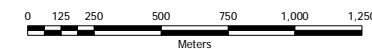
Waterway or waterbody

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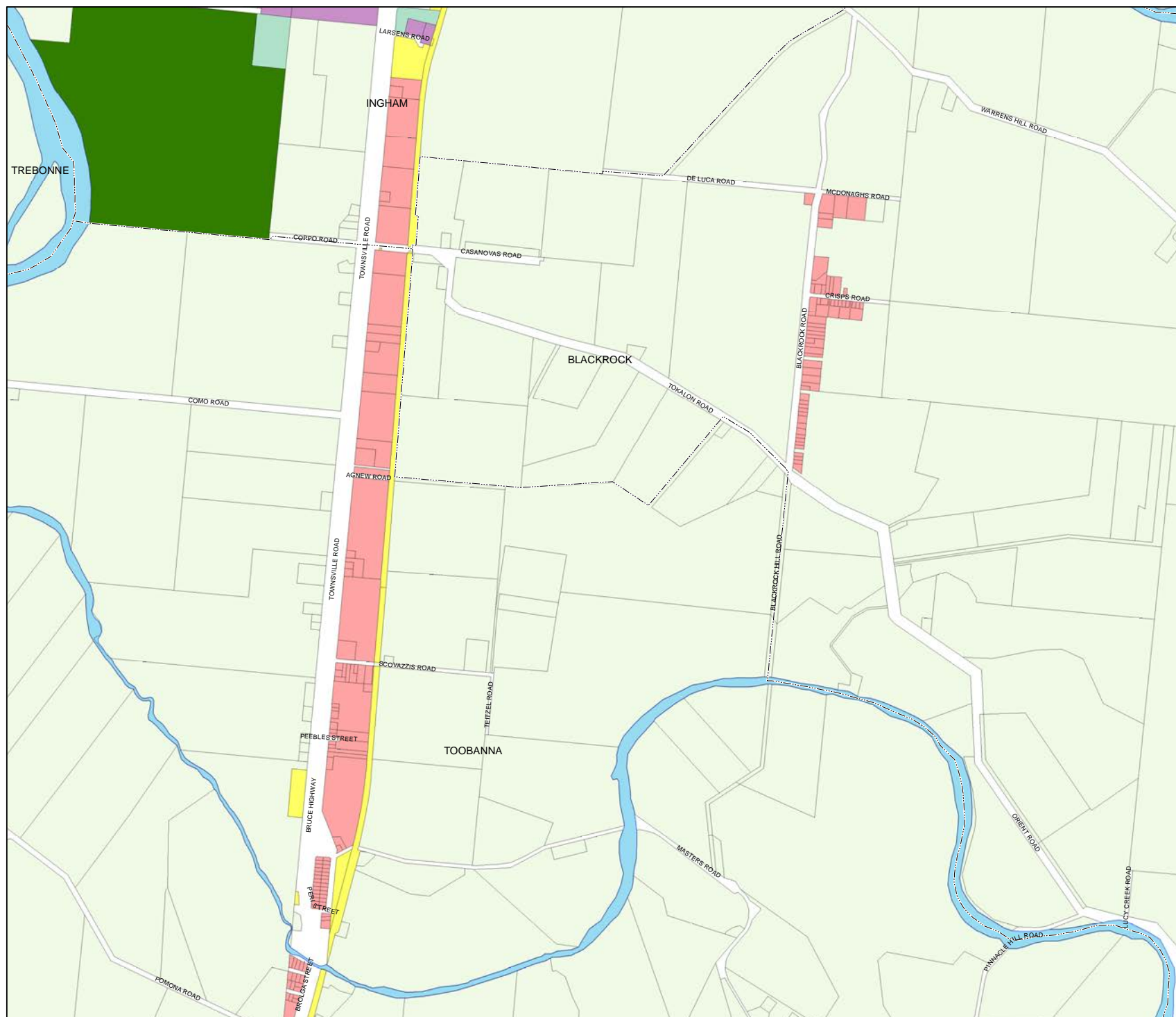
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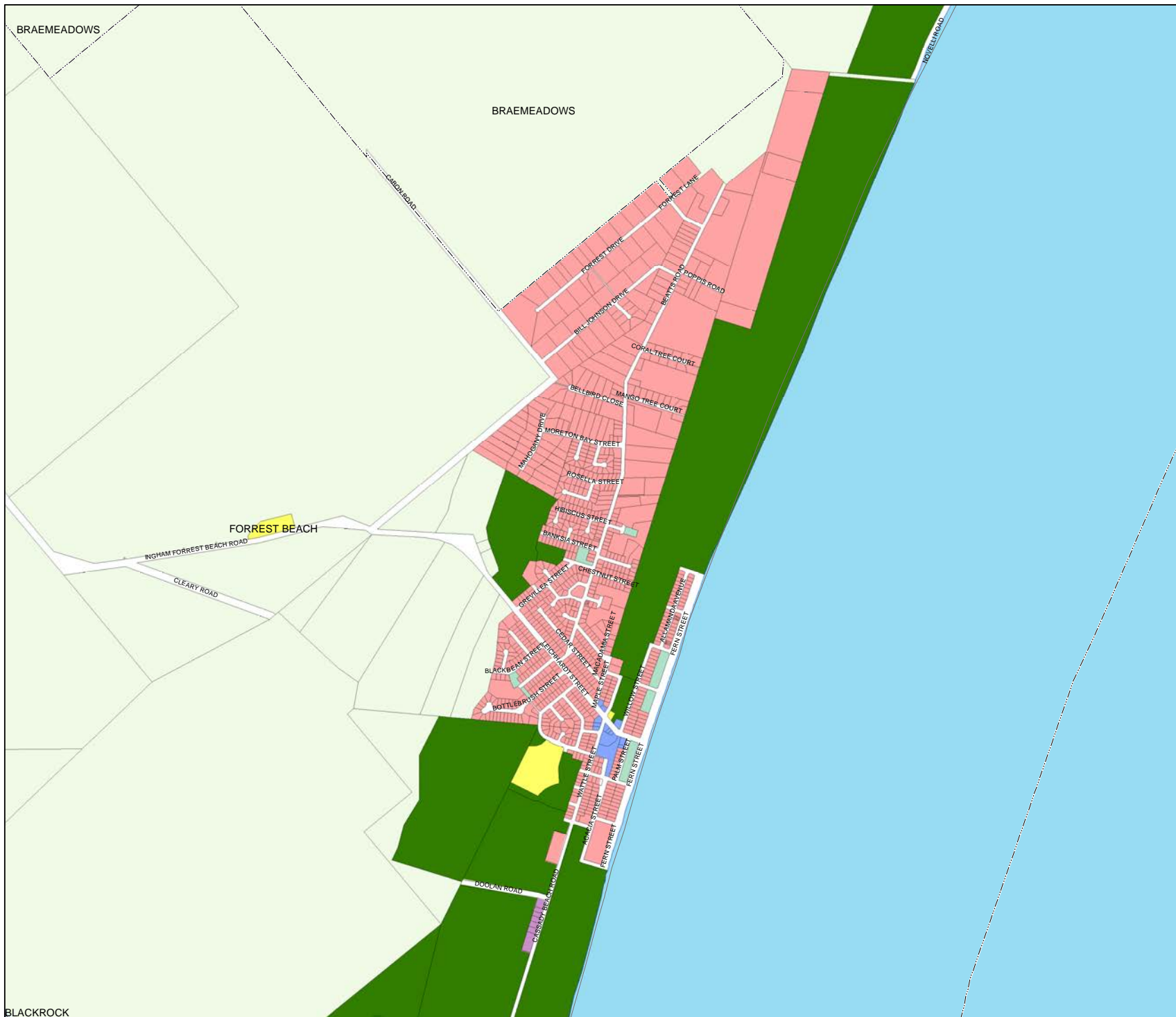
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Zoning Map - ZM-02







# Hinchinbrook Shire Planning Scheme Zoning Map

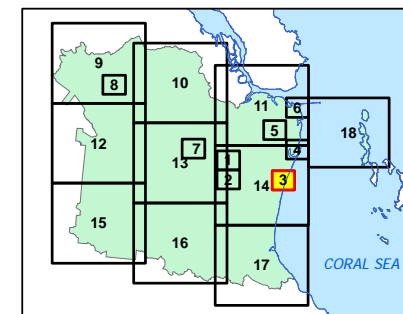
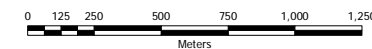
- Residential zones category**
- General residential
- Centre zones category**
- Centre
  - Mixed use
- Community facilities and open space**
- Community facilities
  - Environmental management and conservation
  - Recreation and open space
- Industry zones category**
- Industry
- Rural zones category**
- Rural
- Cadastral**
- Suburb
  - Local government boundary
  - DCDB Hinchinbrook Shire Council
  - Waterway or waterbody

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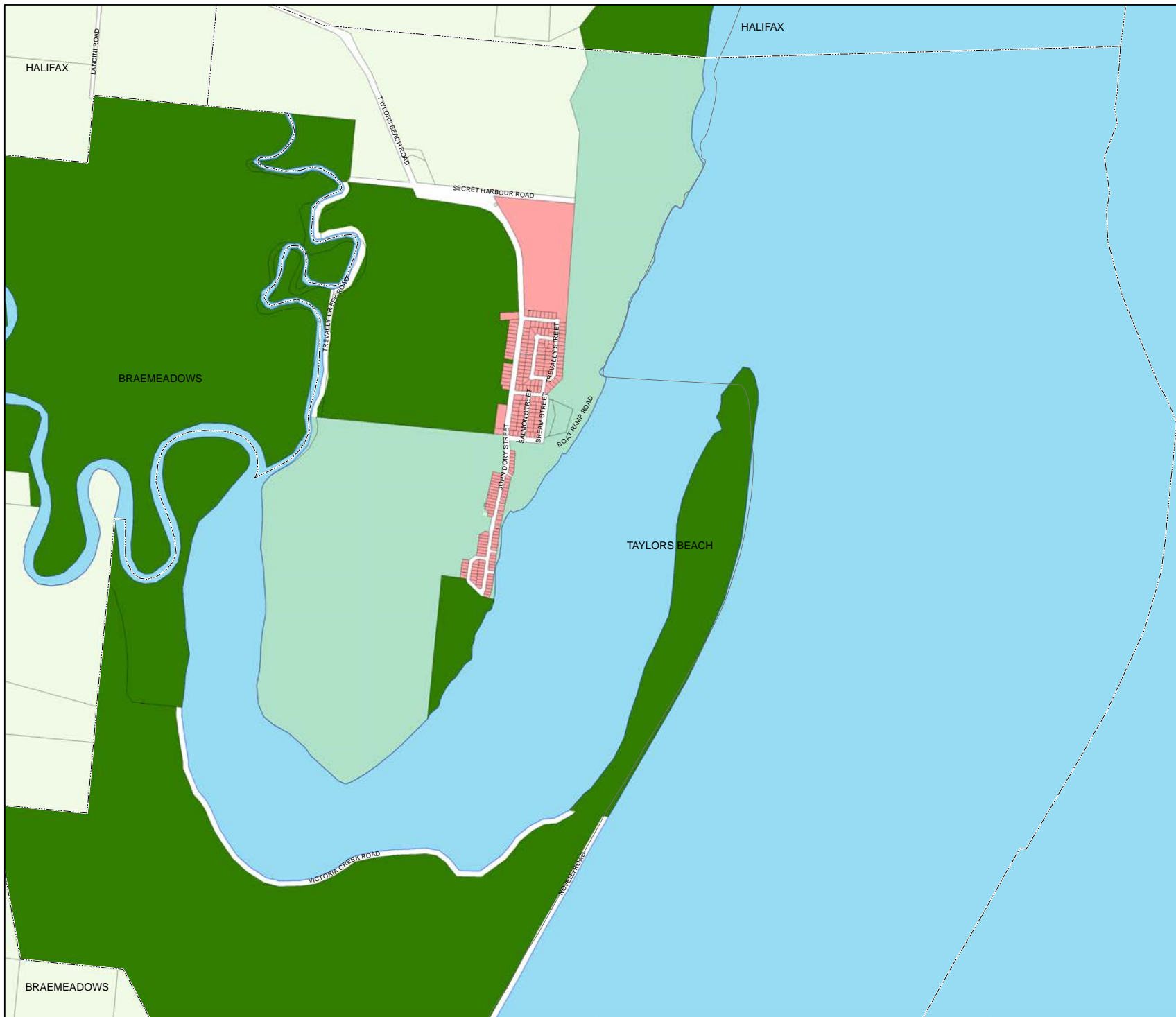
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Zoning Map - ZM-03



# Hinchinbrook Shire Planning Scheme Zoning Map

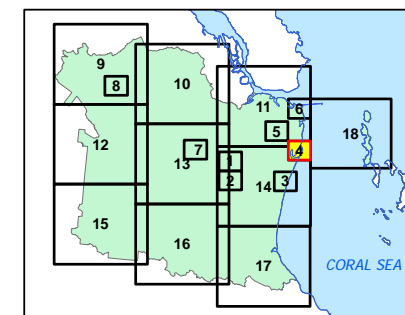
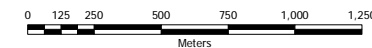
- Residential zones category**
- General residential
- Centre zones category**
- Centre
  - Mixed use
- Community facilities and open space**
- Community facilities
  - Environmental management and conservation
  - Recreation and open space
- Industry zones category**
- Industry
- Rural zones category**
- Rural
- Cadastral**
- Suburb
- Local government boundary**
- DCDB Hinchinbrook Shire Council
- Waterway or waterbody**

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Zoning Map - ZM-04



# Hinchinbrook Shire Planning Scheme Zoning Map

## Residential zones category

General residential

## Centre zones category

Centre

Mixed use

## Community facilities and open space

Community facilities

Environmental management and conservation

Recreation and open space

## Industry zones category

Industry

## Rural zones category

Rural

## Cadastre

Suburb

Local government boundary

DCDB Hinchinbrook Shire Council

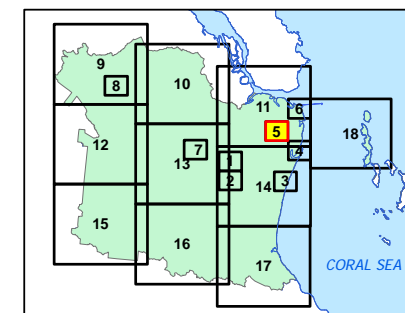
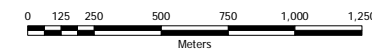
Waterway or waterbody

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Zoning Map - ZM-05







# Hinchinbrook Shire Planning Scheme Zoning Map

## Residential zones category

General residential

## Centre zones category

Centre

Mixed use

## Community facilities and open space

Community facilities

Environmental management and conservation

Recreation and open space

## Industry zones category

Industry

## Rural zones category

Rural

## Land not subject to planning scheme

Strategic Port Land

## Cadastral

Suburb

Local government boundary

DCDB Hinchinbrook Shire Council

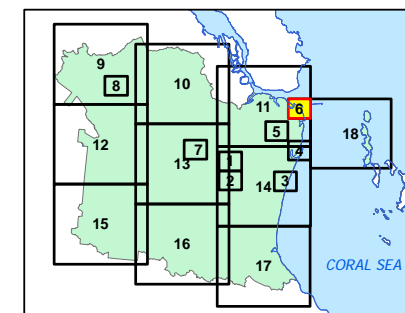
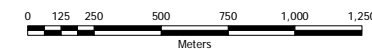
Waterway or waterbody

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Zoning Map - ZM-06



# Hinchinbrook Shire Planning Scheme Zoning Map

## Residential zones category

General residential

## Centre zones category

Centre

Mixed use

## Community facilities and open space

Community facilities

Environmental management and conservation

Recreation and open space

## Industry zones category

Industry

## Rural zones category

Rural

## Cadastre

Suburb

Local government boundary

DCDB Hinchinbrook Shire Council

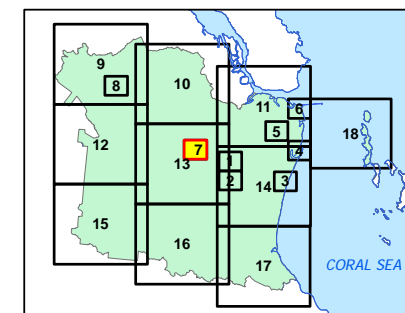
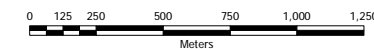
Waterway or waterbody

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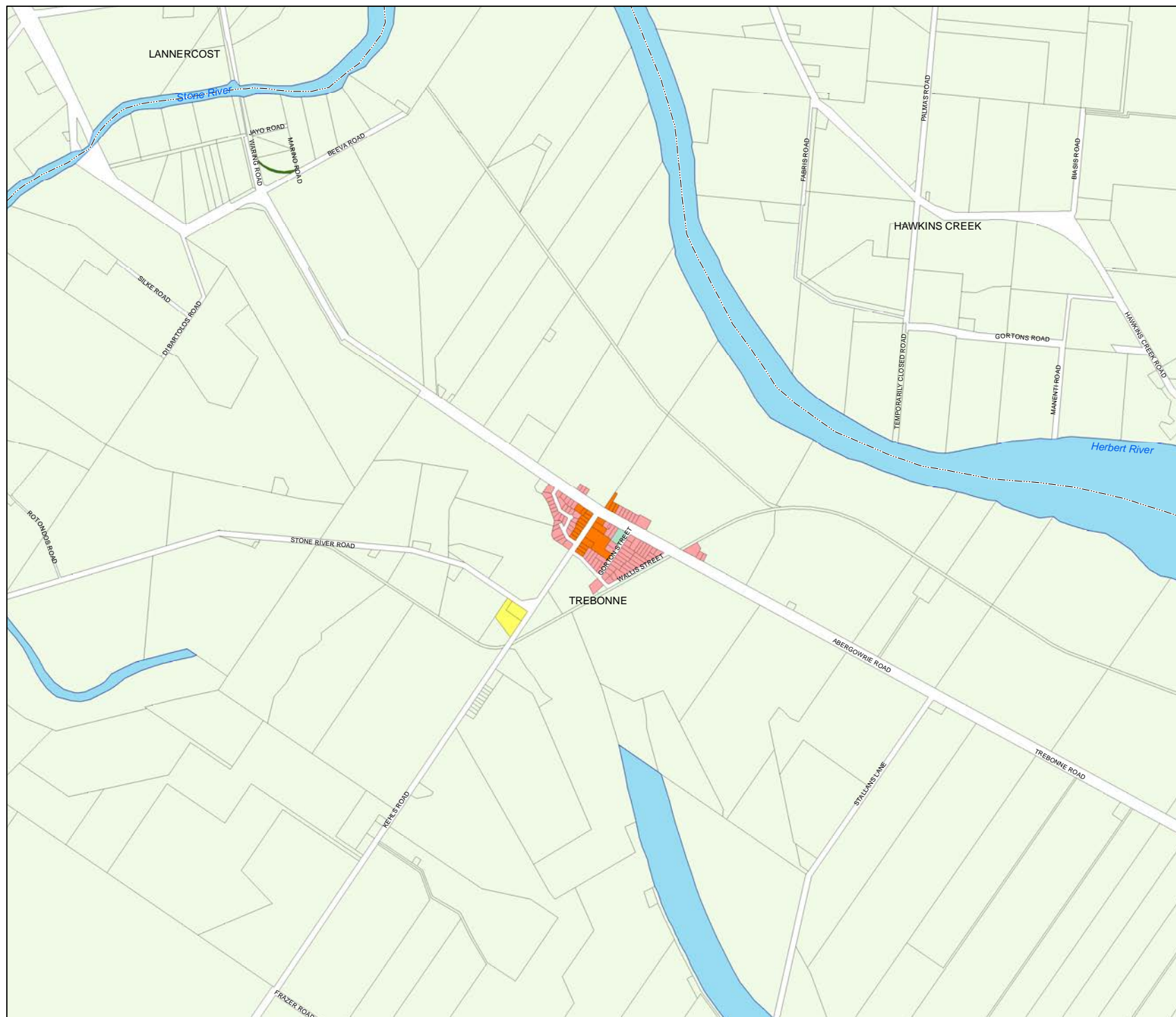
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Zoning Map - ZM-07





# Hinchinbrook Shire Planning Scheme Zoning Map

## Residential zones category

General residential

## Centre zones category

Centre

Mixed use

## Community facilities and open space

Community facilities

Environmental management and conservation

Recreation and open space

## Industry zones category

Industry

## Rural zones category

Rural

## Cadastral

Suburb

Local government boundary

DCDB Hinchinbrook Shire Council

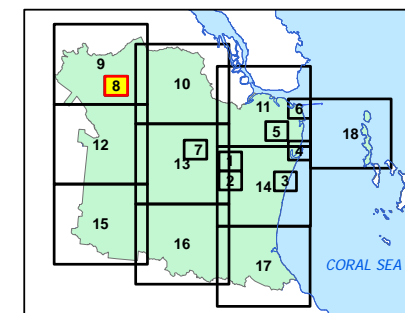
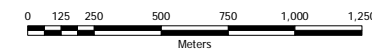
Waterway or waterbody

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Approx Scale @ A3 1:20,000



Zoning Map - ZM-08







# Hinchinbrook Shire Planning Scheme Zoning Map

## Residential zones category

General residential

## Centre zones category

Centre

Mixed use

## Community facilities and open space

Community facilities

Environmental management and conservation

Recreation and open space

## Industry zones category

Industry

## Rural zones category

Rural

## Cadastre

Suburb

Local government boundary

DCDB Hinchinbrook Shire Council

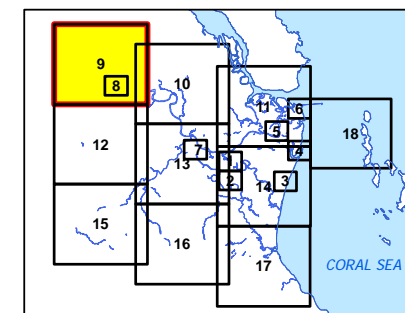
Waterway or waterbody

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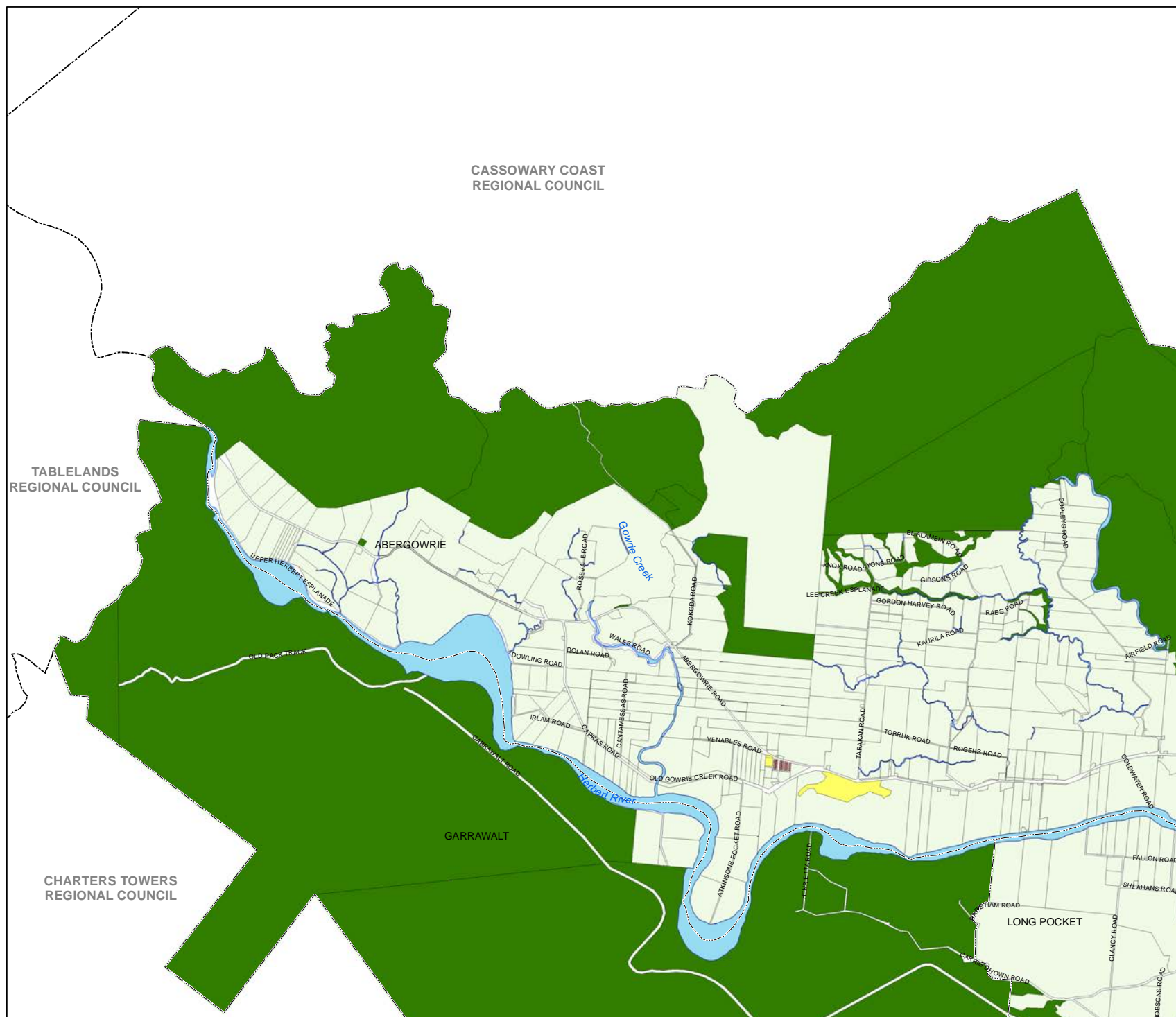
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Zoning Map - ZM-09





# Hinchinbrook Shire Planning Scheme Zoning Map

## Residential zones category

General residential

## Centre zones category

Centre

Mixed use

## Community facilities and open space

Community facilities

Environmental management and conservation

Recreation and open space

## Industry zones category

Industry

## Rural zones category

Rural

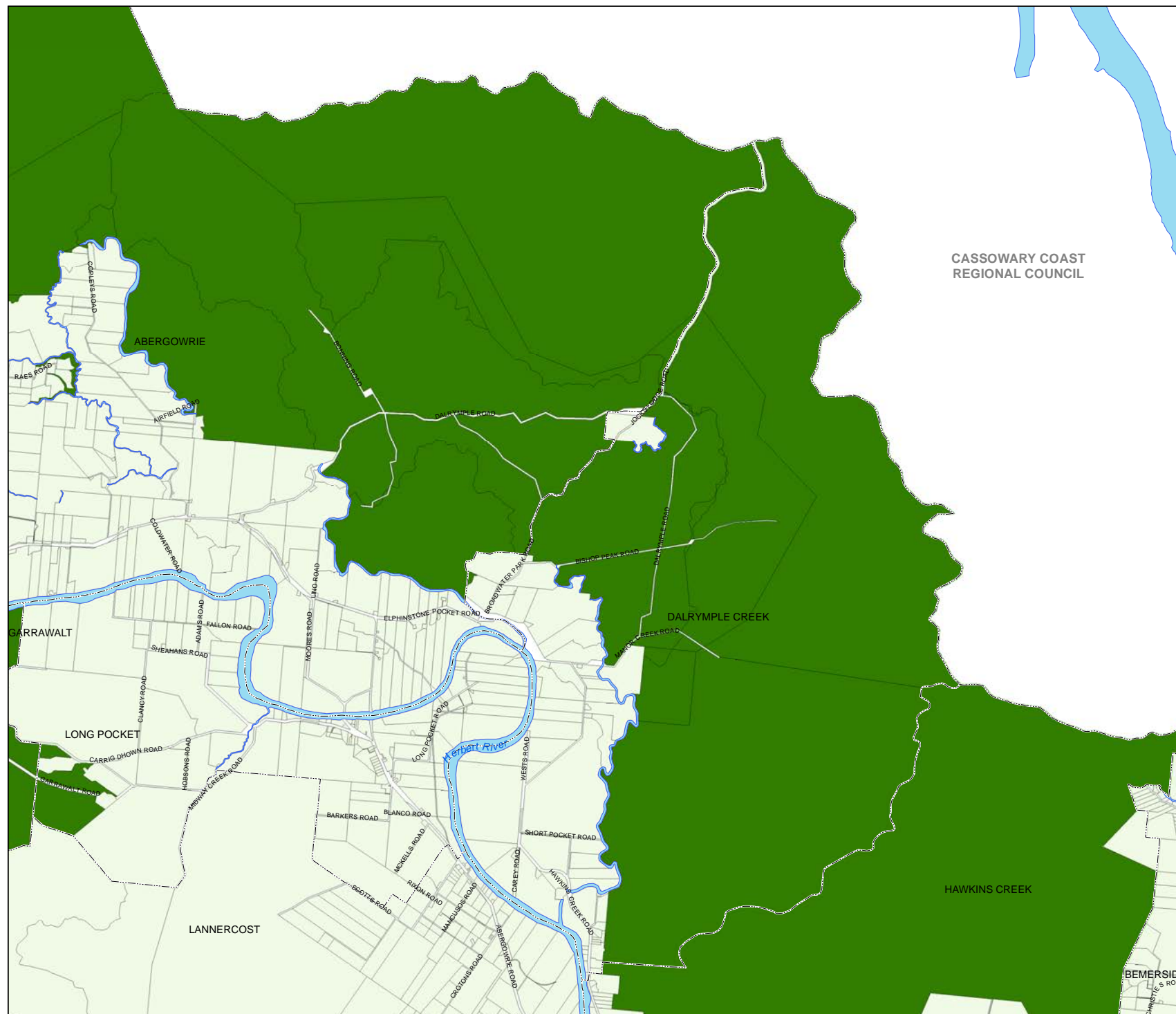
## Cadastral

Suburb

Local government boundary

DCDB Hinchinbrook Shire Council

Waterway or waterbody

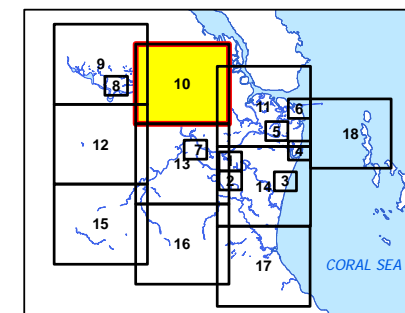
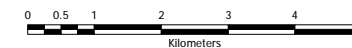


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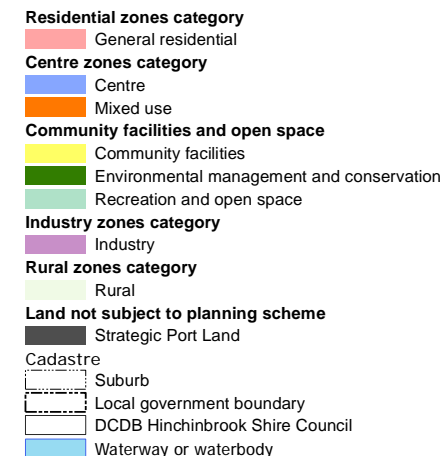
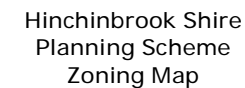


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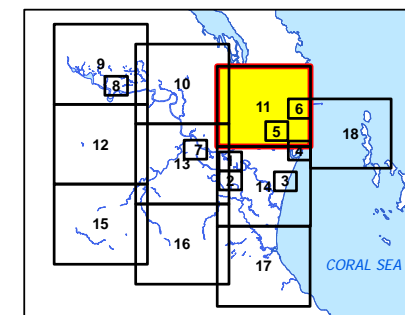
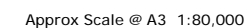


Zoning Map - ZM-10





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Zoning Map - ZM-11



# Hinchinbrook Shire Planning Scheme Zoning Map

## Residential zones category

General residential

## Centre zones category

Centre

Mixed use

## Community facilities and open space

Community facilities

Environmental management and conservation

Recreation and open space

## Industry zones category

Industry

## Rural zones category

Rural

## Cadastral

Suburb

Local government boundary

DCDB Hinchinbrook Shire Council

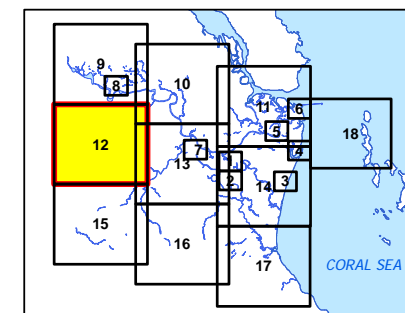
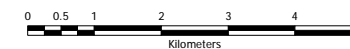
Waterway or waterbody

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Approx Scale @ A3 1:80,000



Zoning Map - ZM-12

CHARTERS TOWERS  
REGIONAL COUNCIL

GARRAWALT

LANNERCOST

WALLAMAN

UPPER STONE





# Hinchinbrook Shire Planning Scheme Zoning Map

## Residential zones category

General residential

## Centre zones category

Centre

Mixed use

## Community facilities and open space

Community facilities

Environmental management and conservation

Recreation and open space

## Industry zones category

Industry

## Rural zones category

Rural

## Cadastre

Suburb

Local government boundary

DCDB Hinchinbrook Shire Council

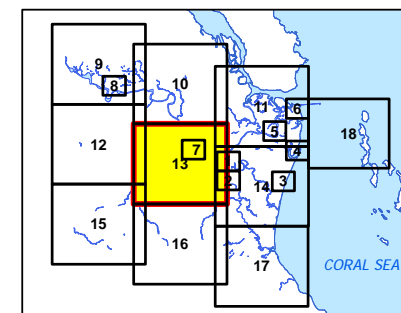
Waterway or waterbody

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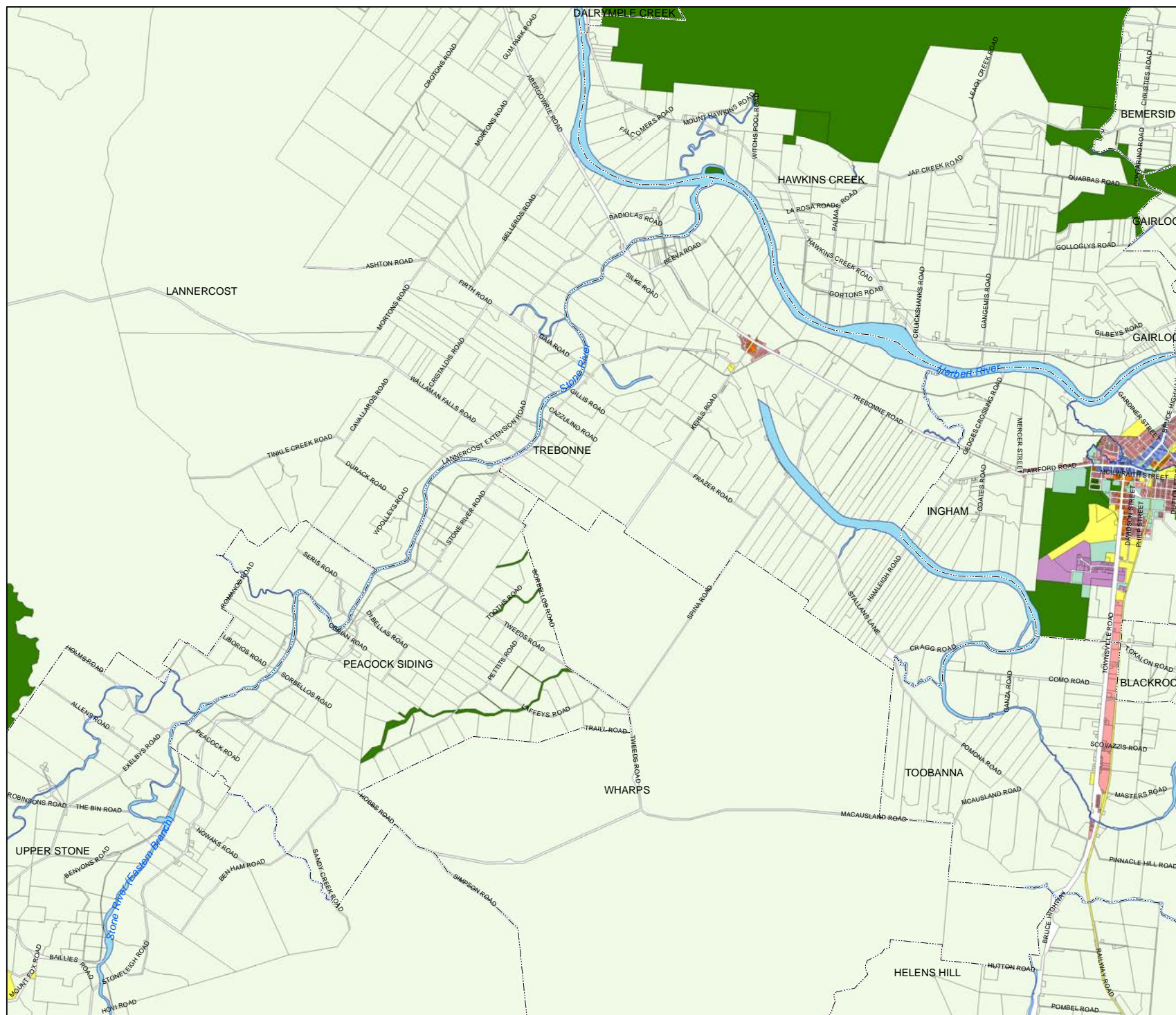
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Approx Scale @ A3 1:80,000



Zoning Map - ZM-13







# Hinchinbrook Shire Planning Scheme Zoning Map

## Residential zones category

General residential

## Centre zones category

Centre

Mixed use

## Community facilities and open space

Community facilities

Environmental management and conservation

Recreation and open space

## Industry zones category

Industry

## Rural zones category

Rural

## Cadastral

Suburb

Local government boundary

DCDB Hinchinbrook Shire Council

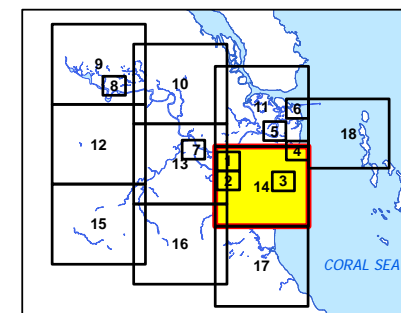
Waterway or waterbody

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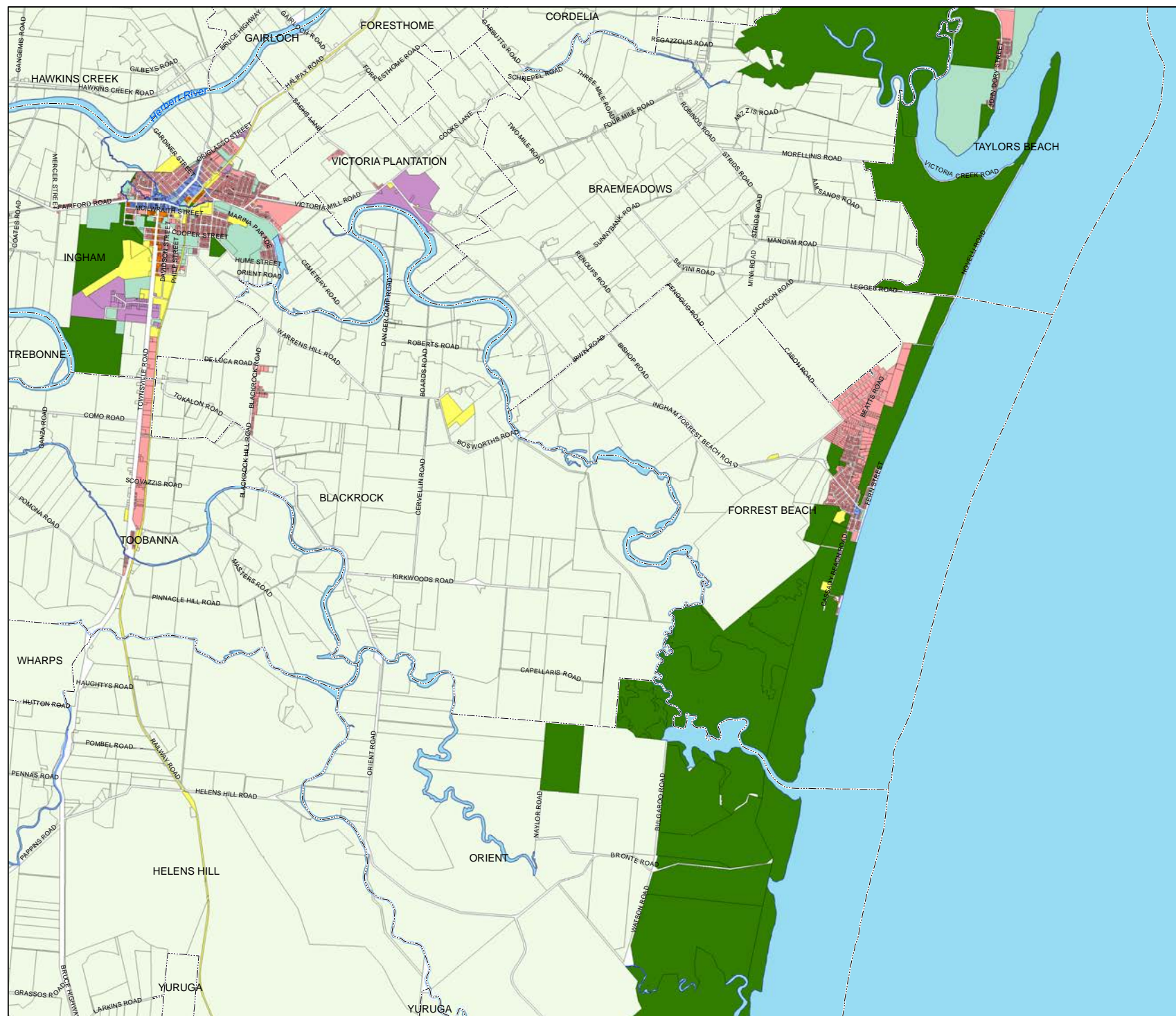
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Geocentric Datum of Australia 1994 (GDA94)



Approx Scale @ A3 1:80,000



Zoning Map - ZM-14



## Residential zones category

General residential

## Centre zones category

Centre

Mixed use

## Community facilities and open space

Community facilities

Environmental management and conservation

Recreation and open space

## Industry zones category

Industry

## Rural zones category

Rural

## Cadastral

Suburb

Local government boundary

DCDB Hinchinbrook Shire Council

Waterway or waterbody

## Zone precinct

Solar energy development precinct

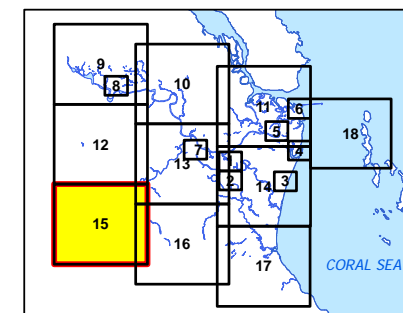
CHARTERS TOWERS  
REGIONAL COUNCIL

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Approx Scale @ A3 1:80,000



Zoning Map - ZM-15



## Residential zones category

General residential

## Centre zones category

Centre

Mixed use

## Community facilities and open space

Community facilities

Environmental management and conservation

Recreation and open space

## Industry zones category

Industry

## Rural zones category

Rural

## Cadastral

Suburb

Local government boundary

DCDB Hinchinbrook Shire Council

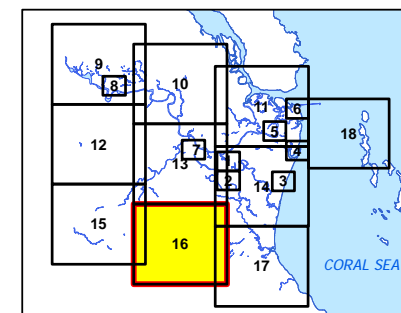
Waterway or waterbody

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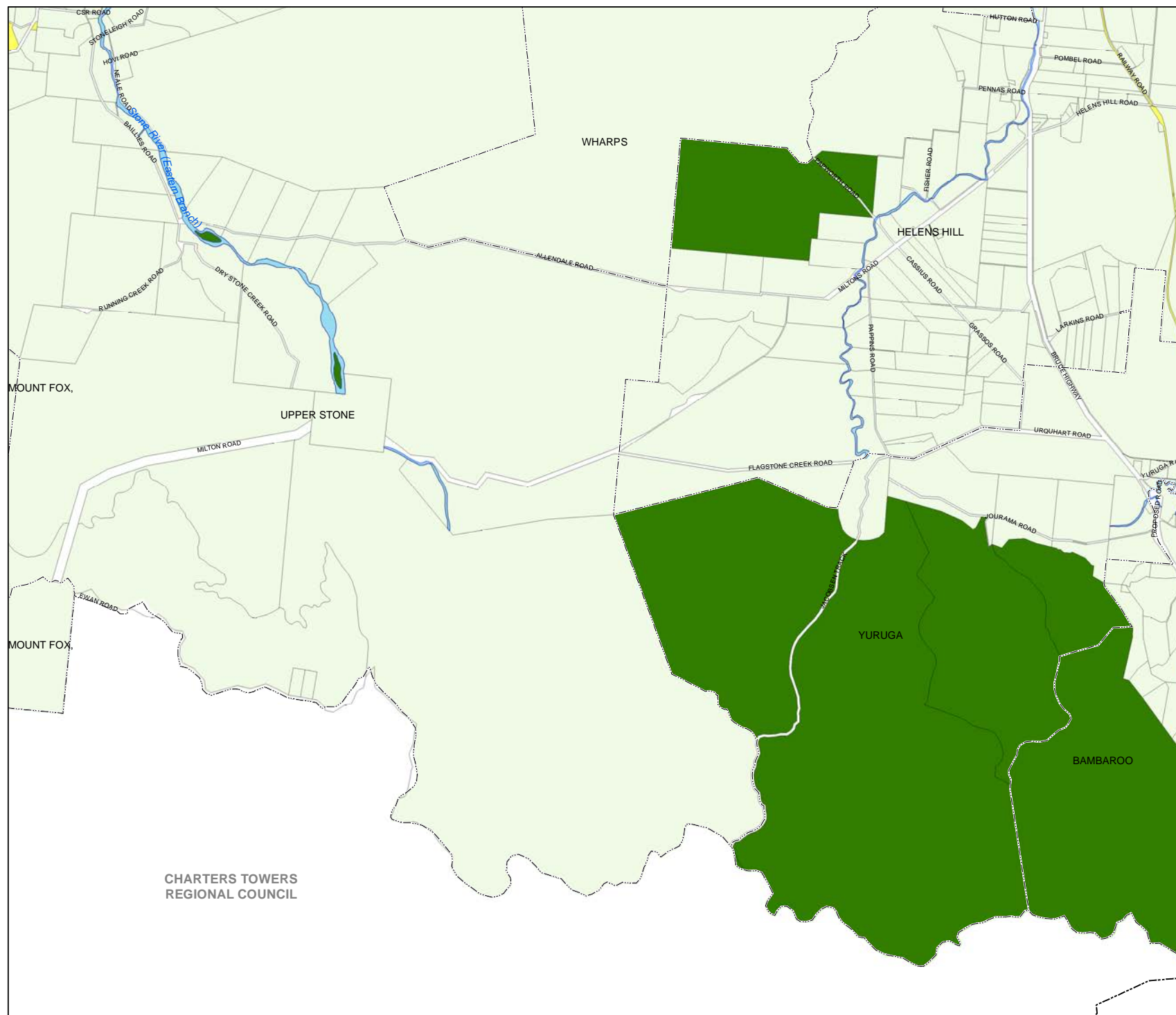
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Approx Scale @ A3 1:80,000



Zoning Map - ZM-16







# Hinchinbrook Shire Planning Scheme Zoning Map

## Residential zones category

General residential

## Centre zones category

Centre

Mixed use

## Community facilities and open space

Community facilities

Environmental management and conservation

Recreation and open space

## Industry zones category

Industry

## Rural zones category

Rural

## Cadastral

Suburb

Local government boundary

DCDB Hinchinbrook Shire Council

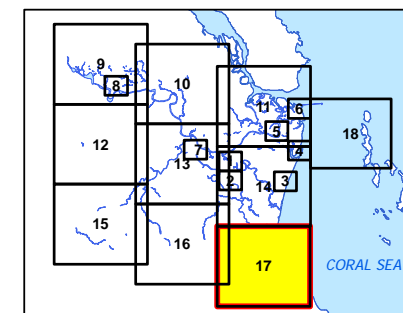
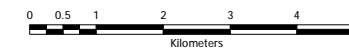
Waterway or waterbody

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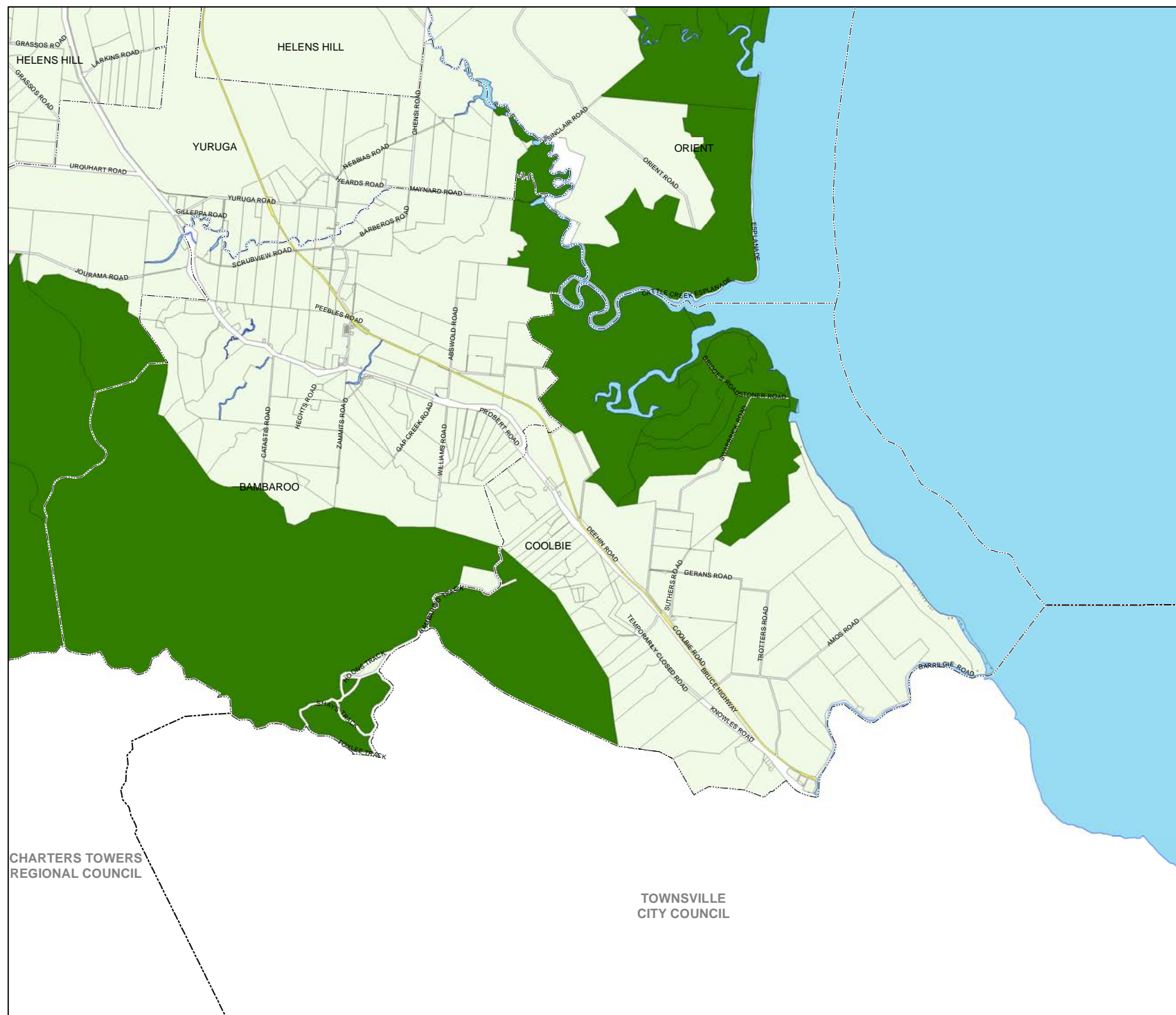
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Approx Scale @ A3 1:80,000



Zoning Map - ZM-17





# Hinchinbrook Shire Planning Scheme Zoning Map

Place\_names\_gazetteer

## Residential zones category

General residential

## Centre zones category

Centre

Mixed use

## Community facilities and open space

Community facilities

Environmental management and conservation

Recreation and open space

## Industry zones category

Industry

## Rural zones category

Rural

## Land not subject to planning scheme

Strategic Port Land

## Cadastre

Suburb

Local government boundary

DCDB Hinchinbrook Shire Council

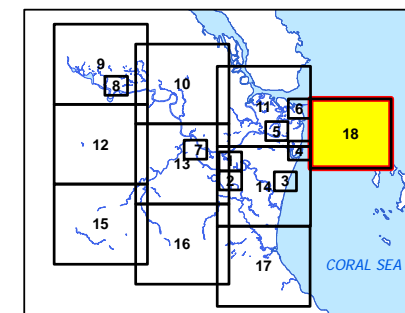
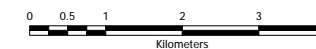
Waterway or waterbody

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Approx Scale @ A3 1:70,000



Zoning Map - ZM-18

## SC2.4 Local plan maps




There are no local plan maps in this planning scheme.

## SC2.5 Overlay maps

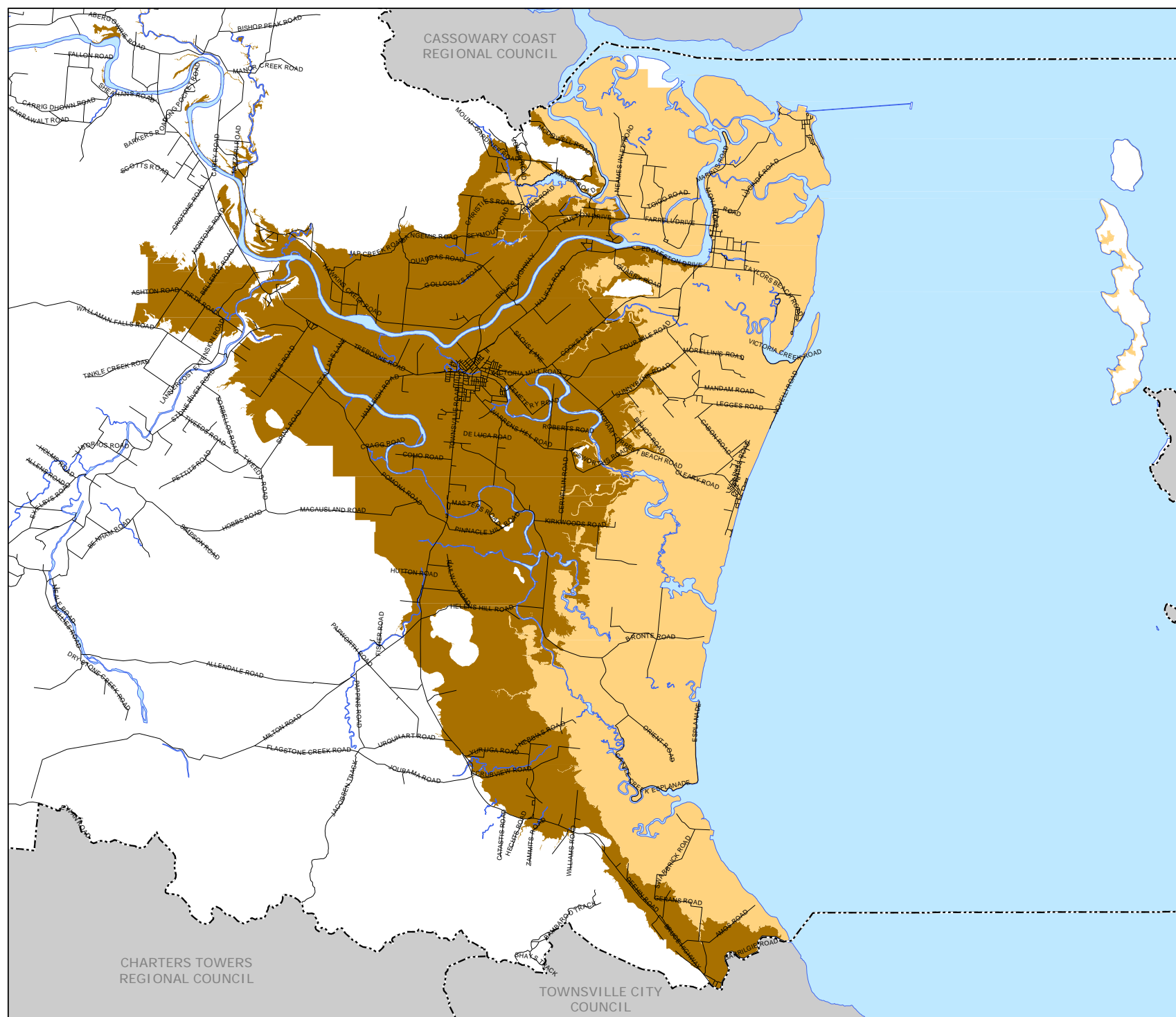
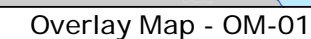
# Hinchinbrook Shire Planning Scheme Acid Sulfate Soils Overlay

Land at or below 5m AHD

Land above 5m AHD and below 20m AHD


 Local government boundary  
 Road Network  
 Waterway or waterbody




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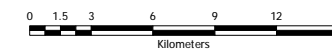
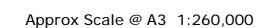
Hinchinbrook Shire  
Planning Scheme  
Bushfire Hazard  
Overlay

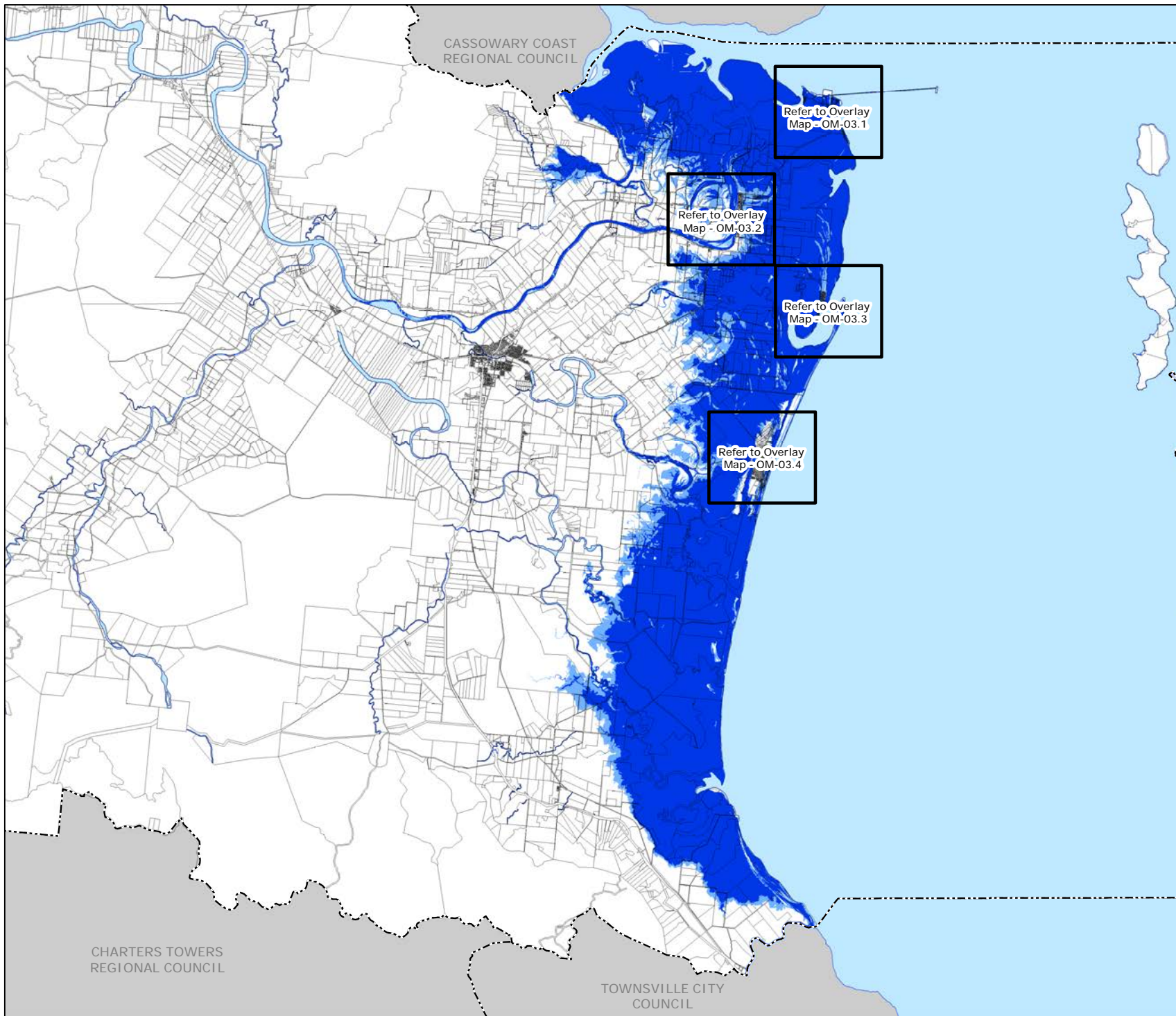
 Medium risk area  
 High risk area

 Local government boundary  
 Road Network  
 Waterway or waterbody

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# Hinchinbrook Shire Planning Scheme Coastal Hazard Overlay Index

## Coastal hazard

- Medium stormtide hazard
- High stormtide hazard

## Cadastre

- Local government boundary
- DCDB Hinchinbrook Shire Council
- Waterway or waterbody

Stormtide hazard data provided by the State of Queensland  
(Storm tide medium & high hazard, 2015). Updated data available at  
<http://qldspatial.information.qld.gov.au/catalogue/>

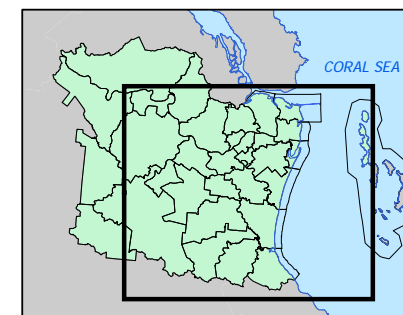
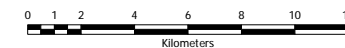
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Approx Scale @ A3 1:200,000






Overlay Map - OM-03.0








# Hinchinbrook Shire Planning Scheme Coastal Hazard Overlay

## Coastal hazard

-  Erosion prone area
-  Medium stormtide hazard
-  High stormtide hazard

## Cadastral

-  Local government boundary
-  DCDB Hinchinbrook Shire Council
-  Waterway or waterbody

Stormtide hazard data provided by the State of Queensland  
(Storm tide medium & high hazard, 2015). Updated data available at  
<http://qldspatial.information.qld.gov.au/catalogue/>

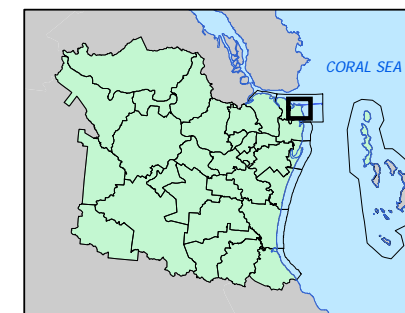
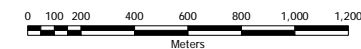
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Approx Scale @ A3 1:20,000



Overlay Map - OM-03.1



# Hinchinbrook Shire Planning Scheme Coastal Hazard Overlay

## Coastal hazard

- Erosion prone area
- Medium stormtide hazard
- High stormtide hazard

## Cadastre

- Local government boundary
- DCDB Hinchinbrook Shire Council
- Waterway or waterbody

Stormtide hazard data provided by the State of Queensland  
(Storm tide medium & high hazard, 2015). Updated data available at  
<http://qldspatial.information.qld.gov.au/catalogue/>

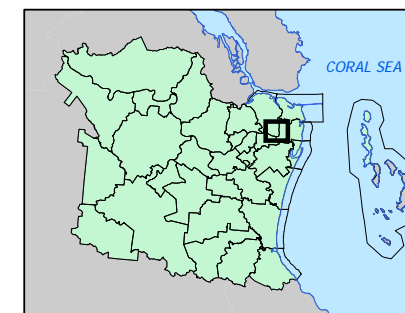
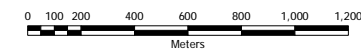
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Approx Scale @ A3 1:20,000






Overlay Map - OM-03.2








# Hinchinbrook Shire Planning Scheme Coastal Hazard Overlay

## Coastal hazard

-  Erosion prone area
-  Medium stormtide hazard
-  High stormtide hazard

## Cadastre

-  Local government boundary
-  DCDB Hinchinbrook Shire Council
-  Waterway or waterbody

Stormtide hazard data provided by the State of Queensland  
(Storm tide medium & high hazard, 2015). Updated data available at  
<http://qldspatial.information.qld.gov.au/catalogue/>

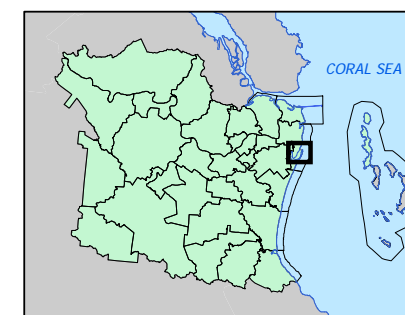
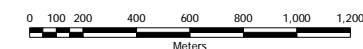
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Approx Scale @ A3 1:20,000






Overlay Map - OM-03.3






# Hinchinbrook Shire Planning Scheme Coastal Hazard Overlay

## Coastal hazard

-  Erosion prone area
-  Medium stormtide hazard
-  High stormtide hazard

## Cadastral

-  Local government boundary
-  DCDB Hinchinbrook Shire Council
-  Waterway or waterbody

Stormtide hazard data provided by the State of Queensland  
(Storm tide medium & high hazard, 2015). Updated data available at  
<http://qldspatial.information.qld.gov.au/catalogue/>

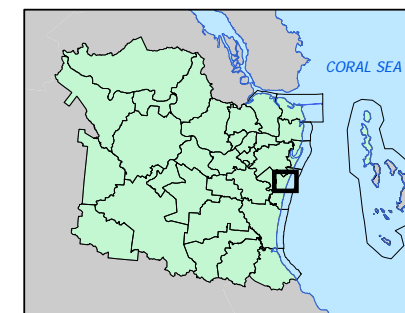
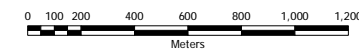
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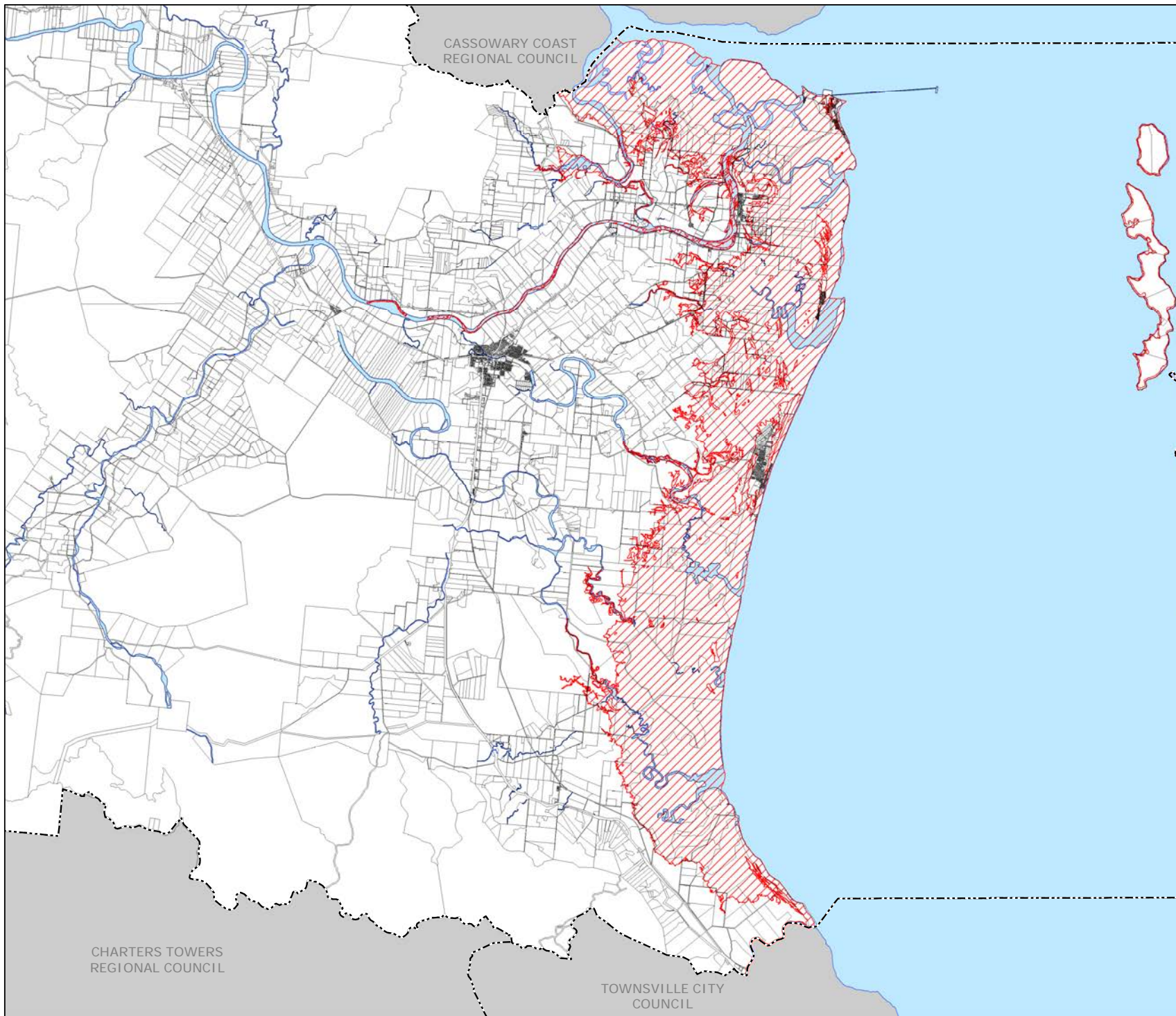


Approx Scale @ A3 1:20,000



Overlay Map - OM-03.4





# Hinchinbrook Shire Planning Scheme Coastal Hazard Overlay

## Coastal hazard

Erosion prone area

## Cadastre

Local government boundary

DCDB Hinchinbrook Shire Council

Waterway or waterbody

Stormtide hazard data provided by the State of Queensland  
(Storm tide medium & high hazard, 2015). Updated data available at  
<http://qldspatial.information.qld.gov.au/catalogue/>

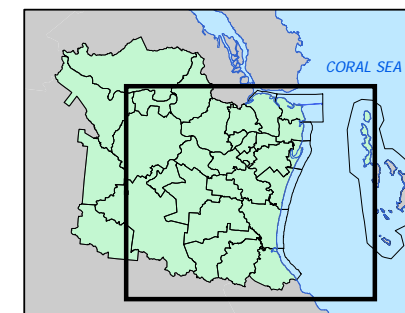
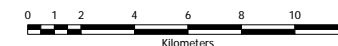
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Approx Scale @ A3 1:200,000



Overlay Map - OM-03.5





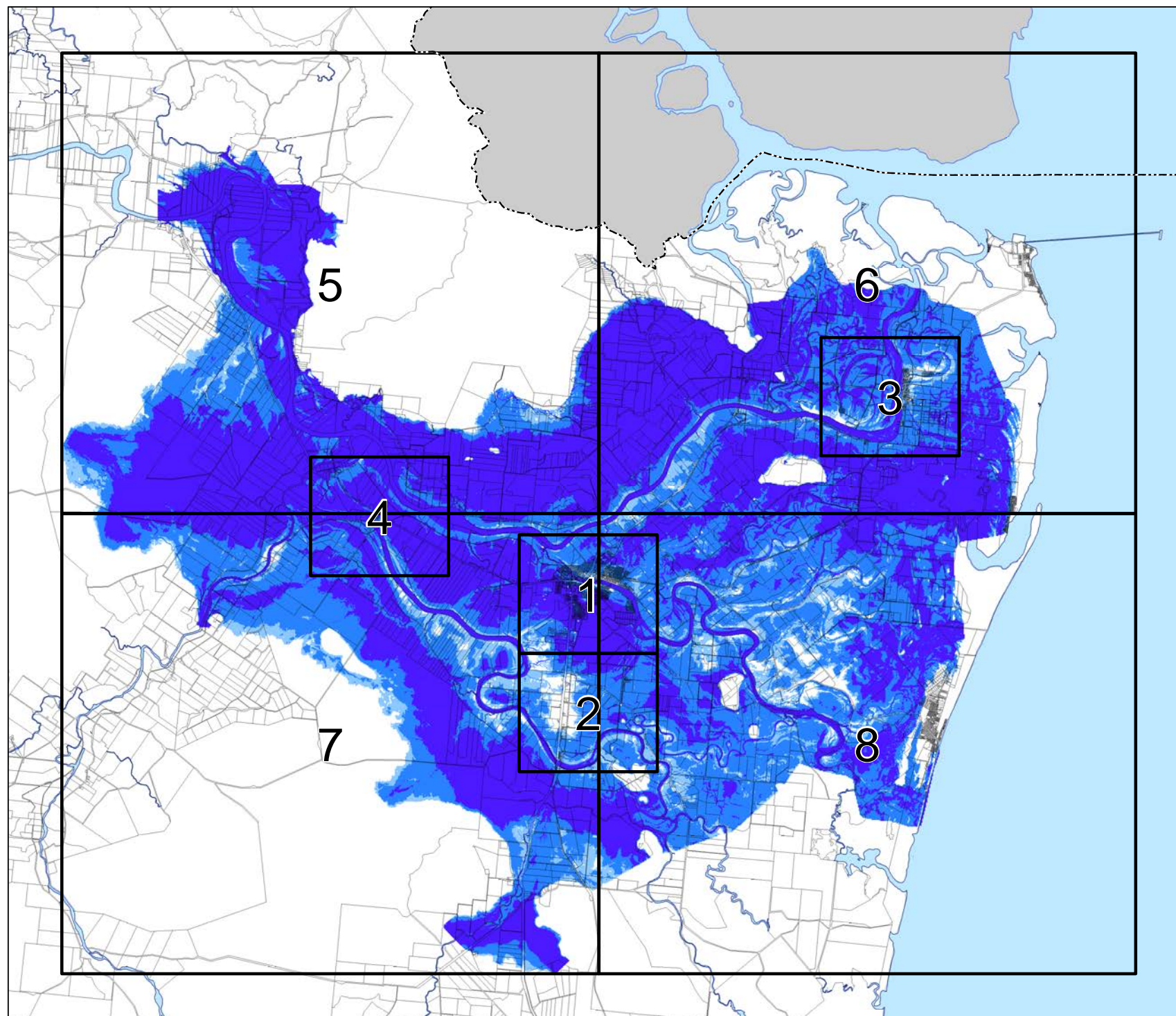
# Hinchinbrook Shire Planning Scheme Flood Hazard Overlay Index

## Flood hazard

- Low hazard area
- Medium hazard area
- High hazard area

## Cadastral

- Local government boundary
- DCDB Hinchinbrook Shire Council
- Waterway or waterbody

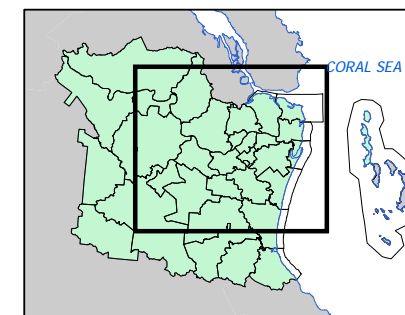
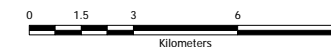


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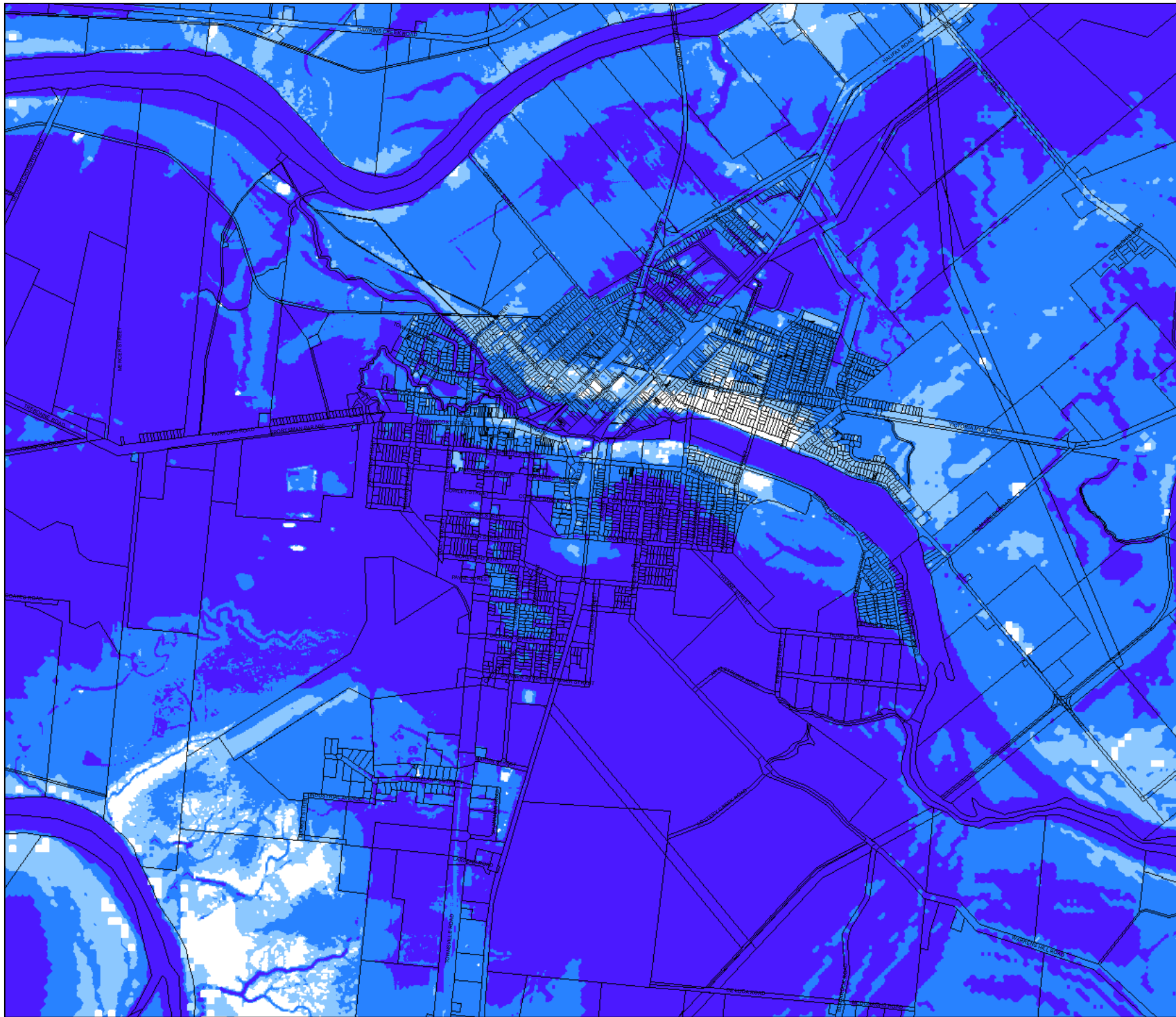
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Approx Scale @ A3 1:154,000



Overlay Map - OM-04.0



# Hinchinbrook Shire Planning Scheme Flood Hazard Overlay

## Flood hazard

- Low hazard area
- Medium hazard area
- High hazard area

## Cadastre

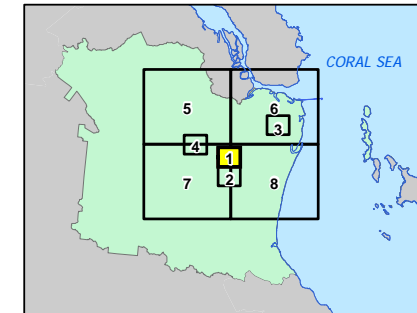
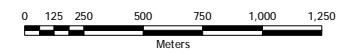
- Local government boundary
- DCDB Hinchinbrook Shire Council
- Waterway or waterbody

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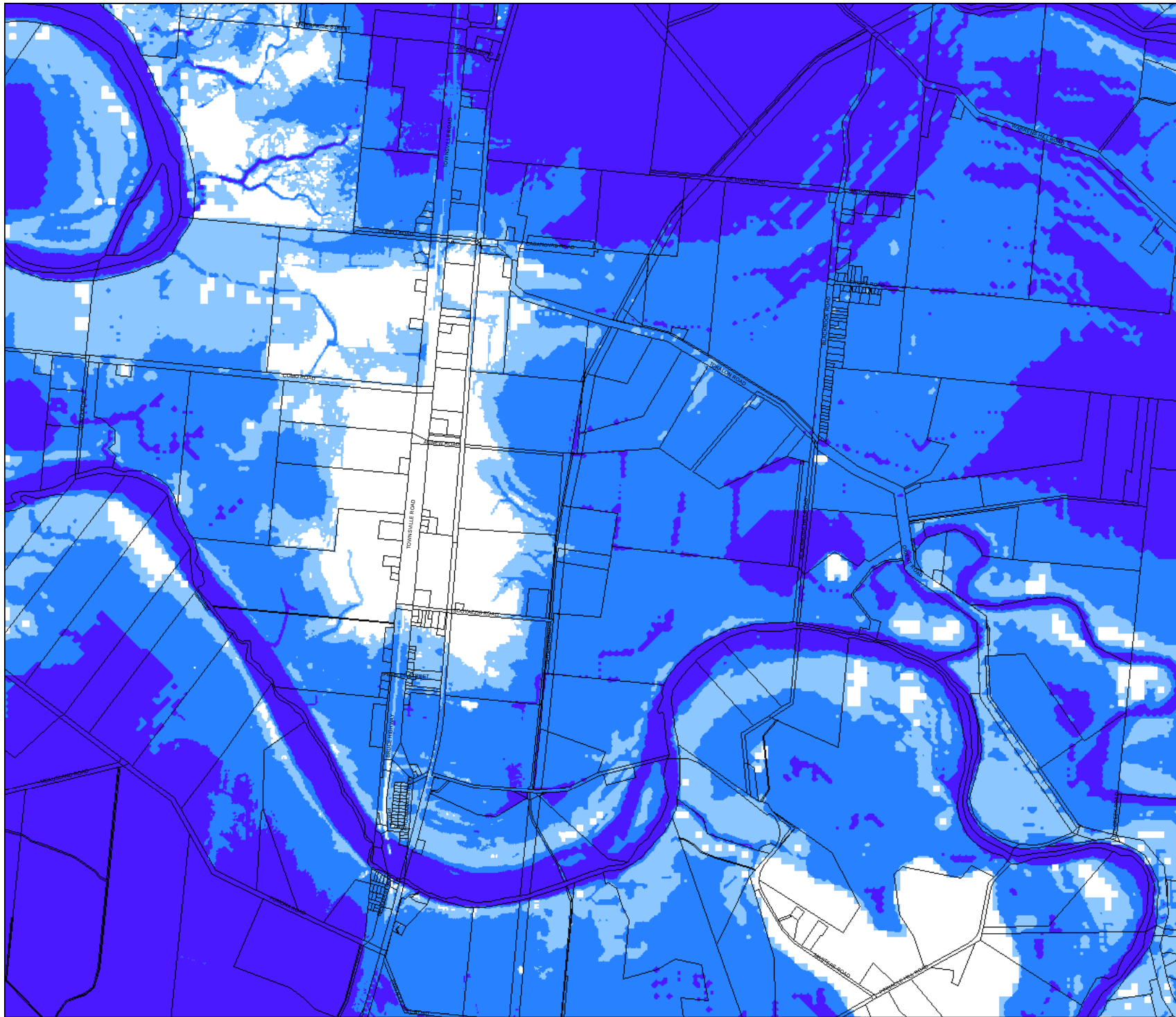


Approx Scale @ A3 1:22,500



Overlay Map - OM-04.1





# Hinchinbrook Shire Planning Scheme Flood Hazard Overlay

## Flood hazard

- Low hazard area
- Medium hazard area
- High hazard area

## Cadastral

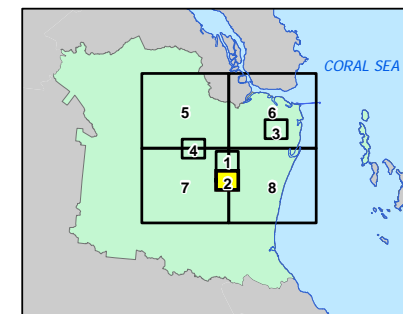
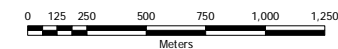
- Local government boundary
- DCDB Hinchinbrook Shire Council
- Waterway or waterbody

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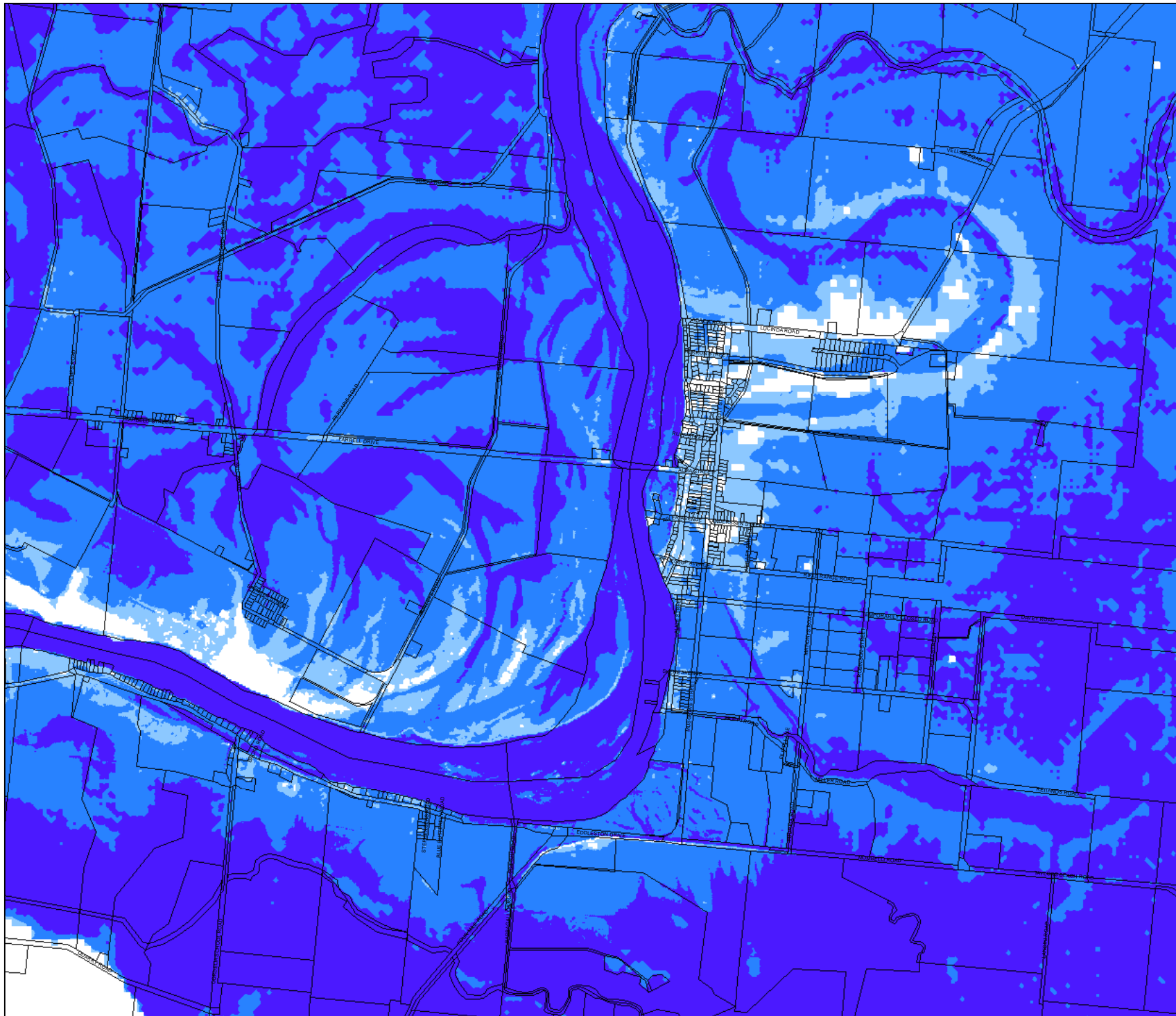
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Approx Scale @ A3 1:22,500



Overlay Map - OM-04.2



# Hinchinbrook Shire Planning Scheme Flood Hazard Overlay

## Flood hazard

- Low hazard area
- Medium hazard area
- High hazard area

## Cadastral

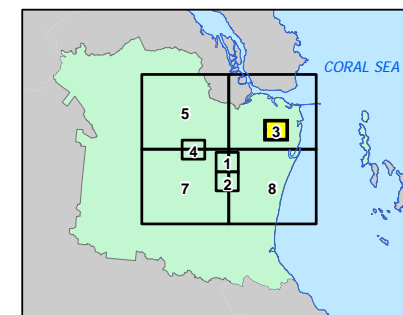
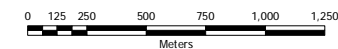
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- Waterway or waterbody

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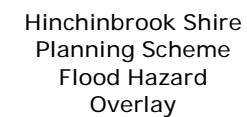
© Hinchinbrook Shire Council 2018  
Gazetted Date: 1 June 2018  
OPP Version: 4.0  
Geocentric Datum of Australia 1994 (GDA94)









Approx Scale @ A3 1:22,500



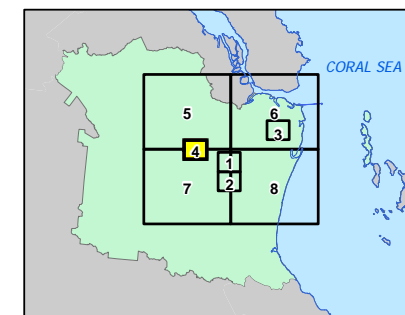
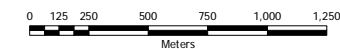
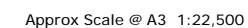
Overlay Map - OM-04.3



 Low hazard area  
 Medium hazard area  
 High hazard area

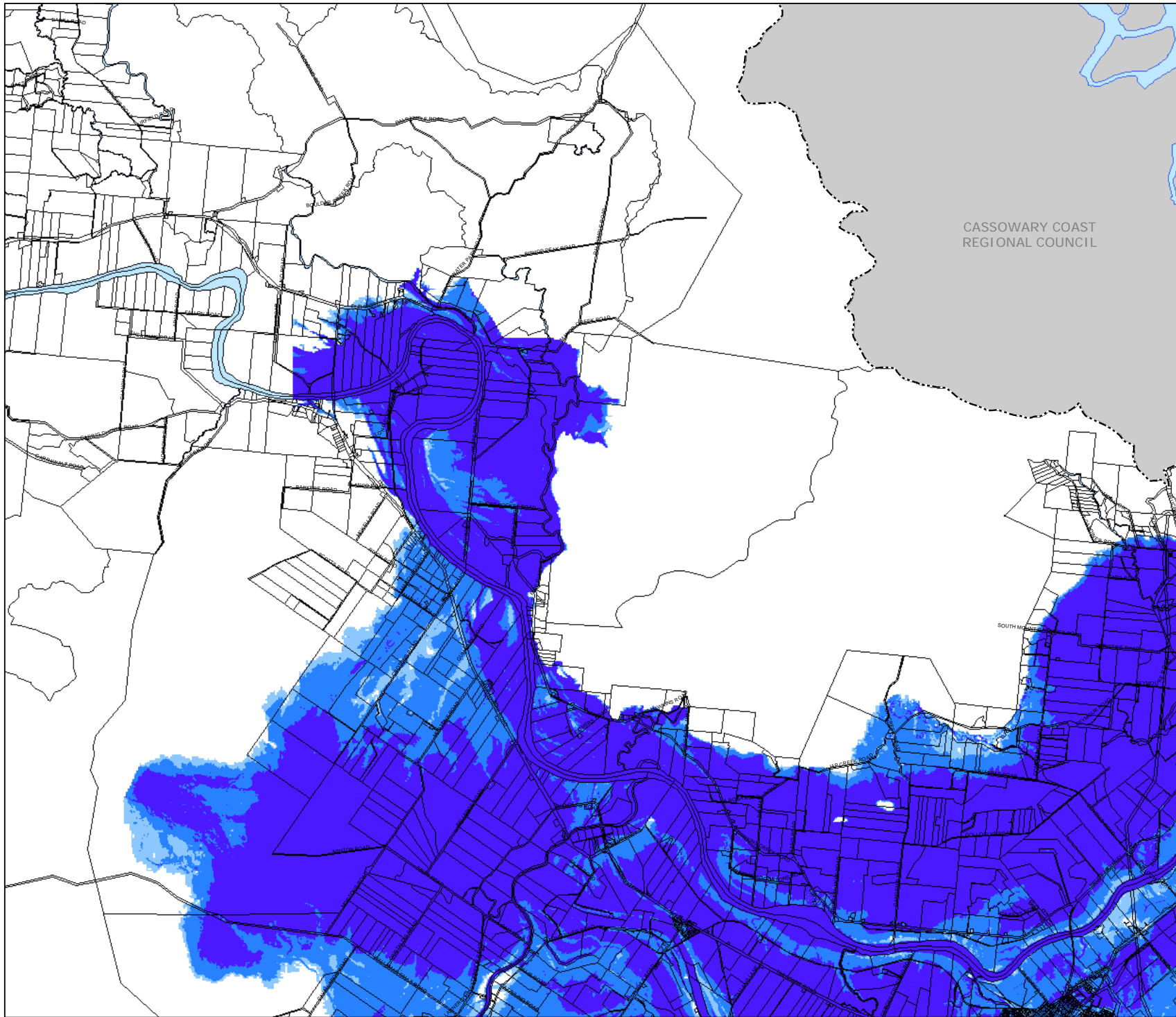
 Local government boundary  
 DCDB Hinchinbrook Shire Council  
 Waterway or waterbody

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QPP Version: 4.0  
Geocentric Datum of Australia 1994 (GDA94)



Overlay Map - OM-04.4





# Hinchinbrook Shire Planning Scheme Flood Hazard Overlay

## Flood hazard

- Low hazard area
- Medium hazard area
- High hazard area

## Cadastral

- Local government boundary
- DCDB Hinchinbrook Shire Council
- Waterway or waterbody

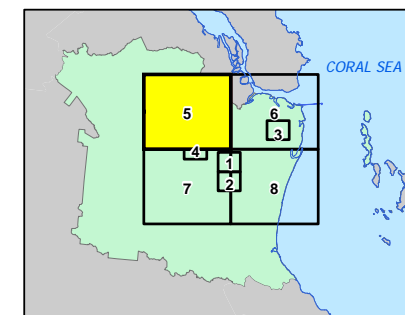
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Approx Scale @ A3 1:87,500

0 25 50 75 100 125 150  
Meters



Overlay Map - OM-04.5



# Hinchinbrook Shire Planning Scheme Flood Hazard Overlay

## Flood hazard

- Low hazard area
- Medium hazard area
- High hazard area

## Cadastre

- Local government boundary
- DCDB Hinchinbrook Shire Council
- Waterway or waterbody

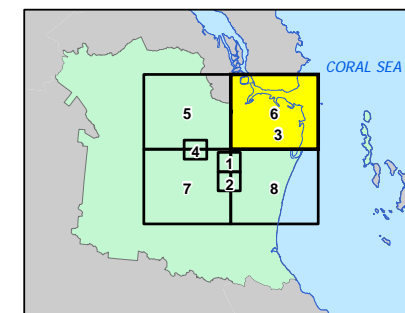
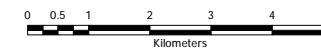
CASSOWARY COAST  
REGIONAL COUNCIL

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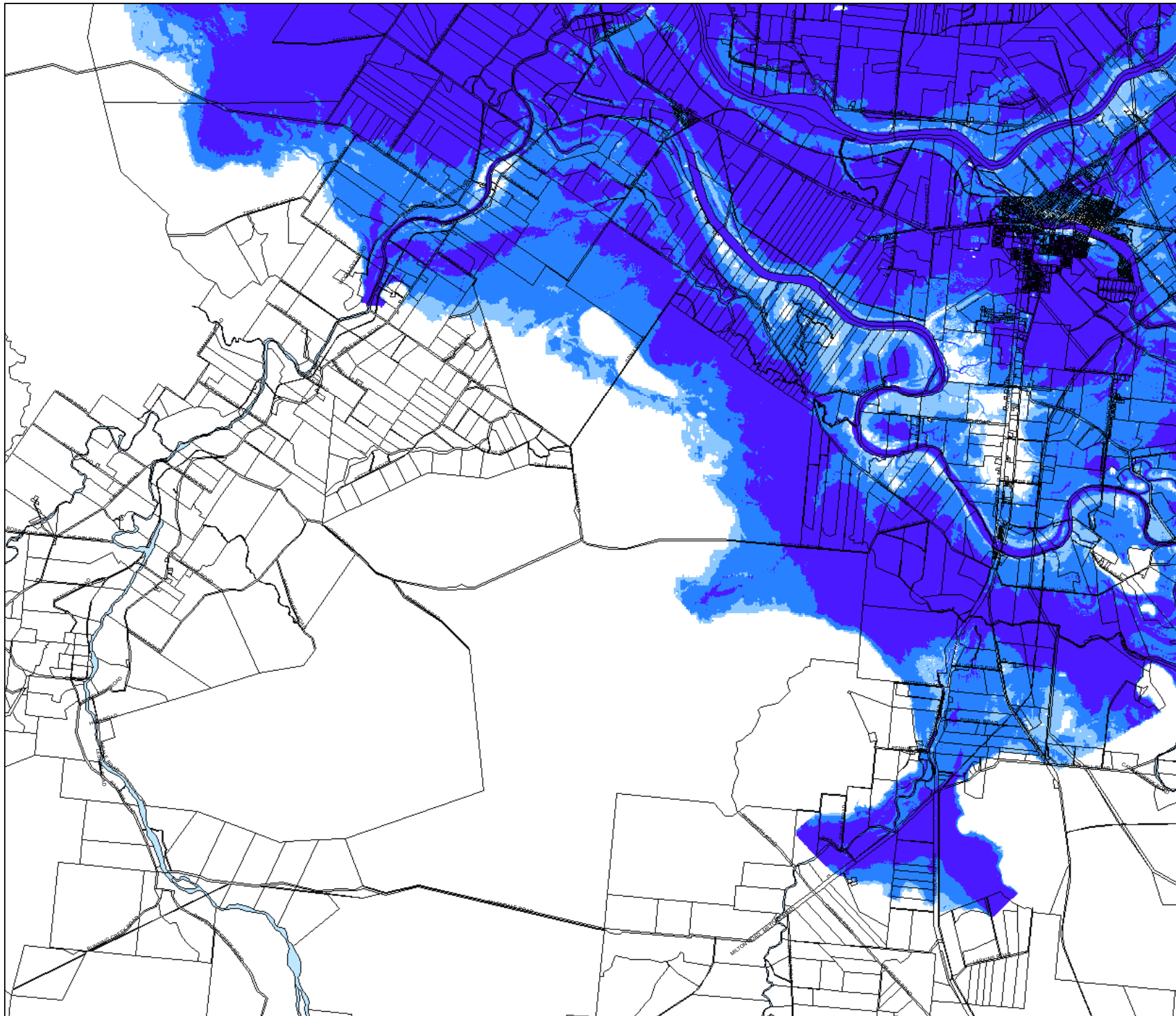
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Approx Scale @ A3 1:87,500



Overlay Map - OM-04.6



# Hinchinbrook Shire Planning Scheme Flood Hazard Overlay

### Flood hazard

- Low hazard area
- Medium hazard area
- High hazard area

### Cadastre

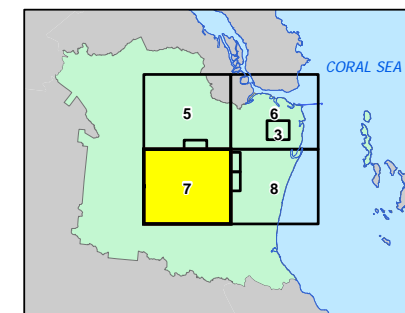
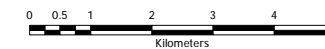
- Local government boundary
- DCDB Hinchinbrook Shire Council
- Waterway or waterbody

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Approx Scale @ A3 1:87,500



Overlay Map - OM-04.7





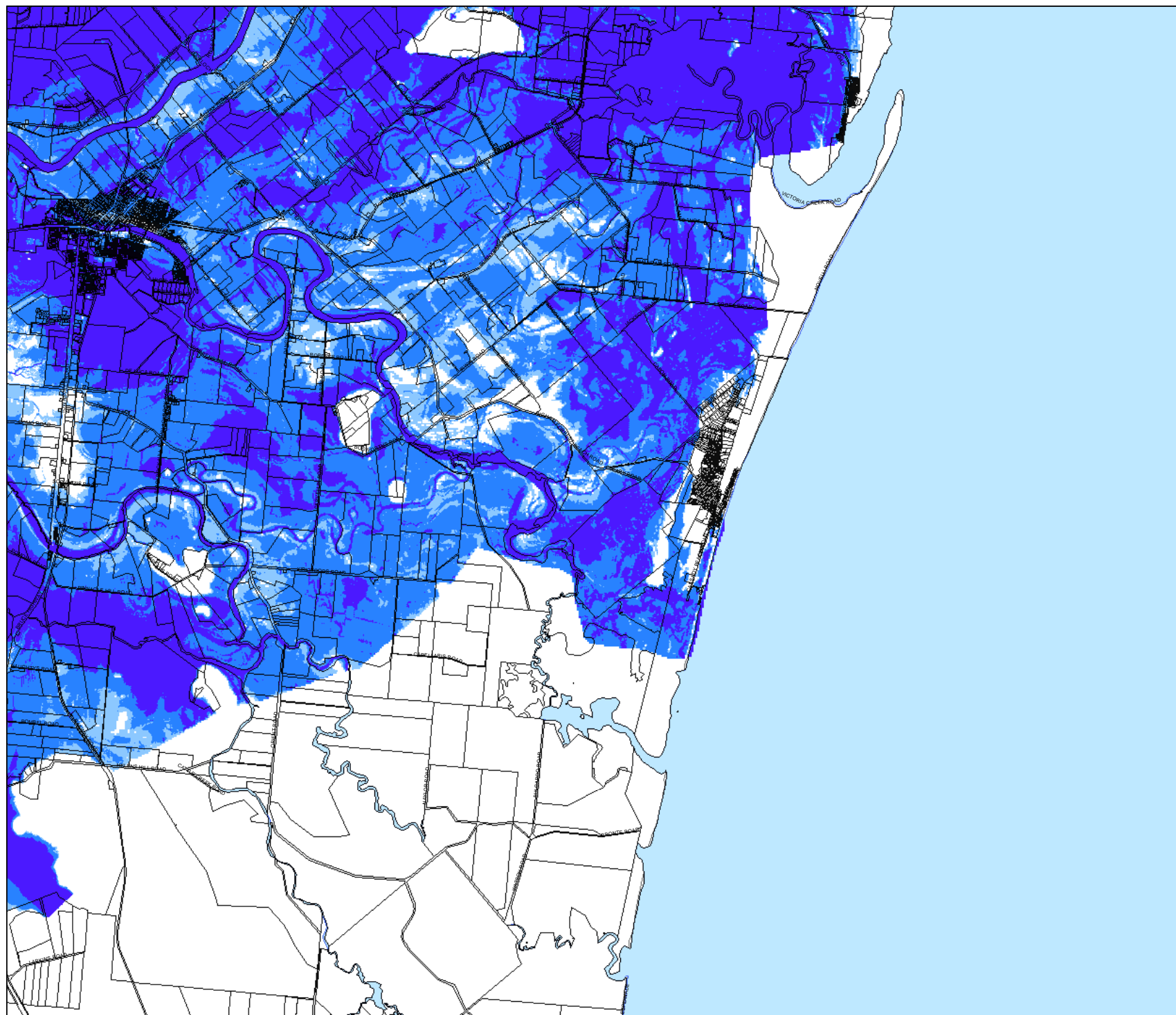
# Hinchinbrook Shire Planning Scheme Flood Hazard Overlay

## Flood hazard

- Low hazard area
- Medium hazard area
- High hazard area

## Cadastral

- Local government boundary
- DCDB Hinchinbrook Shire Council
- Waterway or waterbody

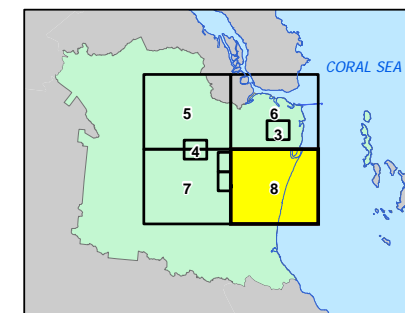
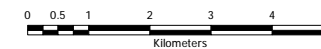


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Approx Scale @ A3 1:87,500



Overlay Map - OM-04.8



# Hinchinbrook Shire Planning Scheme Flood Hazard Overlay

Permissible fill area

Permissible Fill Area

Cadastral

Local government boundary

DCDB Hinchinbrook Shire Council

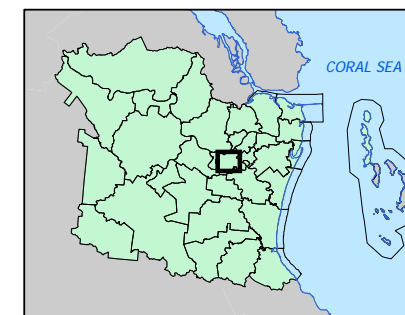
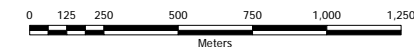
Waterway or waterbody

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Approx Scale @ A3 1:18,000



Overlay Map - OM-04.9



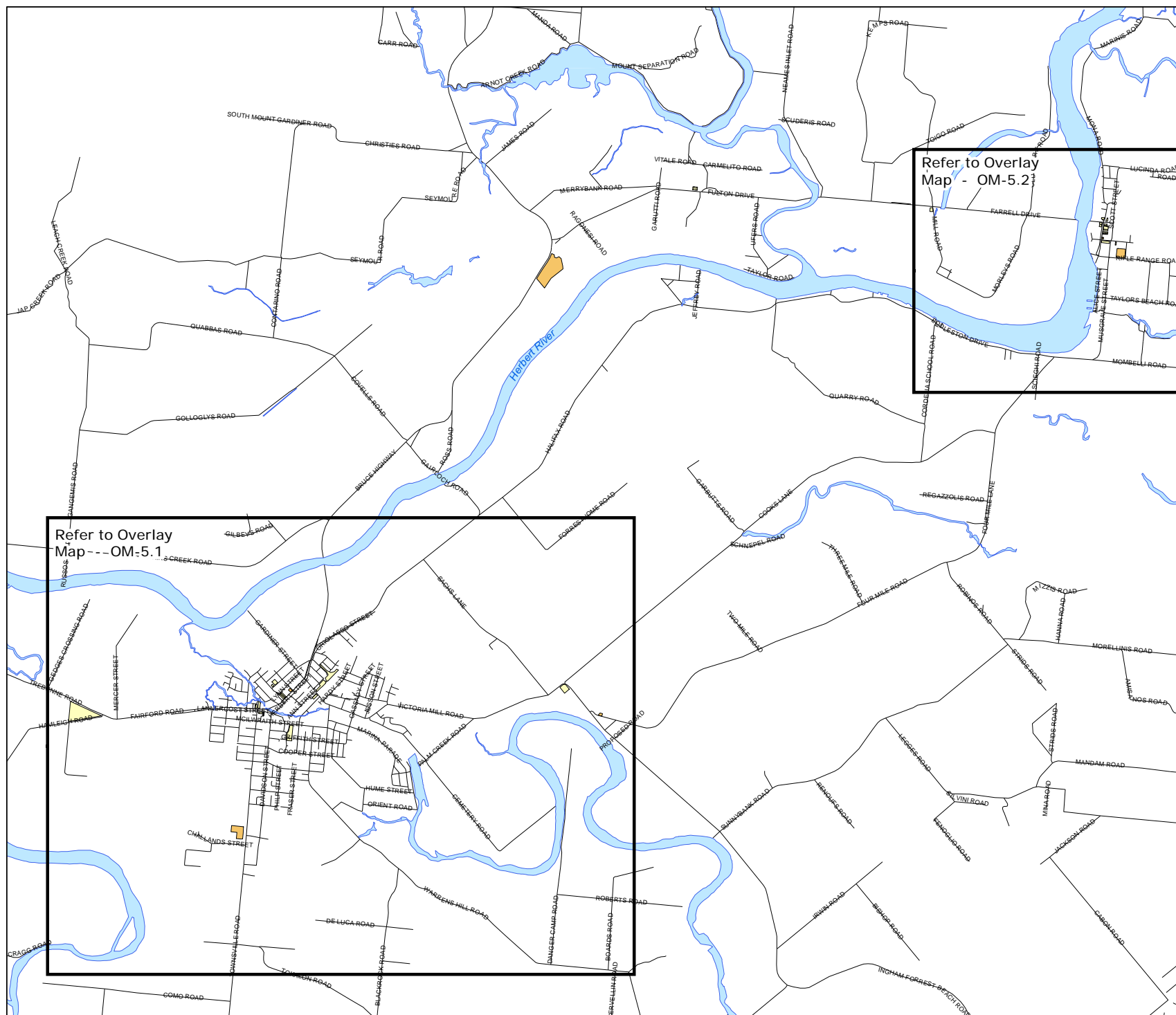
# Hinchinbrook Shire Planning Scheme Cultural Heritage Overlay

## Local heritage

- Low significance
- High significance

## Cadastre

- Road Network
- Waterway or waterbody

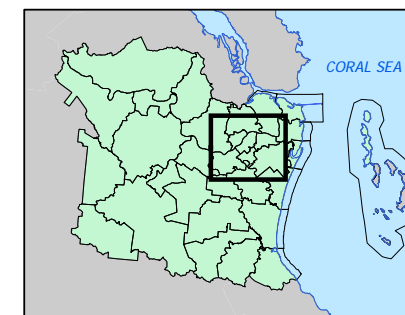
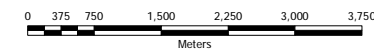


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Approx Scale @ A3 1:60,000



Overlay Map - OM-05.0



## Local heritage

- Low significance
- High significance

## Cadastre

- Road Network
- Waterway or waterbody

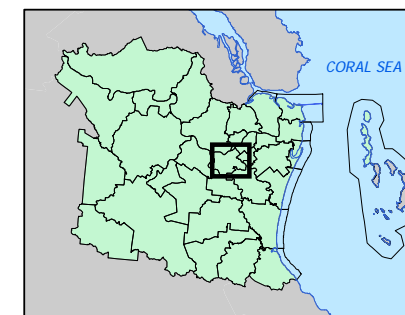
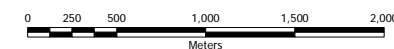


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Approx Scale @ A3 1:30,000



Overlay Map - OM-05.1



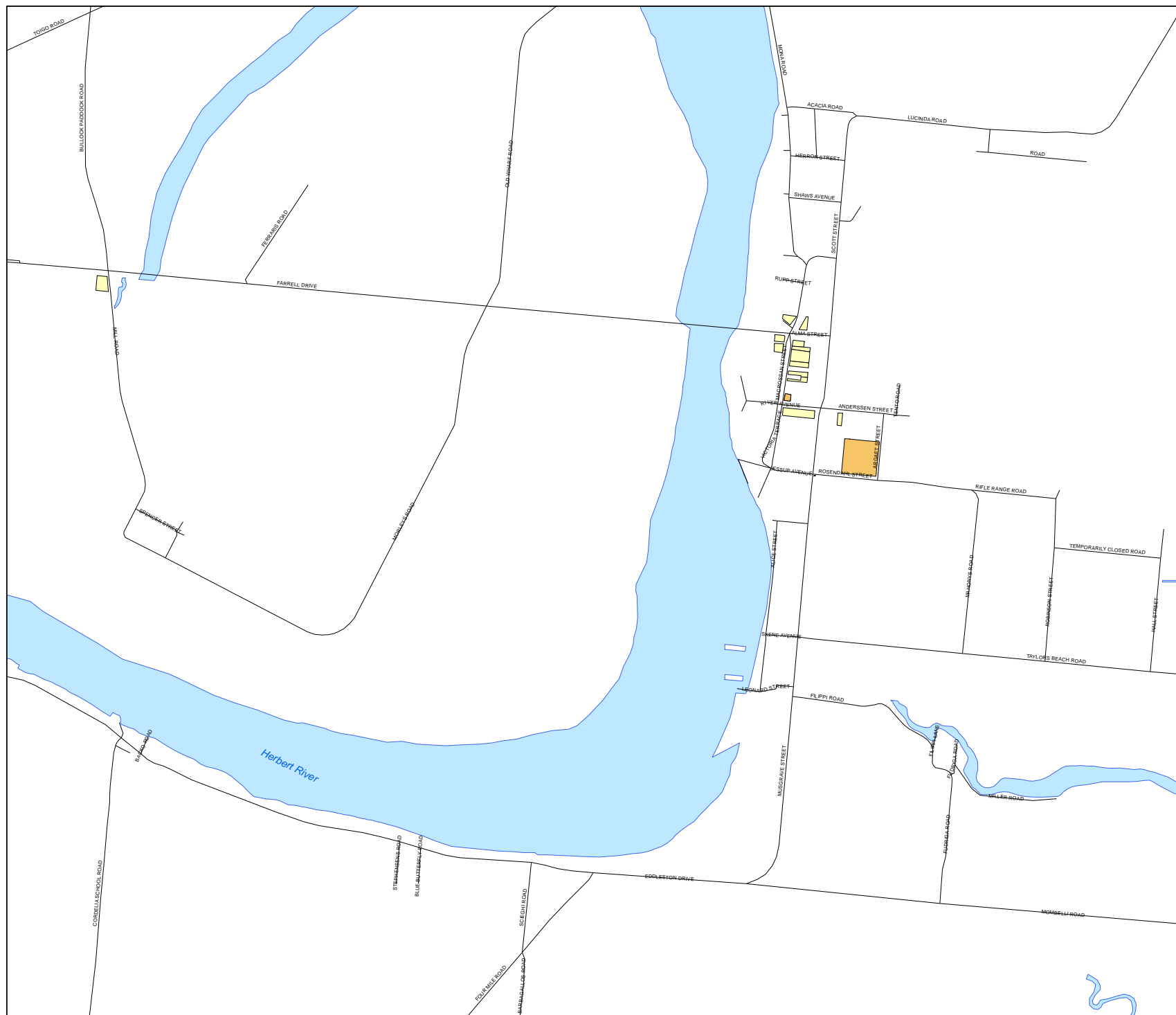
# Hinchinbrook Shire Planning Scheme Cultural Heritage Overlay

## Local heritage

- Low significance
- High significance

## Cadastral

- Road Network
- Waterway or waterbody

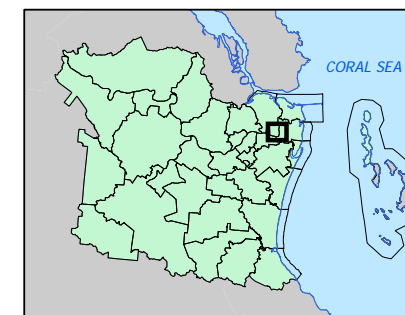
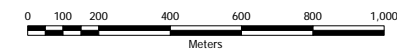


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Approx Scale @ A3 1:15,000



Overlay Map - OM-05.2



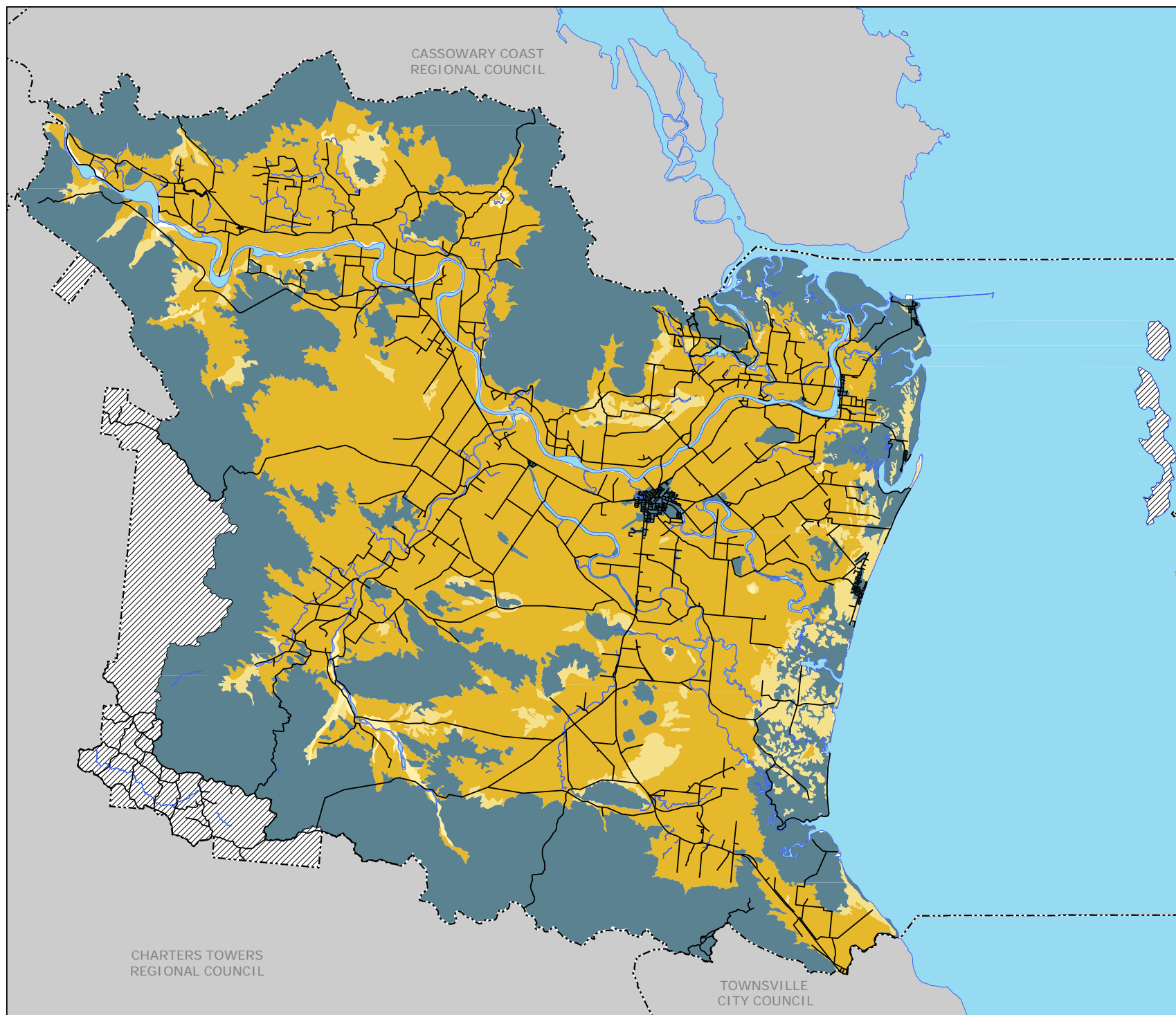
# Hinchinbrook Shire Planning Scheme Agricultural Land Overlay

## Agricultural Land Classification

- Class A
- Class B
- Class C
- Class D
- Unknown

## Cadastre

- Road Network
- Local government boundary
- Waterway or waterbody

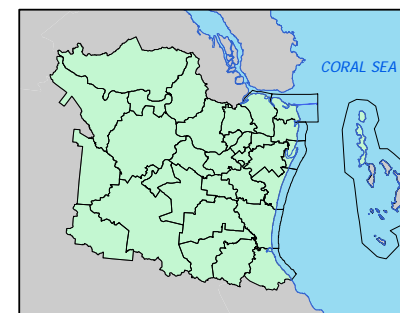
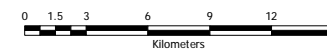


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Approx Scale @ A3 1:260,000



Overlay Map - OM-06





# Hinchinbrook Shire Planning Scheme Environmental Significance Overlay

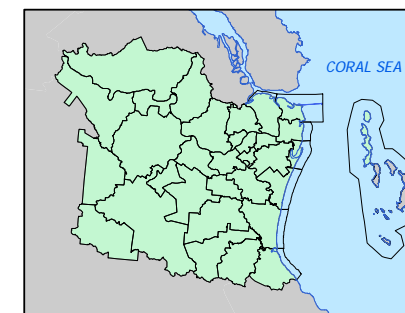
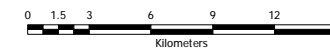
- Agricultural Land Classification**
- Fish habitat area
  - Wetland protection area
  - High Value Vegetation
  - Very High Value Vegetation
- Cadastral**
- Local government boundary
  - Road Network
  - Waterway or waterbody

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Approx Scale @ A3 1:260,000



Overlay Map - OM-07



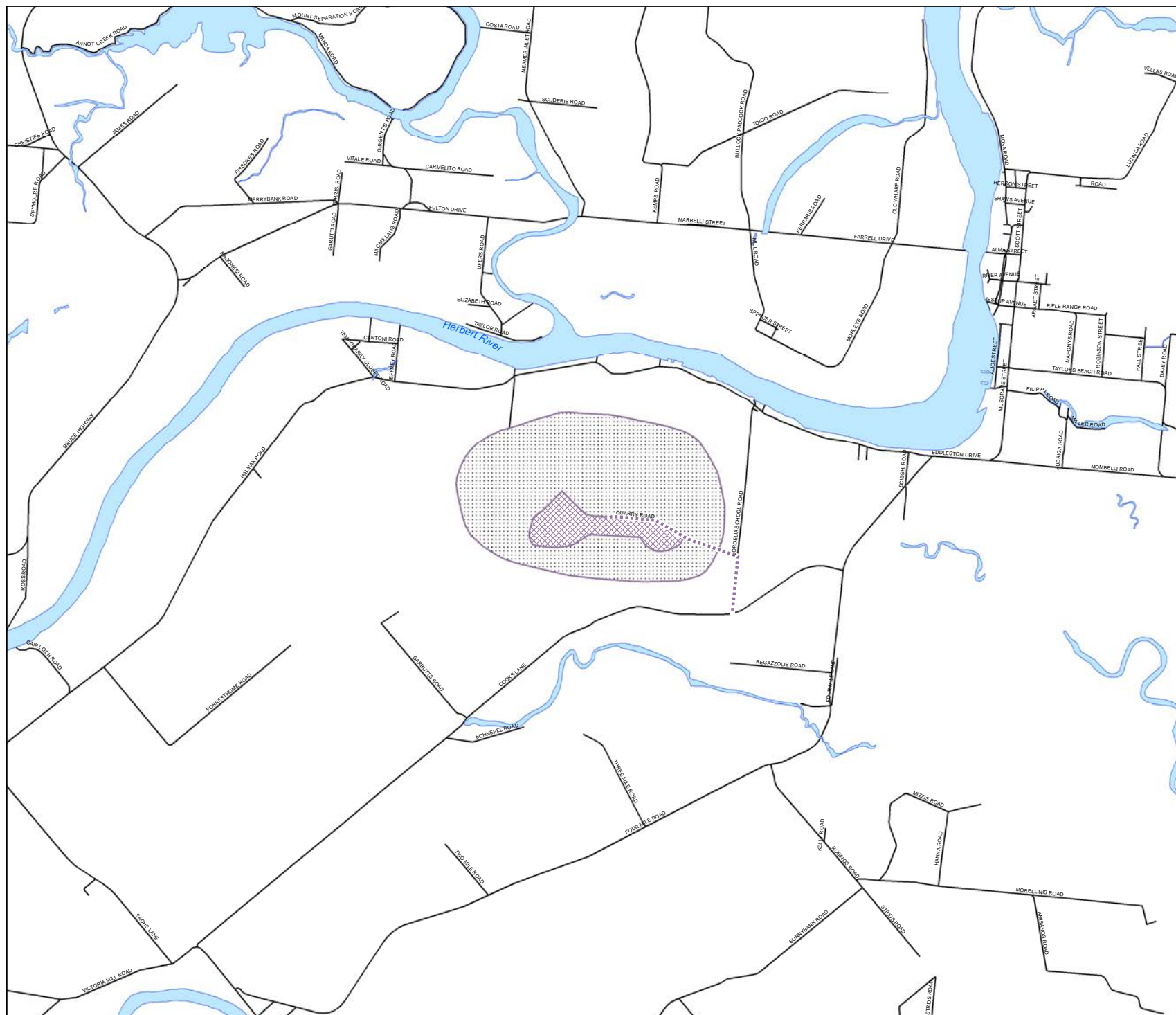
# Hinchinbrook Shire Planning Scheme Extractive Resources Overlay

## Extractive resources

- Transport Route
- Resource Processing Area
- Separation Area

## Cadastre

- Road Network
- Waterway or waterbody

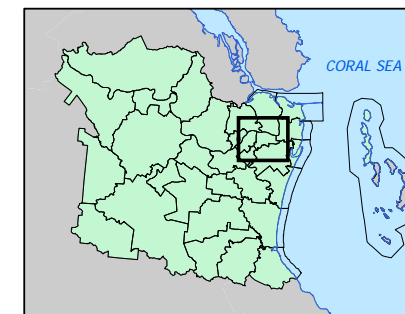
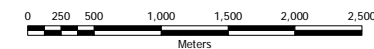


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Approx Scale @ A3 1:40,000



Overlay Map - OM-08





# Hinchinbrook Shire Planning Scheme Transport Noise Corridors

## Rail Noise Corridors

- Category 1
- Category 2
- Category 3
- Category 4

## Road Noise Corridors

- Category 1
- Category 2
- Category 3
- Category 4

## Cadastral

- Road Network
- Local government boundary
- Waterway or waterbody

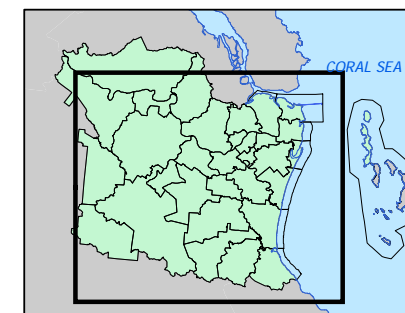
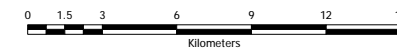
Transport noise corridors data was supplied by  
© State of Queensland (Department of Transport and Main Roads)  
2012. Updated data available at <http://dds.information.qld.gov.au/dds/>.  
This data is to be used as a guide only for planning purposes.

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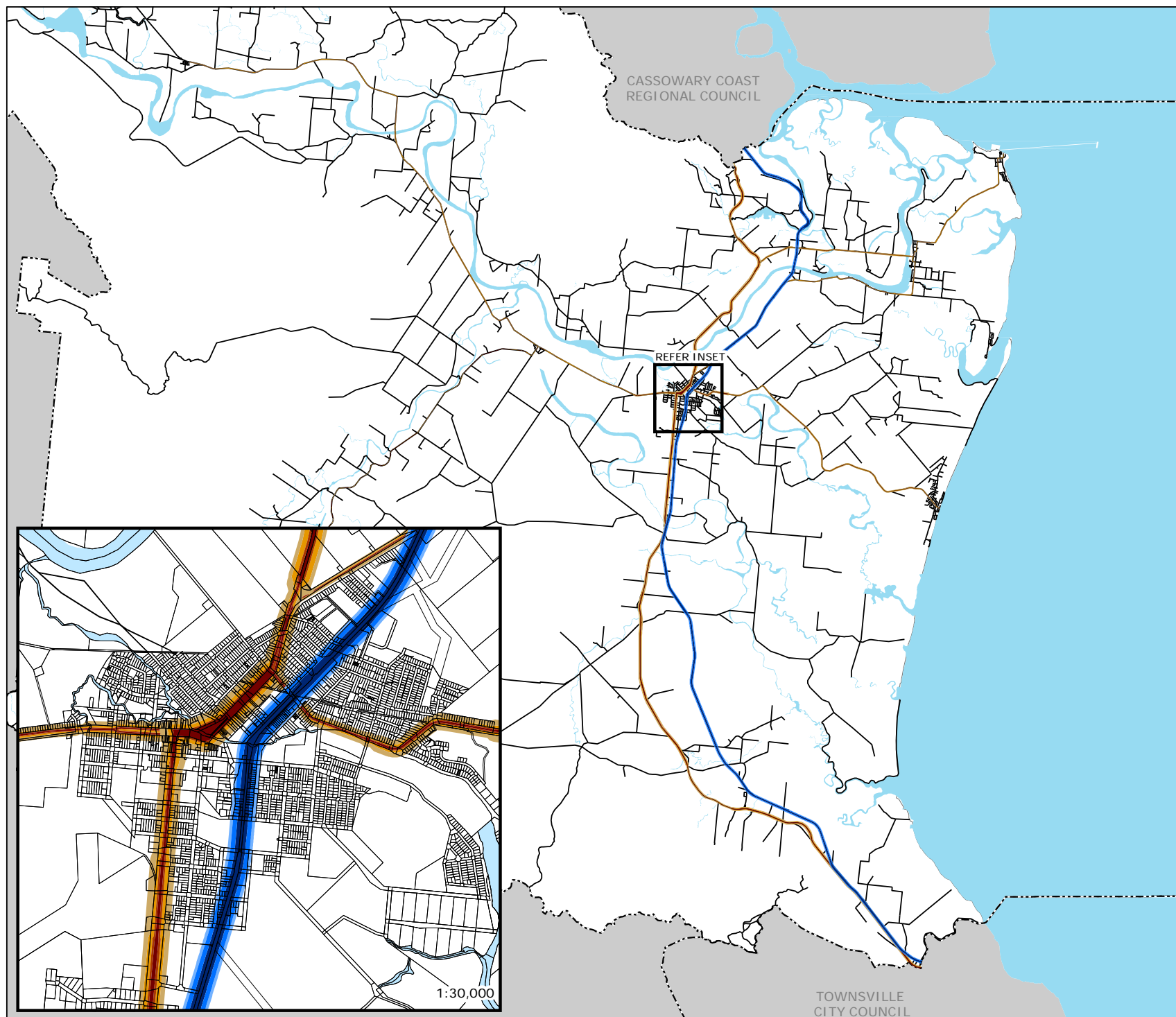
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Approx Scale @ A3 1:215,000



Overlay Map - OM-09





# Hinchinbrook Shire Planning Scheme Transport Network Overlay

## Transport network

- State-controlled roads
- Arterial road
- Collector road
- Access Road
- Major rural road
- Minor rural road
- Future State-controlled road corridor

## Cadastre

- Local government boundary
- Waterway or waterbody

Future State-controlled road corridor data was supplied by  
© State of Queensland (Department of Transport and Main Roads)  
2015.

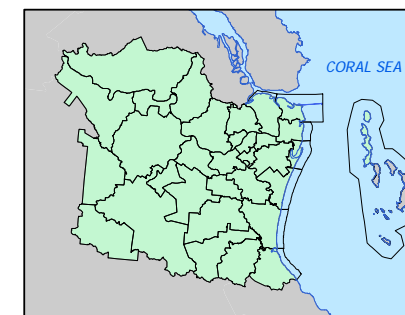
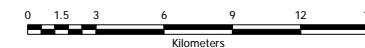
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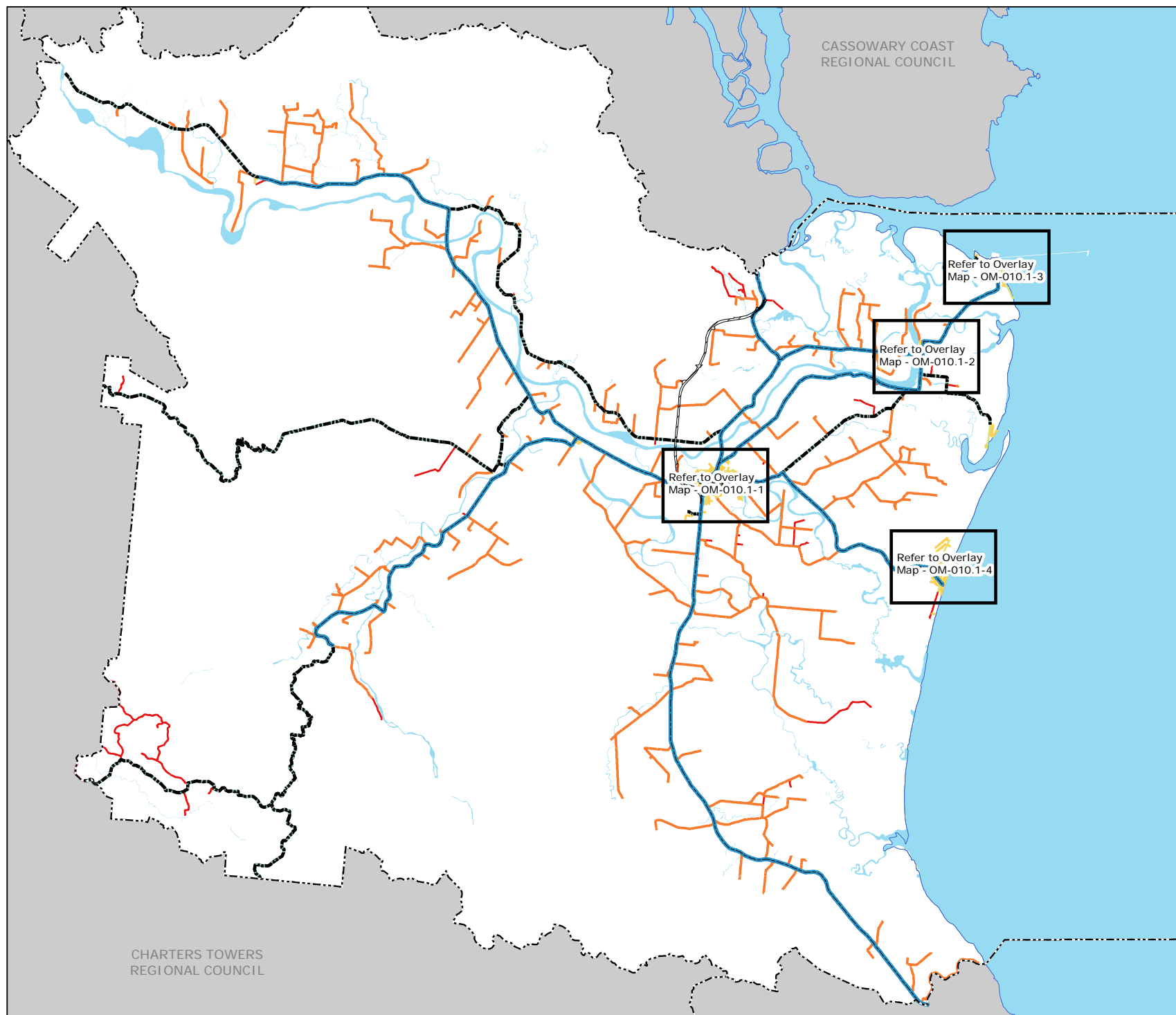
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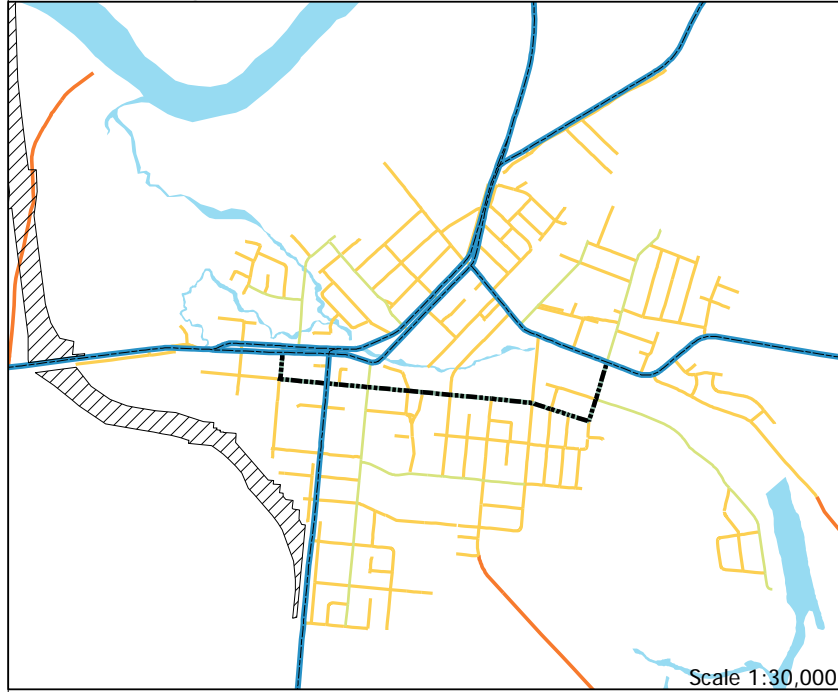
Approx Scale @ A3 1:235,000



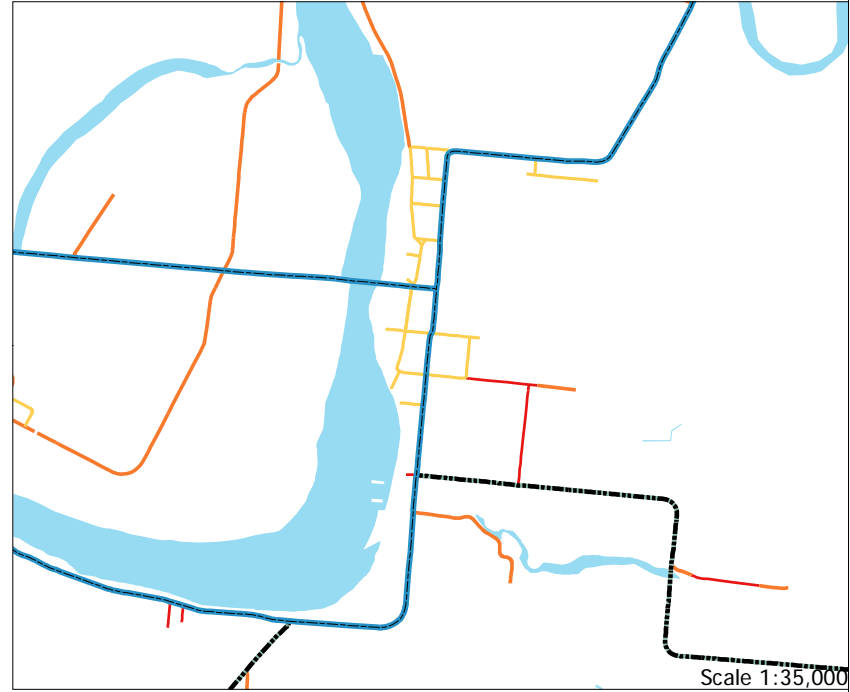
Overlay Map - OM-10.0



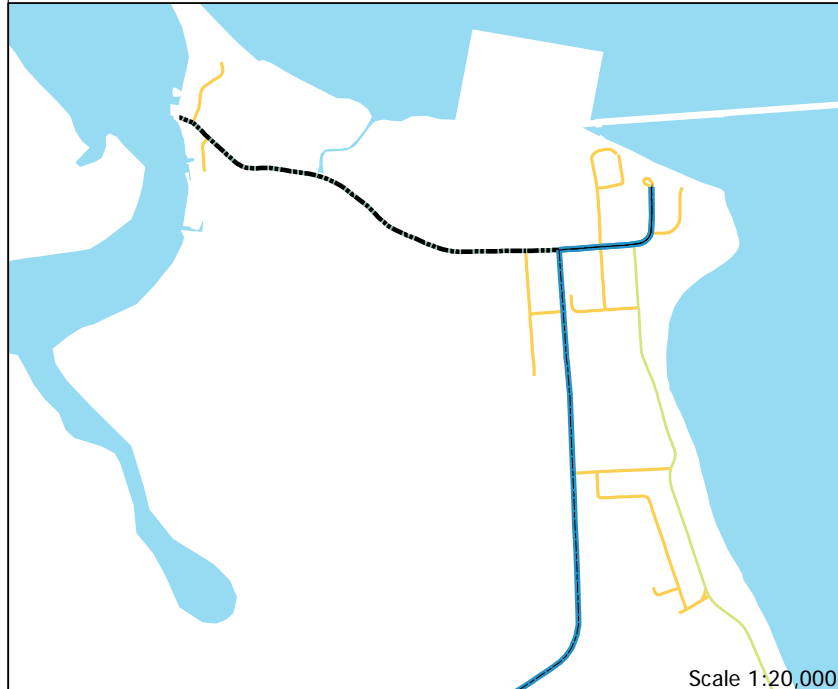
OM-10.1-1 Ingham



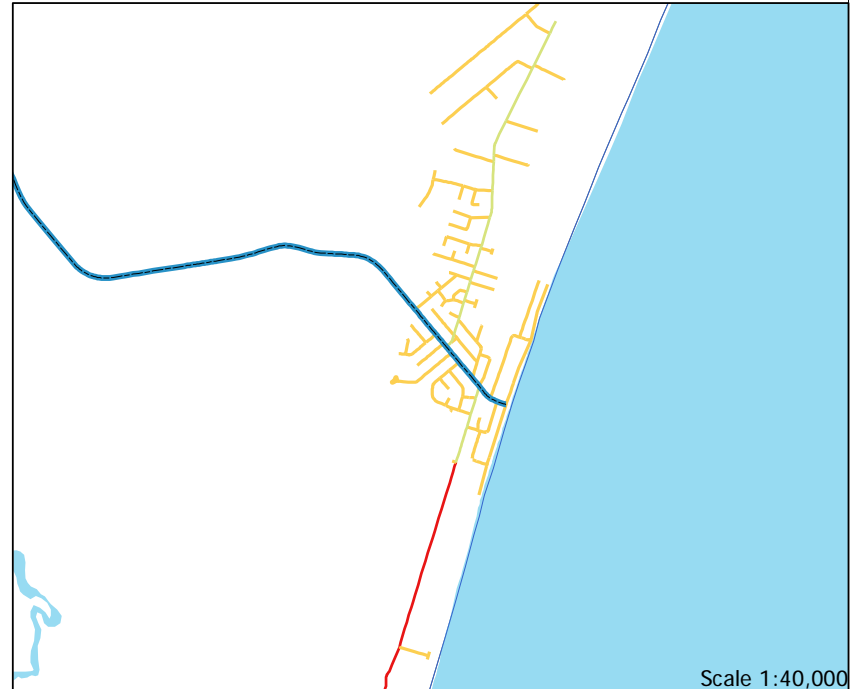
OM-10.1-2 Halifax



OM-10.1-3 Lucinda



OM-10.1-4 Forrest Beach



# Hinchinbrook Shire Planning Scheme Transport Network Overlay

## Transport Network

- State-controlled roads
- - - Arterial road
- Collector road
- Access Road
- Major rural road
- Minor rural road
- Future State-controlled road corridor

## Cadastre

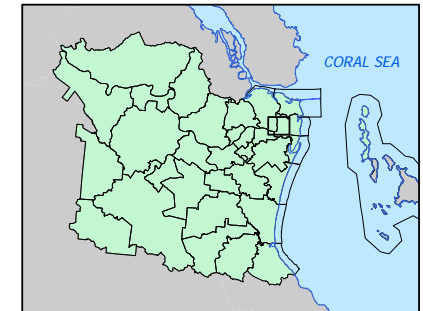
- Local government boundary
- Waterway or waterbody

Future State-controlled road corridor data was supplied by  
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Overlay Map - OM-10.1

## SC2.6 Other plans maps

There no other plans in this planning scheme.



## SCHEDULE 3. Local Government Infrastructure Plan mapping and supporting material

### SC3.1 Planning assumption tables

Table SC3.1.1 — Existing and projected population

Column 1 Projection area	Column 2 LGIP development type	Column 3				
		Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Ingham	Attached	575	554	533	509	509
	Detached	3,851	3,711	3,564	3,409	3,579
	<b>Total</b>	<b>4,426</b>	<b>4,265</b>	<b>4,097</b>	<b>3,918</b>	<b>4,088</b>
Ingham Region	Attached	194	186	178	169	169
	Detached	6,259	6,010	5,753	5,480	7,388
	<b>Total</b>	<b>6,453</b>	<b>6,196</b>	<b>5,931</b>	<b>5,649</b>	<b>7,558</b>
Inside priority infrastructure area (total)	Attached	769	740	711	679	679
	Detached	7,795	7,531	7,251	6,946	9,025
	<b>Total</b>	<b>8,564</b>	<b>8,272</b>	<b>7,961</b>	<b>7,625</b>	<b>9,704</b>
Outside priority infrastructure area (total)	Attached	0	0	0	0	0
	Detached	2,315	2,189	2,067	1,942	1,942
	<b>Total</b>	<b>2,315</b>	<b>2,189</b>	<b>2,067</b>	<b>1,942</b>	<b>1,942</b>
Hinchinbrook Shire total	Attached	769	740	711	679	679
	Detached	10,110	9,721	9,317	8,888	10,967
	<b>Total</b>	<b>10,879</b>	<b>10,461</b>	<b>10,028</b>	<b>9,567</b>	<b>11,646</b>

**Table SC3.1.2 — Existing and projected employees**

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
Ingham	Commercial	276	276	276	276	4,820
	Community purpose	889	889	889	889	1,082
	Industry	269	269	269	269	3,873
	Retail	769	769	769	769	4,589
	Other	523	523	523	523	637
	<b>Total</b>	<b>2,726</b>	<b>2,726</b>	<b>2,726</b>	<b>2,726</b>	<b>15,001</b>
Ingham Region	Commercial	50	50	50	50	1,078
	Community purpose	270	270	270	270	329
	Industry	490	490	490	490	3,559
	Retail	156	156	156	156	1,526
	Other	613	613	613	613	746
	<b>Total</b>	<b>1,579</b>	<b>1,579</b>	<b>1,579</b>	<b>1,579</b>	<b>7,238</b>
Inside priority infrastructure area (total)	Commercial	326	326	326	326	5,864
	Community purpose	1,129	1,129	1,129	1,129	1,375
	Industry	27	27	27	27	143
	Retail	897	897	897	897	5,978
	Other	235	235	235	235	286
	<b>Total</b>	<b>2,614</b>	<b>2,614</b>	<b>2,614</b>	<b>2,614</b>	<b>13,646</b>
Outside priority infrastructure area (total)	Commercial	0	0	0	0	34
	Community purpose	30	30	30	30	36
	Industry	732	732	732	732	7,288
	Retail	28	28	28	28	138
	Other	901	901	901	901	1,097
	<b>Total</b>	<b>1,691</b>	<b>1,691</b>	<b>1,691</b>	<b>1,691</b>	<b>8,592</b>
Hinchinbrook Shire total	Commercial	326	326	326	326	5,898
	Community purpose	1,159	1,159	1,159	1,159	1,411
	Industry	759	759	759	759	7,431
	Retail	925	925	925	925	6,115
	Other	1,136	1,136	1,136	1,136	1,383
	<b>Total</b>	<b>4,305</b>	<b>4,305</b>	<b>4,305</b>	<b>4,305</b>	<b>22,238</b>

**Table SC3.1.3 — Planned density and demand generation rate for a trunk infrastructure network**

Column 1 Area classification	Column 2 LGIP development type	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network				
		Non-residential plot ratio	Residential density (dwellings/ dev ha)	Water supply network (EP/dev ha)	Sewerage network (EP/dev ha)	Transport network (vpd/dev ha)	Parks and land for community facilities network (EP)	Stormwater network (imp ha/dev ha)
Residential development								
General residential zone	Attached dwelling, detached dwelling	N/A	10	25	25	65	18	0.5
Non-residential development and mixed development <sup>2</sup>								
Centre zone	Retail, Commercial	1.0	N/A	100	100	1,400	0	0.9
Industry zone	Industry	0.4	N/A	20	20	200	0	0.9
Mixed use zone	Retail, Commercial, Industry	1.0	N/A	100	100	1,400	0	0.9
Rural zone	Other	N/A	N/A	0	0	0	0	0
Community facilities zone	Community purpose	0	N/A	0	0	0	0	0
Recreation and open space zone	Community purpose, Other	N/A	N/A	0	0	0	0	0
Environment management zone	Community purpose, Other	N/A	N/A	0	0	0	0	0

<sup>2</sup> Footnote—Mixed development is development that includes residential development and non-residential development.

**Table SC3.1.4 — Existing and projected residential dwellings**

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected dwellings				
		2016	2021	2026	2031	Ultimate development
Ingham	Attached	289	294	300	305	305
	Detached	1,931	1,968	2,004	2,041	2,098
	<b>Total</b>	<b>2,219</b>	<b>2,263</b>	<b>2,304</b>	<b>2,346</b>	<b>2,403</b>
Ingham Region	Attached	94	96	97	98	98
	Detached	3,051	3,097	3,139	3,179	4,344
	<b>Total</b>	<b>3,146</b>	<b>3,192</b>	<b>3,236</b>	<b>3,277</b>	<b>4,442</b>
Inside priority infrastructure area (total)	Attached	383	390	397	403	403
	Detached	3,840	3,923	4,002	4,078	5,300
	<b>Total</b>	<b>4,223</b>	<b>4,313</b>	<b>4,398</b>	<b>4,481</b>	<b>5,703</b>
Outside priority infrastructure area (total)	Attached	0	0	0	0	0
	Detached	1,142	1,142	1,142	1,142	1,142
	<b>Total</b>	<b>1,142</b>	<b>1,142</b>	<b>1,142</b>	<b>1,142</b>	<b>1,142</b>
Hinchinbrook Shire total	Attached	383	390	397	403	403
	Detached	4,982	5,065	5,143	5,220	6,442
	<b>Total</b>	<b>5,365</b>	<b>5,455</b>	<b>5,540</b>	<b>5,623</b>	<b>6,845</b>

**Table SC3.1.5 — Existing and projected non-residential floor space**

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m² GFA)				
		2016	2021	2026	2031	Ultimate development
Ingham	Commercial	8,420	8,420	8,420	8,420	120,504
	Community purpose	31,115	31,115	31,115	31,115	37,876
	Industry	37,730	37,730	37,730	37,730	436,786
	Retail	35,610	35,610	35,610	35,610	225,325
	Other	8,790	8,790	8,790	8,790	8,790
	<b>Total</b>	<b>121,665</b>	<b>121,665</b>	<b>121,665</b>	<b>121,665</b>	<b>829,280</b>
Ingham Region	Commercial	1,535	1,535	1,535	1,535	26,948
	Community purpose	9,450	9,450	9,450	9,450	11,503
	Industry	47,870	47,870	47,870	47,870	401,328
	Retail	9,810	9,810	9,810	9,810	74,943
	Other	510	510	510	510	510
	<b>Total</b>	<b>69,175</b>	<b>69,175</b>	<b>69,175</b>	<b>69,175</b>	<b>515,232</b>
Inside priority infrastructure area (total)	Commercial	9,955	9,955	9,955	9,955	146,608
	Community purpose	39,529	39,529	39,529	39,529	48,118
	Industry	5,852	5,852	5,852	5,852	16,138
	Retail	44,592	44,592	44,592	44,592	293,514
	Other	0	0	0	0	0
	<b>Total</b>	<b>99,928</b>	<b>99,928</b>	<b>99,928</b>	<b>99,928</b>	<b>504,377</b>
Outside priority infrastructure area (total)	Commercial	0	0	0	0	844
	Community purpose	1,036	1,036	1,036	1,036	1,261
	Industry	79,748	79,748	79,748	79,748	821,976
	Retail	828	828	828	828	6,754
	Other	9,300	9,300	9,300	9,300	9,300
	<b>Total</b>	<b>90,912</b>	<b>90,912</b>	<b>90,912</b>	<b>90,912</b>	<b>840,136</b>
Hinchinbrook Shire total	Commercial	9,955	9,955	9,955	9,955	147,452
	Community purpose	40,565	40,565	40,565	40,565	49,379
	Industry	85,600	85,600	85,600	85,600	838,114
	Retail	45,420	45,420	45,420	45,420	300,268
	Other	9,300	9,300	9,300	9,300	9,300
	<b>Total</b>	<b>190,840</b>	<b>190,840</b>	<b>190,840</b>	<b>190,840</b>	<b>1,344,513</b>

**Table SC3.1.6 — Existing and projected demand for the water supply network**

Column 1 Service catchment <sup>3</sup>	Column 2 Existing and projected demand (EP)				
	2016	2021	2026	2031	Ultimate development
Hinchinbrook	12,958	13,023	13,088	13,153	19,860

**Table SC3.1.7 — Existing and projected demand for the sewerage network**

Column 1 Service catchment <sup>4</sup>	Column 2 Existing and projected demand (EP)				
	2016	2021	2026	2031	Ultimate development
Hinchinbrook	8,471	8,532	8,592	8,653	8,806

**Table SC3.1.8 — Existing and projected demand for the stormwater network**

Column 1 Service catchment <sup>5</sup>	Column 2 Existing and projected demand (imp ha)				
	2016	2021	2026	2031	Ultimate development
Hinchinbrook	234.3	237.5	240.8	244.1	316.2

**Table SC3.1.9 — Existing and projected demand for the transport network**

Column 1 Service catchment <sup>6</sup>	Column 2 Existing and projected demand (VTEPD)				
	2016	2021	2026	2031	Ultimate development
Hinchinbrook	63,673	64,241	64,777	65,300	138,688

**Table SC3.1.10 — Existing and projected demand for the parks and land for community facilities network**

Column 1 Service catchment <sup>7</sup>	Column 2 Existing and projected demand (EP)				
	2016	2021	2026	2031	Ultimate development
Forrest Beach	1,217	1,173	1,126	1,077	1,471
Halifax	425	410	394	377	515
Ingham	4,706	4,533	4,355	4,165	4,319
Lucinda	444	428	411	393	537
Taylor's Beach	346	334	321	307	419
Trebonne	763	735	706	675	922
Regional (incl. Rural areas)	11,419	11,001	10,568	10,107	12,303

<sup>3</sup> Footnote—The service catchments for the water supply network are identified on Local Government Infrastructure Plan Map LGIP 02 (Plan for trunk water supply infrastructure) in Schedule 3 (local government infrastructure mapping and tables).

<sup>4</sup> Footnote—The service catchments for the sewerage network are identified on Local Government Infrastructure Plan Map LGIP 03 (Plan for trunk sewerage infrastructure) in Schedule 3 (local government infrastructure mapping and tables).

<sup>5</sup> Footnote—The service catchments for the stormwater network are identified on Local Government Infrastructure Plan Map LGIP 04 (Plan for trunk stormwater infrastructure) in Schedule 3 (local government infrastructure mapping and tables).

<sup>6</sup> Footnote—The service catchments for the transport network are identified on Local Government Infrastructure Plan Map LGIP 05 (Plan for trunk transport infrastructure) in Schedule 3 (local government infrastructure mapping and tables).

<sup>7</sup> Footnote—The service catchments for the parks and land for community facilities network are identified on Local Government Infrastructure Plan Map LGIP 06 (Plan for trunk parks and land for community facilities infrastructure) in Schedule 3 (local government infrastructure mapping and tables).



## SC3.2 Schedules of works

**Table SC3.2.1 — Water supply network schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost <sup>8</sup>
WTP1	Construction of River Water Treatment Plant	2025	\$10,000,000
WS1	Duplication of DN150 water supply pipeline from Trebonne booster pumpset through to Trebonne	2020	\$2,542,000
WS3	Duplication of DN150 water supply pipeline from Washaway booster pump station through to Taylors Beach	2022	\$2,040,000
WS4	Water Main Extension to Sunnnybank Rd loop to 4 Mile Rd	2019	\$750,000
WS5	Water Main Extension to Warrens Hill via Blackrock Rd	2020	\$500,000
<b>TOTAL</b>			<b>\$15,832,000</b>

**Table SC3.2.2 — Sewerage network schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost <sup>9</sup>
PS24_RM	Divert PS24 sewage direct to PS13 rather than PS15	2026	\$120,000
PS15_RM	Rising main diversion from PS15 to PS6 manhole	2026	\$70,000
PS22_WW	Additional 20kl capacity for PS22	2026	\$114,000
PS44_WW	Additional 35kl capacity for PS44	2026	\$130,000
Ing_STP	Automatic bypass Ingham Sewer Treatment Plant	2024	\$1,300,000
<b>TOTAL</b>			<b>\$1,734,000</b>

**Table SC3.2.3 — Stormwater network schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost <sup>10</sup>
N/A	N/A	N/A	N/A
<b>TOTAL</b>			<b>N/A</b>

<sup>8</sup> Footnote—The establishment cost is expressed in current cost terms as at the base date.

<sup>9</sup> Footnote—The establishment cost is expressed in current cost terms as at the base date.

<sup>10</sup> Footnote—The establishment cost is expressed in current cost terms as at the base date.

**Table SC3.2.4 — Transport network schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost <sup>11</sup>
N/A	N/A	N/A	N/A
<b>TOTAL</b>			<b>N/A</b>

**Table SC3.2.5 — Parks and land for community facilities schedule of works**

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost <sup>12</sup>
N/A	N/A	N/A	N/A
<b>TOTAL</b>			<b>N/A</b>

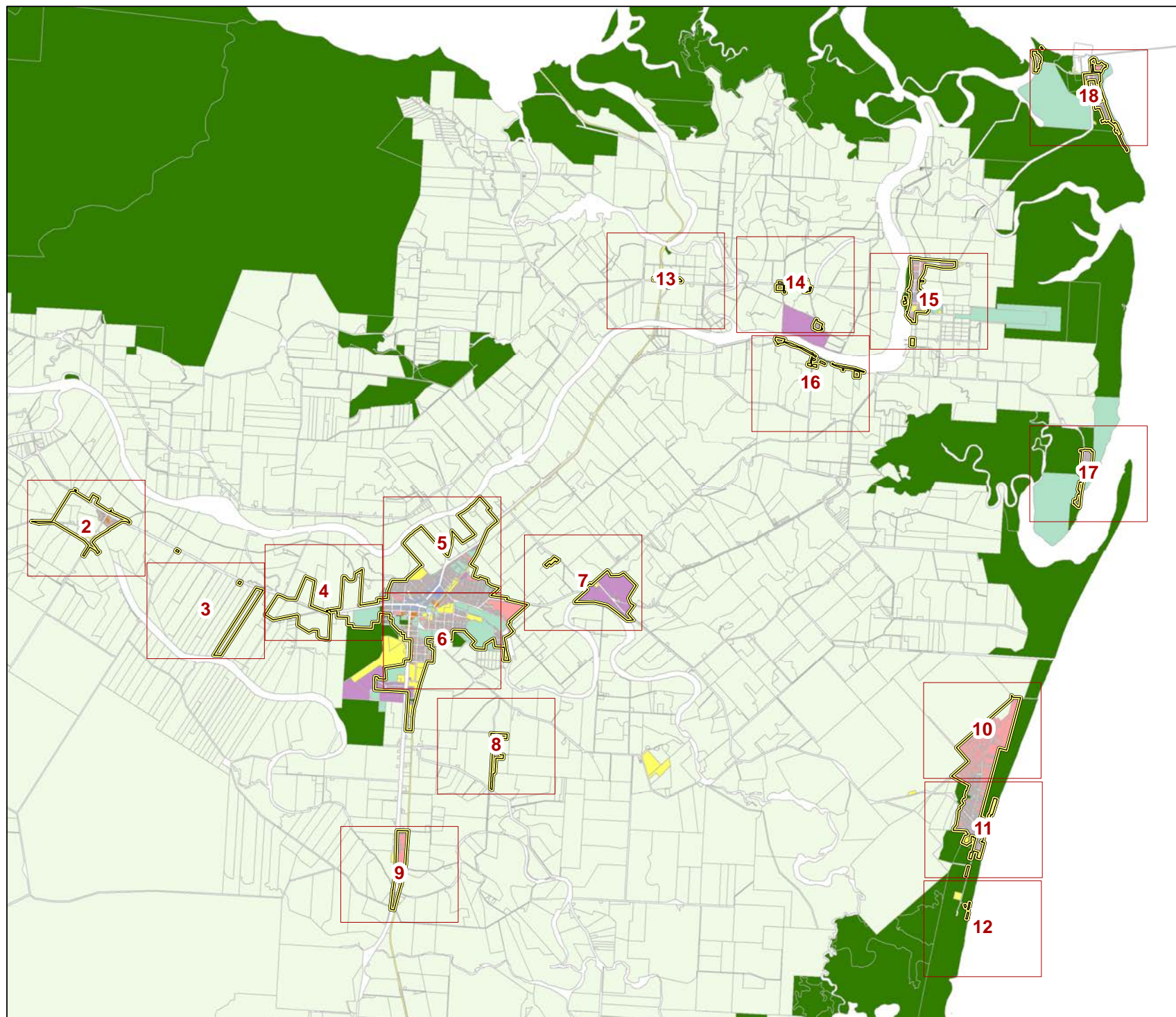
### SC3.3 Local government infrastructure plan maps

- (1) Local Government Infrastructure Plan Map **LGIP-01—Priority infrastructure area and projection areas map**
- (2) Local Government Infrastructure Plan Map **LGIP-02—Plan for trunk water supply infrastructure**
- (3) Local Government Infrastructure Plan Map **LGIP-03—Plan for trunk sewerage infrastructure**
- (4) Local Government Infrastructure Plan Map **LGIP-04—Plan for trunk stormwater infrastructure**
- (5) Local Government Infrastructure Plan Map **LGIP-05—Plan for trunk transport infrastructure**
- (6) Local Government Infrastructure Plan Map **LGIP-06—Plan for trunk parks and land for community facilities infrastructure**


Editor's note—Detailed mapping for the LGIP can be viewed online at [www.hinchinbrook.qld.gov.au](http://www.hinchinbrook.qld.gov.au).

<sup>11</sup> Footnote—The establishment cost is expressed in current cost terms as at the base date.

<sup>12</sup> Footnote—The establishment cost is expressed in current cost terms as at the base date.




### Legend

 Priority infrastructure area

 Property boundary

### Planning scheme zone

 General residential

 Centre

 Mixed use

 Community facilities

 Environmental management and conservation

 Recreation and open space


 Industry

### Rural zones category

 Rural

### Projection area

 Ingham

 Ingham Region

 Map extent

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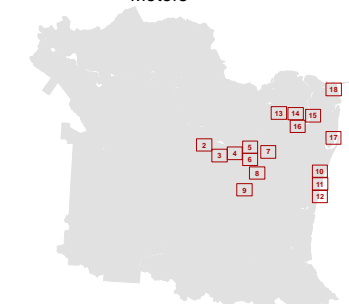


Approx Scale at A3 1:100,000

0 950 1,900 3,800



Meters





## Legend

### Future trunk infrastructure

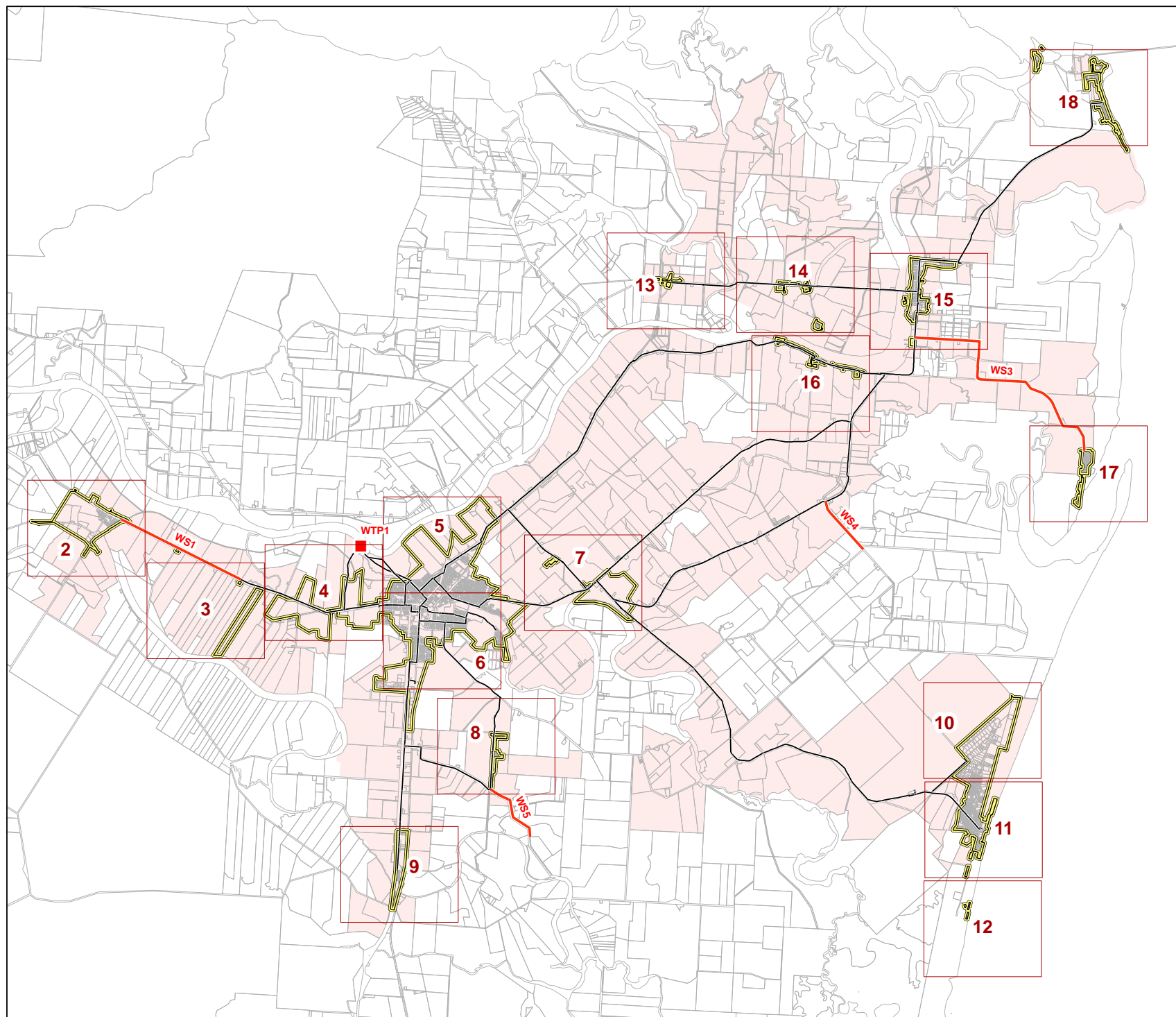
- Water treatment plant
- Water main

### Existing trunk infrastructure

- Trunk
- ▲ Bores
- + Valves
- \* Hydrants
- Water main

### Service catchment

- Hinchinbrook
- ▭ Priority infrastructure area
- ▭ Property boundary
- ▭ Map extent



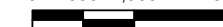
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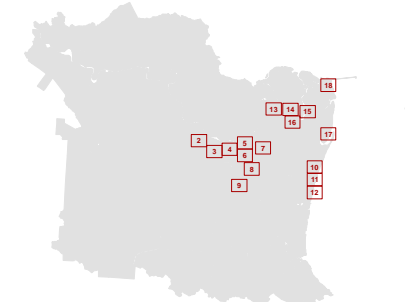


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Meters



## Legend

### Future trunk infrastructure

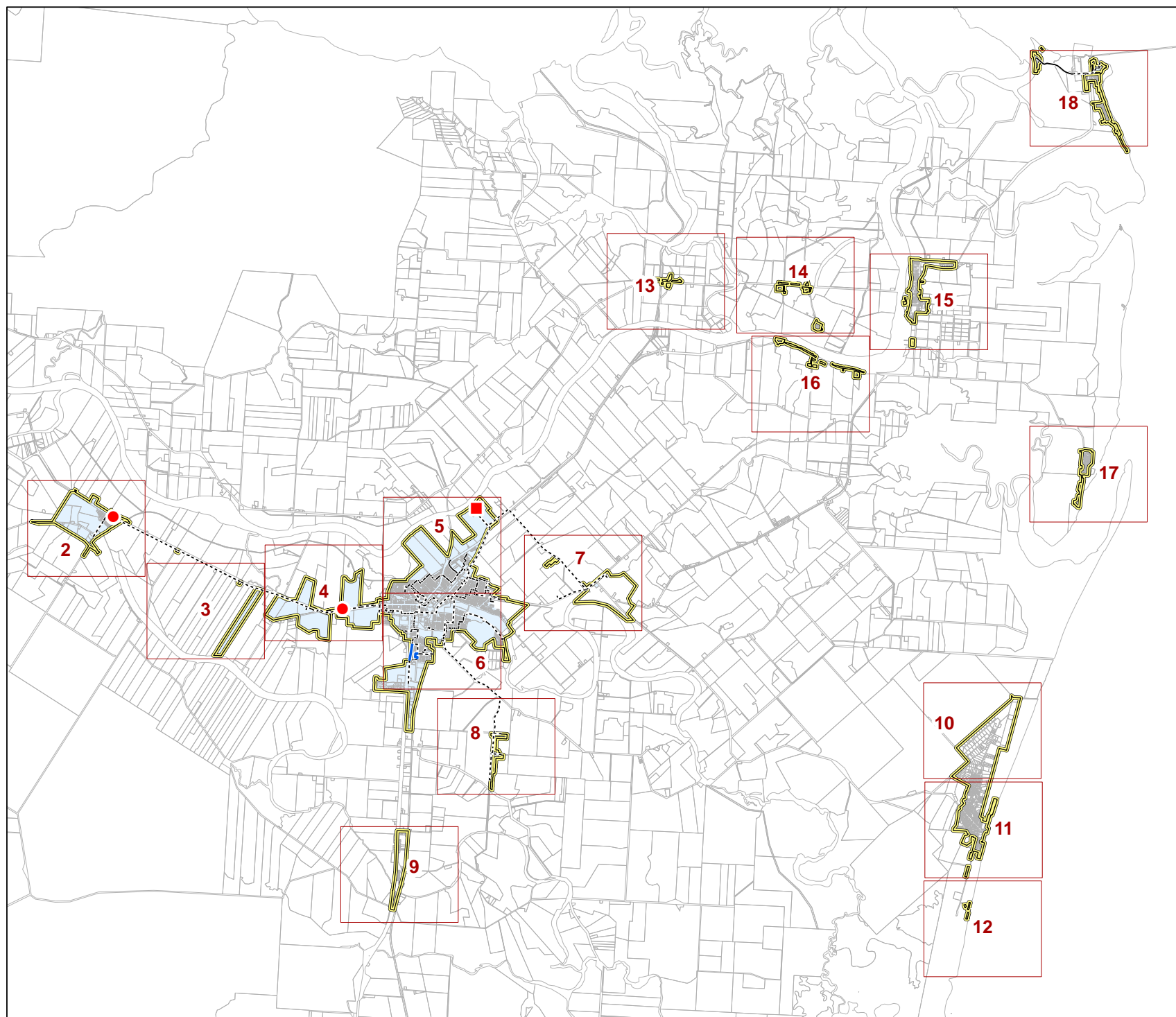
- Emergency storage
- Treatment plant
- Gravity main
- Rising main

### Existing trunk infrastructure

- ▲ Sewer pump stations
- Sewer treatment plant
- Gravity main
- Rising main

### Service catchment

- Hinchinbrook
- Priority infrastructure area
- Property boundary
- Map extent



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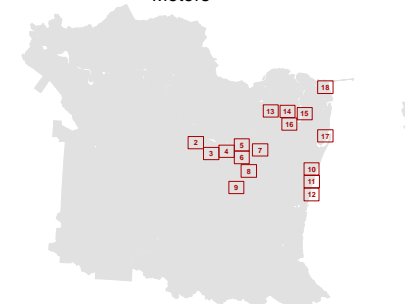


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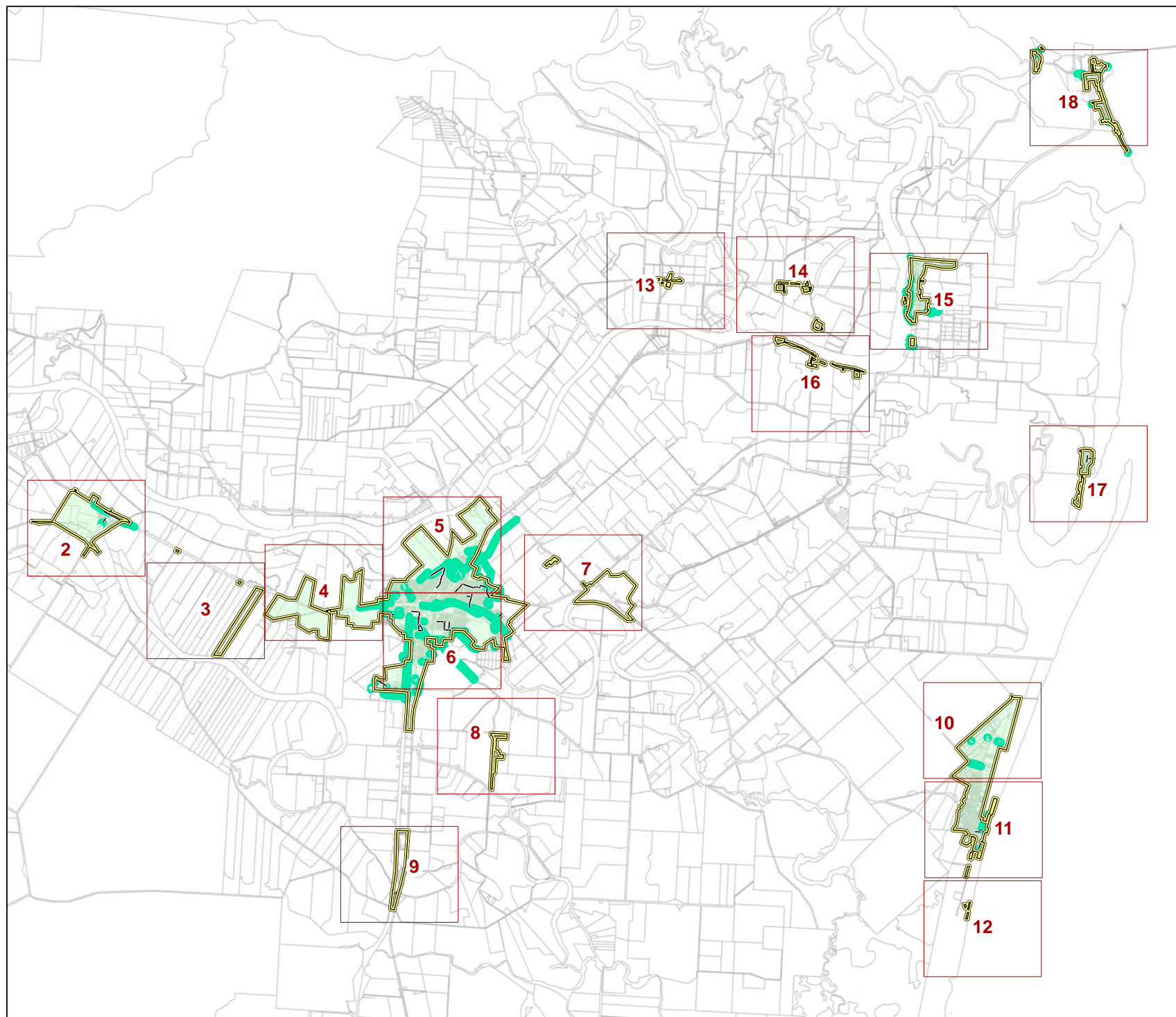
Meters





## Legend

- Existing trunk infrastructure**
- Stormwater pipe
  - Maintained drainage outlet
- Service catchment**
- Hinchinbrook
  - Priority infrastructure area
  - Property boundary
  - Map extent

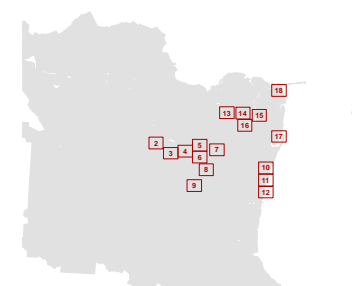
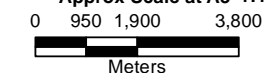


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## Legend

 Priority infrastructure area

 Property boundary

## Existing trunk roads

 Council owned

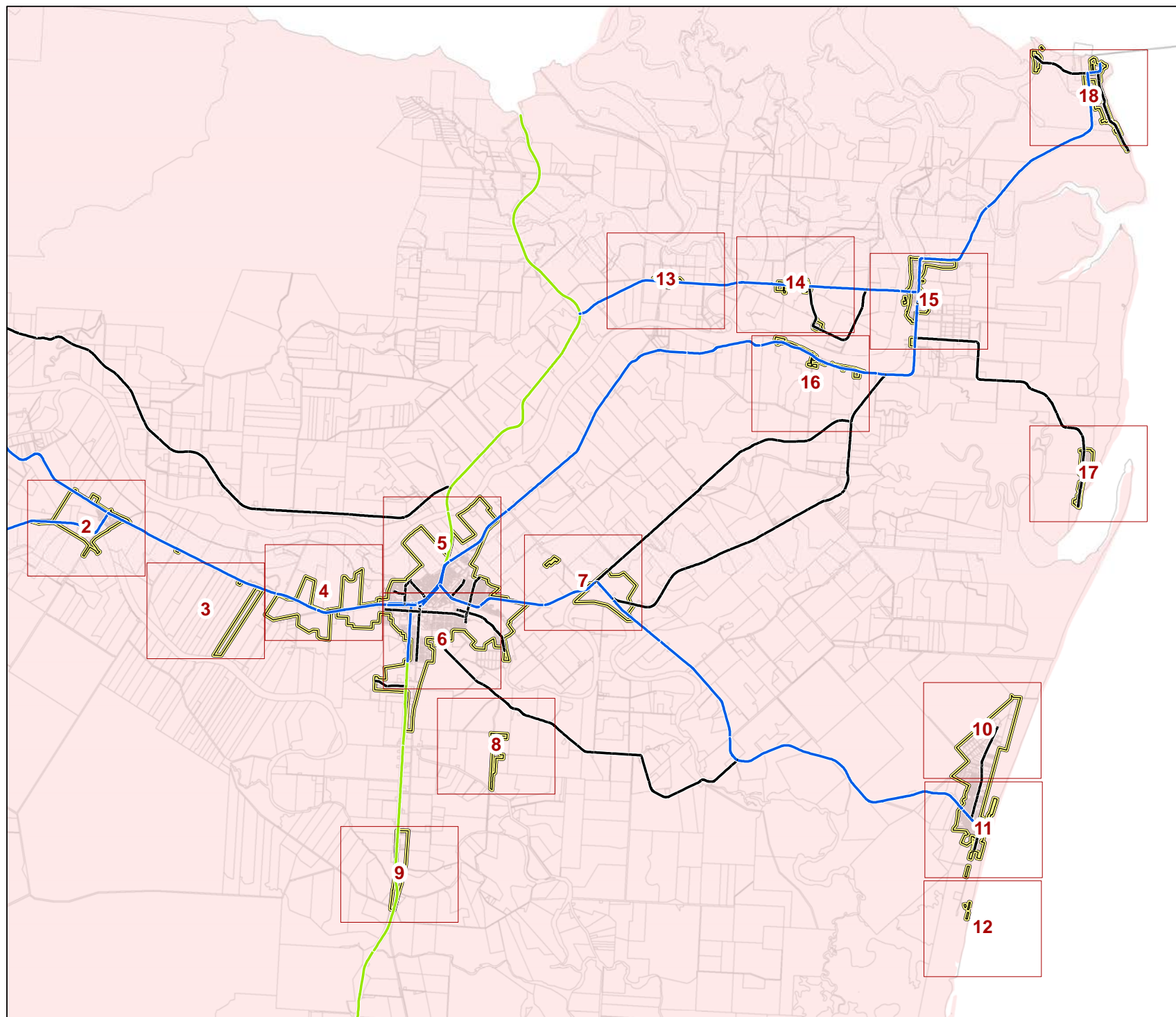
 State

 Federal

## Service catchment

 Hinchinbrook

 Map extent



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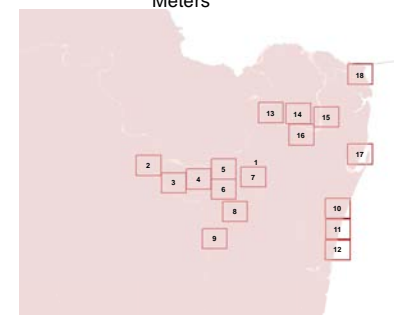


**Approx Scale at A3 1:100,000**

0 950 1,900 3,800



Meters



## Legend

### Existing open space

- Trunk park
- Open space and recreation

### Service catchment

- Forrest Beach
- Halifax
- Ingham
- Lucinda
- Taylors Beach
- Trebonne
- Regional

- Priority infrastructure area

- Property boundary

- Map extent

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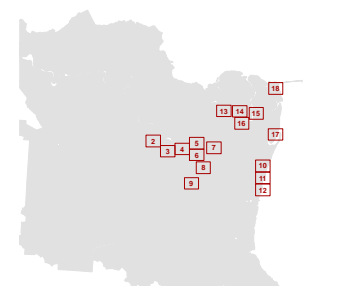


**Approx Scale at A3 1:100,000**

0 950 1,900 3,800



Meters



## SCHEDULE 4. Notations required under the *Planning Act 2016*

### SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC4.1.1—Notation of decisions under section 89 of the Act

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

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.

### SC4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC4.2.1—Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information
2 July 2018	2 July 2018	Adopted Infrastructure Charges Resolution No.1-2018	A copy of this resolution can be viewed online at <a href="http://www.hinchinbrook.qld.gov.au">www.hinchinbrook.qld.gov.au</a>

Editor's note—This schedule must provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded in accordance with the requirements of section 117(1)(a) of the Act.

### SC4.3 Notation of registration for urban encroachment provisions under section 267 of the Act

Table SC4.3.1—Notation of registrations made under section 267 of the Act

Date of registration of the premises	Location of premises (real property description)	Details of registration	Term of registration

## SCHEDULE 5. Designation of premises for development

Table SC5.1.1—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

## SCHEDULE 6. Planning scheme policies

There are no planning scheme policies for the planning scheme.



# APPENDIX 1. Index and glossary of abbreviations and acronyms

**Table AP1.1—Abbreviations and acronyms**

Abbreviation/ acronym	Description
AEP	Annual exceedance probability
AHD	Australian height datum
ANEF	Australian Noise Exposure Forecast
ANZSIC	Australia and New Zealand Standard Industrial Classification
ARI	Average recurrence interval
BCA	Building Code of Australia
CASA	Civil Aviation Safety Authority
CBD	Central business district
DARC	Defence (Areas Control) Regulation
DSS	Desired standard of service
DME	Distance measuring equipment
ESD	Ecologically sustainable development
HAT	Highest astronomical tide
HES	High ecological significance
HF	High frequency
MCU	Material change of use as defined in the Act
NDB	Non-directional beacon
PFTI	Plans for trunk infrastructure
PIA	Priority infrastructure area
PDA	Priority development area
PIP	Priority infrastructure plan
PSP	planning scheme policy
QDC	Queensland Development Code
QPP	Queensland Planning Provisions
QWQG	Queensland Water Quality Guidelines
RAAF	Royal Australian Air Force
ROL	Reconfiguring a lot as defined in the Act
RL	Reduced level
RSTEL	Recommended storm tide event level
SPP	State planning policy
the Act	Sustainable Planning Act 2009
the Regulation	Sustainable Planning Regulation 2009
VOR	VHF omni-directional radio range
WQO	Water quality objective



## APPENDIX 2. Table of amendments

Table AP2.1—Table of amendments

Date of adoption and effective date	planning scheme version number	Amendment type	Summary of amendments



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