



# Barcoo Shire Planning Scheme

I, Paul Hockings, Chief Executive Officer of Barcoo Shire Council hereby certify this is a true copy of the Barcoo Shire Planning Scheme

Signature

19 March 2020

Date

*Heart of the channel country*  
[www.barcoo.qld.gov.au](http://www.barcoo.qld.gov.au)

## **Citation and commencement**

This planning scheme may be cited as Barcoo Shire Planning Scheme.

A notice was published in the Government Gazette No.41 on 28 February 2020 of the planning scheme for the Barcoo Shire.

The commencement date for the planning scheme was 2 March 2020.

Amendments to the planning scheme are included at Appendix 2.

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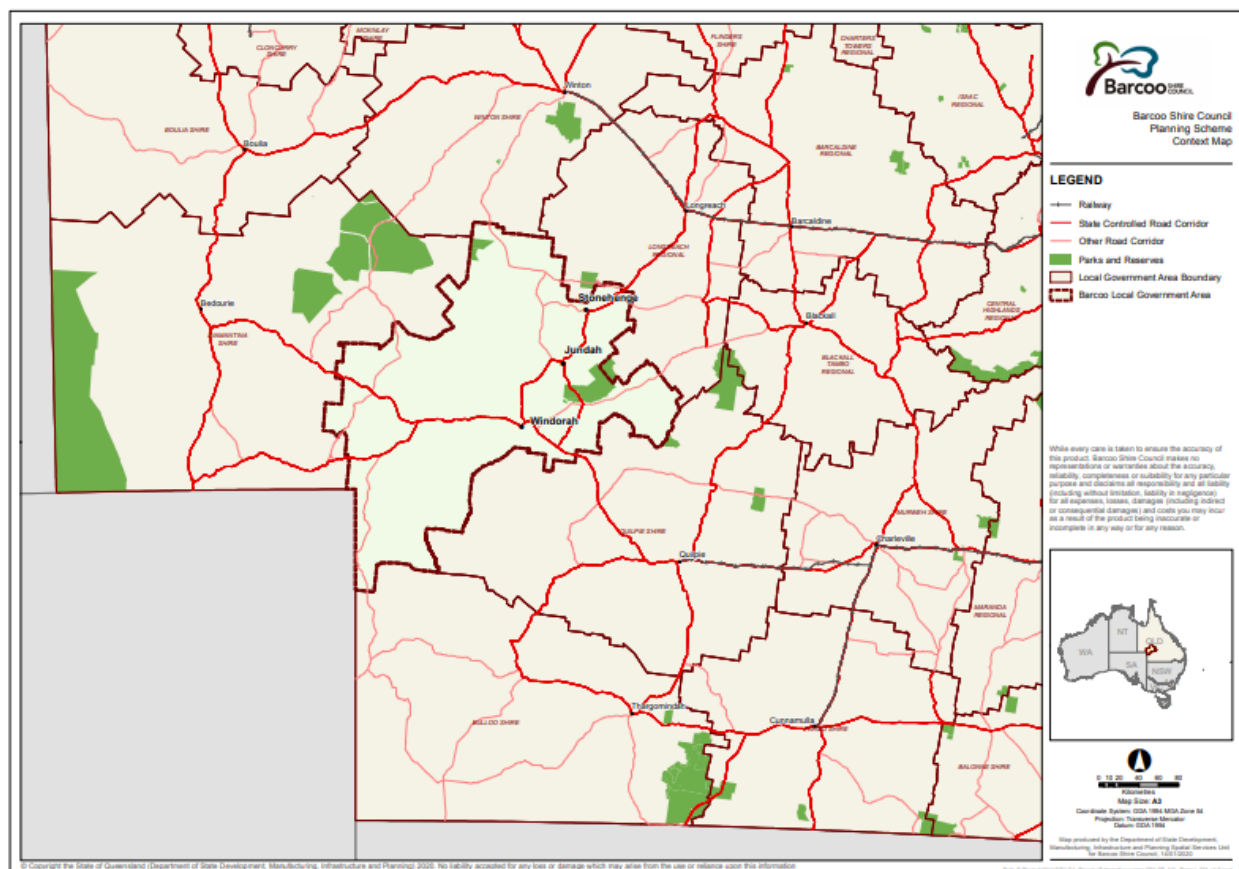
# Part 1 About the planning scheme

## 1.1 Introduction

- (1) The Barcoo Shire Planning Scheme (planning scheme) has been prepared in accordance with the Planning Act 2016 (the Act), as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the planning scheme sets out Barcoo Shire Council's intention for the future development in the planning scheme area, over the next 20 years.
- (3) The planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context.
- (4) While the planning scheme has been prepared with a 20-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.
- (5) The planning scheme applies to the planning scheme area of Barcoo Shire Council including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in Map 1.

Editor's note— State legislation may state that the planning scheme does not apply to certain areas, e.g. a declared State Development Area, where there is a land use plan that would apply and prevail 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) tables of assessment
  - (e) the following zones and corresponding zone codes:
    - (i) Township
      - (A) Industrial precinct
    - (ii) Rural
  - (f) the following use codes:
    - (i) General development code
  - (g) the following other development codes:
    - (i) Reconfiguring a lot code
    - (ii) Operational works code
  - (h) the following schedules:
    - (i) Schedule 1 – Definitions
    - (ii) Schedule 2 – Mapping
    - (iii) Schedule 3 – Heritage Places of the Barcoo Shire
    - (iv) Schedule 4 – Local government infrastructure maps and additional information to support planning and development in the Barcoo Shire
    - (v) Schedule 5 – Notations required under the *Planning Act 2016*

## 1.3 Interpretation

### 1.3.1 Definitions

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

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

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

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified by the title 'note' and are part of the planning scheme.

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

Note—This is an example of a note.

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

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 not all options apply.

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

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

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

## 1.4 Categories of development

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

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

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

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

- (c) prohibited development.

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

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

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

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

## 1.5 Hierarchy of assessment benchmarks

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

## 1.6 Building work regulated under the planning scheme

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

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

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

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

- regulate for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP 1.1, 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 buildings and 10a buildings and structures under section 33 of the *Building Act 1975*.

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

## Part 2 State planning provisions

### 2.1 State Planning Policy

The Planning Minister is satisfied that the SPP dated July 2017 is appropriately integrated in the Barcoo Shire Planning Scheme in the following ways:

#### Aspects of the SPP appropriately integrated

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

#### Aspects of the SPP not appropriately integrated

Nil

#### Aspects of the SPP not relevant

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

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

### 2.2 Regional plan

The Planning Minister is satisfied that the Barcoo Shire Planning Scheme appropriately advances the Central West Regional Plan 2009, as it applies in the planning scheme area, in the following ways:

#### Aspects of the regional plan appropriately integrated

- Natural environment –
- Natural resources –
- Strong communities –
- Urban development –
- Economic development –

- Infrastructure –

**Aspects of the regional plan not appropriately integrated**

Nil

**Aspects of the regional plan not relevant**

Nil

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

## Part 3 Strategic framework

### 3.1 Preliminary

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

### 3.2 Strategic Intent

The Barcoo Shire is a remote rural shire located in western Queensland in the heart of the Channel Country. It covers an expanse of 61,974 square kilometres, including the towns of Stonehenge, Jundah and Windorah and surrounding properties. The shire's primary river systems are the Thomson and Barcoo, which amalgamate above Windorah to become Cooper's Creek. All rivers and creeks within the shire emerge and flow southwest towards South Australia, terminating at Lake Eyre.

The Barcoo Shire Council and its community understand that planning for the future development of the shire plays a role in creating an environment in which people, lifestyle, business and the natural environment flourish, and so that development occurs on its terms.

The planning scheme seeks to provide for development which meets and is relevant to the community needs, is economically viable, environmentally sustainable and socially responsible. It also seeks to refine, support and leverage from the shire's recognised contribution to the planning and development of the broader western Queensland region<sup>2</sup> and beyond.

The shire's main economic output is beef production and, to a lesser extent, wool production, opal mining, earthmoving works, tourism and hospitality. Recent times have seen the discovery of reserves of oil and gas within the shire, which has led to considerable development in these industries.

The shire is in the midst of a demographic and economic transition and over the life of this planning scheme, the council seeks to promote and stimulate the growth of both the shire and the broader western Queensland region, by facilitating the following:

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<sup>2</sup> For instance, the strategic planning for the Remote Area Planning and Development (RAPAD) region through projects such as its Pathfinder process and planning instruments such as the Central West Regional Plan 2009

- Broadening sheep meat production and wool production to supply growing international markets;
- Supporting and promoting organic beef production;
- Supporting the growth of a new carbon farming industry within Queensland;
- Tourism growth to increase tourist numbers and expenditure, building on strengths of regional attractions;
- Infrastructure connections – ensure inter and intra connectivity and service delivery that enables the region to be globally competitive;
- Delivering low cost and stable energy sources with secure water access;
- Supporting services and infrastructure to cater for an aging population; and
- Creating an environment where the shire can contribute to remote area delivery of telecommunications and digital infrastructure for regional growth.<sup>3</sup>

## **In striving to create an environment in which people, lifestyle, business and the natural environment flourish, the Barcoo Shire Council envisages:**

### *A shire of safe, vibrant, positive and sustainable communities*

- A stable and sustainable population
- Improved resilience and for people and property to be safe from hazards
- Places and spaces for and to engage all ages
- An enhanced lifestyle, while preserving the rural attributes by which the shire and its communities can be distinguished and identified
- A rejuvenated and connected community
- Arts, cultural and heritage attributes, including Aboriginal knowledge, culture and tradition, that are protected, valued and appropriately promoted

### *A self-sufficient, strong and diverse economy*

- A sustainable, robust local economy
- Innovation, technical advancement and creativity are supported and promoted
- Growing local jobs and enhancing local skills
- Strengthened and broadened tourism opportunities
- Natural attractions and cultural heritage features that are appropriately promoted and able to be appreciated
- Enhanced public infrastructure (including airports, road networks, power and trunk water) that is protected, well connected, stable and innovative

### *A sustainable, healthy and well-managed environment*

- Habitats for migratory, threatened and local native species are preserved
- Unique biodiversity, landforms and landscape views are protected
- Development supports Barcoo Shire Council's goal of eradicating weeds of national significance from the shire
- Built form throughout the region has been sustainably planned and designed.

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<sup>3</sup> Based on the 6 priority areas for the RAPAD region, of which Barcoo Shire is a part, as described in Regional Australia Institute, *RAPAD Pathfinder Project, Final Report* (July 2017).

The planning scheme realises the intent to grow the shire's economic opportunities by establishing a framework to promote and enhance economically viable, environmentally sustainable and socially responsible development in the shire by clearly articulating:

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

It does this by:

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

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

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

### **3.3 Strategic intent statements**

#### **3.3.1 Encouraging economic growth**

##### *Agriculture*

Agriculture, primarily cattle and sheep grazing, plays a key role in the regional economy, along with organic beef and wool production. It is a major employer and contributor to the wellbeing and prosperity of the region.

Rural industries to support growth of sheep, goat and macropod production are supported as part of strengthening and diversifying the agricultural economic base.

Dry land cropping and small cropping have the potential to be accommodated, but water intensive agricultural uses are not supported.

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

Given the importance of the rural areas to the economy and lifestyle of the region, the rural area will be protected from fragmentation that would result in diminished productivity of lands. Development in the rural area is to be consistent with rural values and not compromise the agricultural viability of properties. Active weed and pest management is encouraged, in conjunction with uses which aid the general management objectives. Exclusion fencing for wild dog control is also encouraged.

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

Development of value-adding agricultural industries is supported, where they are located in rural areas and where they do not compromise the ability of the existing land uses to function safely and effectively. Infrastructure that supports the agriculture supply chain including, sale yards, abattoirs, water supply, road and rail networks and electricity infrastructure will be protected from inappropriate development.

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

### *Tourism*

Tourism provides a significant contribution to the regional economy, especially in the peak period from April to October each year. Growth in tourism focused on the region's heritage, paleo tourism, nature-based tourism and Aboriginal cultural tourism will continue to be encouraged.

Rich in history, the Barcoo Shire has an outback experience to offer everyone. Along with unique rustic landscapes, distinctive flora and fauna, spectacular wildlife, freshwater fishing, golf, bird watching and stunning sunsets, the Barcoo is also home to Magee's Shanty (birth place of the famous Bush Christening renowned by Banjo Paterson). Other significant tourist sites in the shire include: Welford National Park, Thomson River, The Native Well, Barcoo Shire Memorial Park, Settler's Nature Drive, Archer Bros Pioneer Pathway, Cooper's Creek and 12km Nature Drive, Red Sandhills, Whitula Gate Museum, The J.C. Ruins, John Egan Pioneer Track, the Rock Holes, Swanvale Lookout and the Stone Address Book.

The three welcoming outback towns of Windorah, Jundah and Stonehenge can all be easily accessed via sealed roads and are located within a leisurely drive to the major towns of Longreach and Quilpie in the adjoining council areas.

Barcoo Shire is the gateway to Birdsville, Bedourie to the west, Innamincka and Quilpie to the south, and Longreach and Winton to the north.

The significant tourist sites of the shire will be protected from inappropriate development that detracts from the quality of the experience. Developments such as short-term accommodation, which value-add to these experiences and the tourism economies, are generally encouraged.

Event-based tourism is also important for the regional economy with major events (by way of example, but not limited to, the Stonehenge Bronco Branding, Rodeo & Gymkhana, Jundah Sheep Shenanigans and Woolly Cup and Windorah International Yabby Races) to be encouraged, where impacts on surrounding premises and neighbours can be adequately managed. Appropriate provision of necessary infrastructure for safe participation is to support such events.

With ongoing improvement of road infrastructure, Drive Tourism in the region is increasing, and developments that enhance and value-add to the drive tourists' experiences are encouraged. Such developments include:

- Additional tourist accommodation options for Stonehenge, Jundah and Windorah
- Regulation of camping around the Thomson River, Barcoo River and Cooper's Creek
- Opportunities for nature, Aboriginal and rural based activities.

## *Mining and Extractive Resources*

The recent discovery of reserves of oil and gas within the shire, particularly the southern half, has led to considerable interest and increasing development in these industries. Development of industries to support conventional oil and gas extraction will be accommodated. The shire is not supportive of development associated with unconventional or untested extraction methods such as coal seam gas extraction.

Mining of minerals (other than coal) is accepted as contributing to the economy. The region has a long history of mineral resources being mined, primarily opals. Consequently, there are abandoned mines and workings in the shire, for instance on the northern boundary with Winton Shire (Opalton opal), south west of Stonehenge, west of Jundah (Raindance and Jundah opal), in the vicinity of Coorajah Creek in the far east of the shire (Yaraka opal).

Mining and extractive resources are protected for future use as important State and local economic resources. In order to realise growth potential in the shire's economy, it is important that associated uses can co-exist with other land uses. It is preferred that resource-related development, including non-resident workforce accommodation, in order of preference, either:

- utilise existing facilities, such as accommodation;
- be located and designed to integrate within existing towns;
- are constructed on-lease to minimise impacts on the infrastructure and resources of the Barcoo Shire Council.

No new mining towns will be established within the shire.

The Carpentaria Gas Pipeline is a significant high pressure gas pipeline, which extends from Mt Isa to Ballera in the south (petroleum pipeline licence PPL41), transecting the rural area in the west of the Barcoo Shire. High pressure gas pipelines identified on [SPP mapping – Safety and Resilience to Hazards \(Emissions and Hazardous Activities – High Pressure Gas Pipelines\)](#) are to remain protected from encroachment by development that would compromise their safe and effective function.

While no Key Resource Areas (as defined by the Queensland Government) have been identified within the Barcoo Shire, gidgee stone deposits are known to exist and have previously been quarried from areas around Stonehenge and Morney. These materials are suitable for aggregate and screening for use in construction and maintenance of roads and other infrastructure.

Potential for conflict between land use, resource extraction, mining tenements and pipeline infrastructure will be avoided. Resource sites are to be rehabilitated once the resource has been exhausted or the extractive industry use becomes no longer viable.

### **3.3.2 Facilitating responsible growth for rural and town living environments**

The Barcoo Shire is made up of large rural properties that are serviced and supported by the towns of Stonehenge, Jundah and Windorah. It is home to around 300<sup>4</sup> people.

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<sup>4</sup> Queensland Government Statistician's Office, *Estimated resident population by local government area (LGA), Queensland, 2007 to 2017*: For Barcoo (S), 30 June 2017 Estimated Resident Population of 267 people, with an averaged Estimated Resident Population of 335 people over the preceding 10 years, 2007 to 2016.  
Queensland Government Statistician's Office, 2015 edition, *Projected population, by local government area, Queensland, 2011 to 2036*: Medium series projected population for Barcoo (S) of 302 people for 2036.

The lifestyle offered in the shire is prized by residents and visitors alike. While development and economic growth in the region is encouraged, the enhancement of this lifestyle is of great importance. The strong sense of community, opportunity to stand out from the crowd, low crime rate, quality of lifestyle and wide-open spaces enjoyed in the shire, are to be maintained.

It is not expected that significant population growth will be experienced in the life of this planning scheme. Residential land supply within the township areas are considered adequate to meet anticipated future housing needs. Adequate provision has also been made in the planning scheme to meet other development needs, including the identification of an industrial precinct. However, should unexpected growth occur, it will be accommodated first within, and then if need be consolidated around, existing towns in safe locations, which can be efficiently and viably serviced.

#### *Context – Stonehenge*

Stonehenge is the smallest settlement in the shire, which retains its historic function as a resting point for travellers and has a local community service centre function. It is situated close to the Thomson River, approximately 150km south west of Longreach and 70km north of Jundah. Stonehenge and its surrounding rural area is home to approximately 16%<sup>5</sup> (2016) of the shire's residents. Public facilities in Stonehenge include a primary school, community centre, sports centre (tennis and cricket) and library.

Water for the township of Stonehenge is pumped from a nearby waterhole of the Thomson River during river flows to an off-stream storage. The water supply infrastructure includes a treatment system, ground level reservoir, high-level reservoir, pump stations and pipes. Development must not compromise the quality or supply of water for the township.

#### *Context – Jundah*

Jundah is the administration centre for the Barcoo Shire. It is situated on the floodplain of the Thomson River, downstream of Stonehenge and approximately 220km south of Longreach. Jundah township and rural surrounds are home to approximately 40%<sup>6</sup> (2016) of the shire's residents, however it services the broader shire and rural community.

The town's existing water supply from the nearby waterhole on the Thomson River must remain protected from development that may compromise quality and supply. The town's water storages, pump station, rubbish tip and airport are located on the outskirts of town to minimise conflict with other land uses.

Public amenities, including parks and sporting facilities, Jundah Racecourse, Jundah Hospital, the Aquatic Centre, primary school and the amenity of Dickson Street remain central to the liveability of the community. The elements of buildings, facades, streetscape, and environmental and cultural landmarks that contribute to the town's character are to be preserved. New development may contribute to the character of the town through rejuvenation and regeneration of old buildings or meshing of old with new.

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<sup>5</sup> ABS, 2016 Census, based on State Suburb Classification for Stonehenge as a proportion of Local Government Area Classification for Barcoo Shire.

<sup>6</sup> ABS, 2016 Census, based on State Suburb Classification for Jundah as a proportion of Local Government Area Classification for Barcoo Shire.

### *Context – Windorah*

Windorah is home to approximately 43%<sup>7</sup> (2016) of the shire's residents. As the shire's southern-most established settlement, Windorah, is located 35km south of where the Thomson and Barcoo Rivers converge to form the multi-channelled Cooper's Creek. Much of the traffic into and through the shire passes through Windorah, as it comprises the intersection between Quilpie-Windorah Road and Diamantina Development Road. On its eastern outskirts, Quilpie-Windorah Road also intersects with Thomson Development Road. Given the distances between service centres in western Queensland, Windorah is a strategic refueling and resupply centre. The Windorah Airport is also the only airport in the shire to offer refueling facilities.

The town's existing water supply from two nearby waterholes on the Cooper's Creek and associated infrastructure is to remain protected from development that may compromise quality and supply. The town's rubbish tip and airport are located on the outskirts of town to minimise conflict with other land uses.

Public facilities in Windorah include a community health care centre, primary school and library.

### *Lifestyle and liveability*

Development in the shire will result in well-serviced, accessible, and attractive environments. Development will be designed and located to maximise the efficient use of existing services. Community health and safety, sensitive land uses and the natural environment are to be protected from the potential adverse impacts of hazardous air, noise and odour emissions from higher impact uses. Land identified as suitable for industrial development and resource areas (such as quarries), is to be protected from encroachment by development (such as sensitive land uses) that would compromise its safe and effective function once developed. New industrial development and resources activities should be designed, located and operated to avoid or mitigate adverse impacts on surrounding sensitive land uses.

Infill and renewal development within the established towns of Stonehenge, Jundah and Windorah is encouraged, as is diversification of housing stock and flexibility in housing options to suit changing community needs, especially an aging and active population.

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

Residential block sizes should continue to be generous and consistent with existing properties, whilst allowing scope for innovation in lot sizes to accommodate infrastructure efficiency, changing community attitudes and needs of the future residents. Innovative development design and selection of construction materials, which offers protection to occupants from the region's climatic conditions, while providing for a high level of street appeal and neighbouring amenity are also encouraged. There is support for new home-based businesses that do not detract from the functions of the services within a town's retail and service core.

Residents should have a range of recreational spaces and facilities to enjoy in (or on the immediate fringe of) each of the shire's towns.

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<sup>7</sup> ABS, 2016 Census, based on State Suburb Classification for Windorah as a proportion of Local Government Area Classification for Barcoo Shire.

Rural residential living is not supported, as it is considered an inefficient land use being difficult to service with potable water and all-weather road standard, and potentially detracts from the stability of town living and may result in fragmentation of rural land.

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

New development is to be serviced with key infrastructure, including water, power and sewage disposal system. New development will continue to contribute to infrastructure including any trunk infrastructure networks. Innovation in power supply is supported for commercial, rural, industry and domestic purposes, but is to not risk local amenity or safety.

#### *Enhancing commercial prosperity*

The retail and service core of Stonehenge, Jundah and Windorah respectively, are to be maintained and enhanced. Future commercial and retail development are encouraged to locate:

- Fronting Stratford Street in Stonehenge
- Fronting Dickson Street in Jundah
- Fronting Albert Street in Windorah.

During the effective life of this planning scheme, it is envisaged that a heavy vehicle bypass and rest area may be realised in Windorah, diverting heavy vehicle traffic travelling via the Diamantina Development Road to use Wallace Street, rather than Albert Street, to traverse the township. If this occurs, future commercial or retail development, which is designed and located to be consistent with the intent of, and service, a heavy vehicle rest area would also be supported.

The co-location of commercial or retail uses with a residential use, is supported, given the context, scale and function of the shire's towns.

In the rural areas of the shire, short-term accommodation and hospitality-focused uses, such as tea rooms or food outlets, which operate in conjunction with and enhance user experience of drive tourism apps, as endorsed by Barcoo Shire Council, are encouraged. The potential associated with drive tourism apps is emerging as a result of government-supported digital technology projects involving the shire. The Barcoo Shire is well-positioned to provide connectivity for outback travelers with Winton to the north-west, Longreach to the north, Blackall to the east and Quilpie to the south.

#### *Industrial opportunity*

Industrial uses, other than high-impact industry and special industry uses, are to establish in the Industrial precinct identified within Jundah (bounded by Dickson and Griffith Streets to the south of Archer Street) and Windorah (adjacent to Quilpie-Windorah Road and opposite the airport).

Adjoining the Industrial precinct in Windorah, on its northern and western boundaries, is the Windorah Solar Farm with its iconic sun mirrored dishes (as at 2018, 5 dishes each 13.7m across), which provides daytime electricity to the town and serves as an installation of visitor interest.

Future industrial activity in the Industrial precinct at Windorah must not compromise the function and safe operation of the Windorah airport or the Windorah Solar Farm.

In the event an industrial use has a locational requirement for establishing in Stonehenge, it must be situated to avoid or mitigate adverse impacts of emissions on sensitive land uses and the natural environment. It must also be adequately serviced without adversely impacting service provision across the township.

Commercial-use chiller boxes for the storage of animal carcasses (for example, associated with macropod harvesting) and commercial or retail food manufacturing are recognised as valuable local economic contributors; however, these uses are considered inconsistent with established residential and accommodation uses and within the Township zone. Chiller boxes and food manufacturing facilities should be located where they can be serviced by reliable electricity and water sources suited to the purpose. When determining the appropriateness of a location for chiller boxes and food manufacturing facilities, consideration will be given to the hours of operation and extent to which associated noise and light impacts beyond the site are avoided or mitigated. It is preferred that chiller boxes are installed in a way that they can be readily unsecured and removed from the site if necessary, in response to an incident to protect public health and safety.

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

As with all areas of Australia, the Barcoo Shire is prone to natural hazards. Flooding, bushfires, drought, storm damage and heatwaves present risks to the residents of the shire.

#### *Flooding*

The region has a long history with flooding and flooding-related impacts. The shire's population centres of Stonehenge, Jundah and Windorah are each established nearby the Thomson River or a confluence of it and have experienced the impacts of numerous flood events.

The surrounds of each of these towns, as well as the primary road routes of the shire, are subject to inundation during significant flood events. Consequently, the residents of these towns, as well as many others residing throughout the shire, are prone to isolation during flood events.

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

To ensure that economic development is not adversely impacted by significant flood events, development throughout the shire is to be reasonably regulated<sup>8</sup> to ensure flood resilience.

Flood assessment will be applied to development on sites affected by flooding as indicated by **Schedule 2 - Flood mapping**.

#### *Bushfire*

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

New development must take bushfire risks into account by making sure that development does not unduly burden disaster management response or recovery capacity, nor adversely impact the existing

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<sup>8</sup> For example, the increased category of assessment for development within the mapped flood hazard area or through regulation of minimum floor heights for buildings under the *Building Act 1975*.

capabilities of emergency services. New developments should avoid areas known to be bushfire-prone but, where unavoidable, must be built, designed, and located to be resilient to bushfire hazards.

#### *Emissions and hazardous activities*

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

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

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

### **3.3.4 Safeguarding our environment and heritage**

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

#### *Biodiversity*

Barcoo Shire is primarily within the Channel Country bioregion (predominantly the Goneaway Tablelands subregion in the north among others and a combination of Sturt Stoney Desert, Lake Pure and Cooper-Diamantina Plains subregions in the south), but also encroaches into the Mitchell Grass Downs bioregion on the north-eastern fringe of the shire and the Mulga Lands bioregion on the south-eastern fringe of the shire.

The Channel Country bioregion is characterised by vast braided, flood and alluvial plains surrounded by gravel or gibber plains, dunefields and low ranges. Vegetation is predominantly Mitchell grass, gidgee and spinifex.

Significant threatened species of fauna and flora have been identified in the region, and these include:

<b>Fauna</b>	<b>Flora</b>
Common death adder ( <i>Acanthophis antarcticus</i> )	Waddy ( <i>Acacia peuce</i> )
Boggomoss snail ( <i>Adclarkia dawsonensis</i> )	<i>Calotis suffruticosa</i>
Grey grasswren ( <i>Amytornis barbatus</i> )	<i>Eremophila stenophylla</i>
Rusty grasswren ( <i>Amytornis rowleyi</i> )	<i>Indigofera oxyrachis</i>
Woma ( <i>Aspidites ramsayi</i> )	<i>Nyssanthes impervia</i>
Curlew sandpiper ( <i>Calidris ferruginea</i> )	<i>Nyssanthes longistyla</i>
Kowari ( <i>Dasyuroides byrnie</i> )	<i>Ptilotus maconochiei</i>
Yellow chat ( <i>Epthianura crocea</i> )	<i>Solanum unispinum</i>

Grey falcon ( <i>Falco hypoleucos</i> )	
Painted honeyeater ( <i>Grantiella picta</i> )	
Major Mitchell's cockatoo ( <i>Lophochroa leadbeateri</i> )	
Greater bilby ( <i>Macrotis lagotis</i> )	
Dusky hopping-mouse ( <i>Notomys fuscus</i> )	
Yellow-footed rock-wallaby ( <i>Petrogale xanthopus celeris</i> )	
Night parrot ( <i>Pezoporus occidentalis</i> )	
Koala ( <i>Phascolarctos cinereus</i> )	
Plains rat ( <i>Pseudomys australis</i> )	

The shire is host to Goneaway National Park, Hell Hole Gorge National Park, Welford National Park, Yamma Yamma, Lake Cuddapan and Cooper's Creek Overflow Swamps.

Biodiversity is also important to amenity, agriculture and tourism in the region.

Development must be located in areas that avoid significant adverse impacts on the State's biodiversity values and protects these while maintaining ecological connectivity. The State biodiversity areas are identified in [SPP mapping – Environment and Heritage \(Biodiversity\)](#).

#### *Water quality*

The Barcoo Shire is located within the Lake Eyre Basin and incorporates Cooper's Creek and Diamantina River catchments. Thomson River and Barcoo River join within the shire to form Cooper's Creek. Farrars Creek is another significant waterway in the west of the shire, which is less significantly impacted by development due to the remoteness of its situation. The region is also within the Great Artesian Basin, one of the largest groundwater basin complexes in the world. These water resources are defining features and valuable for the health and sustainability of local and extended communities, industry and environment.

The Barcoo Shire Council is the water service provider for the towns of Stonehenge, Jundah and Windorah. The source water for each of these supplies come directly from raw water in waterholes along the Thomson River and Cooper's Creek in proximity to the respective towns. Development must not compromise the security and quality of these supplies.

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

Development in the towns of Stonehenge, Jundah and Windorah must also:

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

### *Cultural heritage*

Heritage places, landscapes and artefacts of cultural significance, either in built form or natural sites, are an important part of the fabric of the Barcoo Shire.

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

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

The traditional owners of lands within the shire include the Boonthamurra People, Mithaka People and Wongkumara People. The Boonthamurra People and Mithaka People have, at the time of making this planning scheme, had their Native Title rights over identified areas determined (refer to **Schedule 4** for mapping of determined native title areas). The Boonthamurra People have a connection to the land in the south-east of the shire, the Mithaka People have a connection to the land in the west of the shire and the Wongkumara People have a connection to the land in the south of the shire.<sup>9</sup> Each of these peoples have places of cultural significance to them.

The shire's Aboriginal cultural heritage is acknowledged and respected. Known places and items of Aboriginal cultural importance are to be protected and development in these areas avoided or appropriately minimised, mitigated and managed.

Cultural heritage recognised as having significance to Aboriginal people, the Commonwealth and the State are to be protected in accordance with the various laws and instruments applicable to the circumstances. National heritage places and State heritage places (such as Welford Homestead and Haddon Corner) are identified on [SPP mapping – Environment and Heritage \(Cultural Heritage\)](#).

Adaptation and re-use of local heritage places, for the benefit of the community and to provide continuity in the history of the shire for future generations, is supported where it is done in a way that does not compromise the cultural heritage significance of the place. Local heritage places are identified in **Table SC3.1–Local Heritage Place of Schedule 3**. Development must conserve the physical features, fabric and contents that contribute to the cultural heritage significance of the local heritage place and avoid changes to the setting or context of the local heritage place that reduce understanding or appreciation of its cultural heritage significance. Any changes as a result of the development will be appropriately

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<sup>9</sup> Regularly updated regional maps depicting claimant applications as per the NTDA Schedule (as lodged in the Federal Court) and determinations of native title as per the National Native Title Register are accessible at <http://www.nntt.gov.au/assistance/Geospatial/Pages/Maps.aspx>. The *Southern and Western Queensland Region Map* covers the Barcoo Shire.

managed, documented and interpreted by encouraging their retention for appropriate development and ongoing use.

### **3.3.5 Providing adequate and appropriately connected infrastructure**

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

#### *Transport infrastructure and integration*

The road network servicing central western Queensland is of social and economic significance to Remote Area Planning and Development (RAPAD) councils, including Barcoo Shire. It is also integral to intra-state and inter-state connectivity.

The region and its communities are heavily invested in and reliant upon the quality of the road network for social and economic purposes. The effect of extreme temperature fluctuations and flooding provide challenges in delivering and maintaining an efficient and robust road network. The road network of the region caters for a wide variety of road users; for instance, from domestic scale use by residents, road trains for transporting stock and commodities (including triples), tourists in single vehicles and towing, to long-distance cyclists.

The Thomson Development Road, the highest order route through the region connecting Longreach and Windorah, also passes through Stonehenge and Jundah. Other important routes include:

- Diamantina Development Road
- Birdsville Development Road
- Jundah-Quilpie Road.

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

#### *Airports*

Windorah Airport is unmanned and is located on the eastern side of town. The airport accommodates both commercial, private and medical operations, providing regular direct links to Brisbane and other regional centres.

Jundah Airport is unmanned and is located on the Southern side of town (no fueling facilities). The airport is utilised by private aircraft and for medical purposes (Royal Flying Doctor Service (RFDS)).

Stonehenge Airport is unmanned (no fueling facilities). The airport is utilised by private aircraft and medical purposes (RFDS).

These airports and airstrips play a vital role in delivering passenger and health services across the shire, and more broadly central western Queensland.

Aviation facilities of State interest are identified in [SPP mapping – Infrastructure \(Strategic Airports and Aviation Facilities\)](#). The non-directional beacon located adjacent to the Windorah Airport is identified as one such facility of State interest.

Any new development must not create incompatible intrusions or compromise aircraft safety or the operation of aviation navigation and communication facilities.

### *Energy, Water Supply and Communications*

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

Electricity is supplied to each of the towns, as at 2019, via:

- Ergon Energy's Single Wire Earth Return (SWER) network to Stonehenge
- an Ergon Energy operated diesel generating plant to Jundah
- Energy Energy's Windorah Solar farm for daytime electricity and diesel generator at other times to Windorah.

Some rural properties in the shire's north have connections to township supplies and some in the south have connections to Energy Energy's SWER network. The majority of the shire's rural properties however rely on on-site power generation facilities, for which installation and operation is the responsibility of the property owner or occupier, as the case may be.

Telecommunications services are provided within shire via:

- terrestrial radio systems (digital radio system and high capacity radio concentrator system) for basic voice services;
- satellite services; and
- the Barcoo-Diamantina fibre optic network installed in 2017 which provides connectivity from each of the shire's townships to the national fibre network for mobile phone and data services.

Barcoo Shire Council also operates and maintains an UHF radio repeater services through the shire which enables communication and emergency rescue facilities in the outback. Any new development must not interfere with the delivery or transmission of any of these telecommunications services.

The shire has ready access to self-sufficient energy sources through renewable energy (solar and wind). Innovation in energy storage would be of value to the shire, as these sources are by their nature intermittent. There is opportunity for government or private sector investment in renewable energy facilities for each town to assist to meet current and future energy needs, as well as to improve stability, security and capacity. Development of renewable energy facilities that are appropriately located, having regard to the best and highest use of the land, and network stability and capacity, is supported.

Development must enhance and not compromise the stability, security or capacity of energy, water and telecommunications infrastructure.

Existing and approved future major electricity infrastructure locations and corridors (including easements and electricity substations), and water supply infrastructure locations and corridors (including easements) are protected from development that would compromise the corridor integrity, and the efficient delivery and functioning of such infrastructure.

*Town-based infrastructure*

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

Future development will enhance and not adversely impact on provision of infrastructure services by Barcoo Shire Council. Trunk infrastructure information which may assist to inform development is available at **Schedule 4**.

## Part 4 Tables of assessment

### 4.1 Preliminary

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

### 4.2 Reading the tables

The tables identify the following:

- (1) categories of development:
  - (a) prohibited;
  - (b) accepted, including accepted with requirements; and
  - (c) assessable development, that requires either code or impact assessment
- (2) the category of assessment – code or impact – for assessable development in:
  - (a) a zone and, where used, a precinct of a zone
- (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) any other applicable code(s) (shown in the ‘assessment benchmarks’ column)
- (4) any variation to the category of development or category of assessment (shown as an ‘if’ in the ‘category of development and 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 as prohibited development in Schedule 10 of the Regulation.

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

### 4.3 Categories of development and assessment

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

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

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

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

- (4) determine if the development is prescribed as being assessable development under Schedule 10 of the Regulation
- (5) if the development is not listed at Schedule 6 of the Regulation, determine the initial category of assessment by reference to the tables in:
  - (a) section 4.4 (Categories of development and assessment—Material change of use)
  - (b) section 4.5 (Categories of development and assessment—Reconfiguring a lot)
  - (c) section 4.6 (Categories of development and assessment—Operational work)
  - (d) section 4.7 (Categories of development and assessment—Building work)

### **4.3.2 Determining the category of development and category of assessment**

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

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

- (6) Despite all 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 only taken to be prohibited development under the planning scheme if it is identified in Schedule 10 of the Regulation.

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

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements stated and/or identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the 'assessment benchmarks' column.
- (2) Accepted development that does not comply the requirements stated or 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) Code assessable development:
  - (a) is to be assessed against all assessment benchmarks identified in the assessment benchmarks column.
  - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 4.3.3(2), must:
    - (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 4.3.3(2); and
    - (ii) comply with all required acceptable outcomes identified in sub-section 4.3.3(1), other than those mentioned in sub-section 4.3.3(2);
  - (c) that complies with:
    - (i) the purpose and overall outcomes of the code complies with the code

- (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
- (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation

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

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

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

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

## 4.4 Categories of development and assessment—Material change of use

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

**Table 4.4.1—Township zone**

Use	Categories of development and assessment	Assessment benchmarks
<b>Accepted development</b>		
Commercial activities	If: <ul style="list-style-type: none"> <li>(a) the reuse of an existing building and no external building work is proposed; or</li> <li>(b) the reuse of a local heritage place and requires no building or operational work in relation to it; or</li> <li>(c) the reuse of a local heritage place requiring building or operational work in relation to it and an exemption certificate has been granted by Barcoo Shire Council.</li> </ul>	
Community activities	If not in the Industrial precinct and: <ul style="list-style-type: none"> <li>(a) the reuse of an existing building and no external building work is proposed; or</li> <li>(b) the reuse of a local heritage place and requires no building or</li> </ul>	

Use	Categories of development and assessment	Assessment benchmarks
	operational work in relation to it; or (c) the reuse of a local heritage place requiring building or operational work in relation to it and an exemption certificate has been granted by Barcoo Shire Council.	
Dwelling house	If: (a) not in the Industrial precinct; (b) not located in a flood hazard area on <b><u>Schedule 2 – Flood mapping</u></b> ; and (c) not exceeding 8.5m in building height.	Editor's note—The Queensland Development Code also applies to dwelling houses.
Emergency services	If located on Lot 16 on SP232651, Lot 17 on SP232651 and/or Lot 18 on SP232651.	
Home-based business	If: (a) a maximum of 60m <sup>2</sup> gross floor area; and (b) does not include bed and breakfast style accommodation; and (c) not located in a flood hazard area shown on <b><u>Schedule 2 – Flood mapping</u></b> if involving building work.	
Low Impact Industry	If: (a) for commercial use chiller-boxes; (b) on Lot 13 on SP276132 (Windorah), Lot 49 on J27410 (Jundah) or Lot 3 on RP617520 (Stonehenge) (c) provided by Barcoo Shire Council.	
Major electricity infrastructure	If provided by a public sector entity or Barcoo Shire Council.	
Market	If not in the Industrial precinct.	
Park		
Substation	If: (a) provided by a public sector entity or Barcoo Shire Council; and (b) not located in a flood hazard area shown on <b><u>Schedule 2 – Flood mapping</u></b> .	
Tourist park	If provided by Barcoo Shire Council	

Use	Categories of development and assessment	Assessment benchmarks
Utility installation	If: (a) provided by a public sector entity or Barcoo Shire Council; and (b) not located in a flood hazard area shown on <b><u>Schedule 2 – Flood mapping</u></b> if involving water treatment plant or a waste management facility.	
<b>Code assessment</b>		
Agricultural supplies store	If located in the Industrial precinct.	General development code Township zone code
Caretaker's accommodation		General development code
Commercial activities	If not accepted development and not in the Industrial precinct.	General development code Township zone code
Community activities	If not accepted development.	General development code Township zone code
Dual occupancy	If on a lot greater than 1500m <sup>2</sup> .	General development code Township zone code
Dwelling house	If not accepted development.	General development code
Dwelling unit		General development code Township zone code
Emergency services	If not accepted development.	General development code
Garden centre	If located in the Industrial precinct.	General development code Township zone code
Hardware and trade supplies	If located in the Industrial precinct.	General development code
Home-based business	If not accepted development.	General development code
Indoor sport and recreation	If located in the Industrial precinct.	General development code Township zone code
Low impact industry	If: (a) not accepted development; and (b) located in the Industrial precinct.	General development code
Major electricity infrastructure	If not accepted development.	General development code
Market	If not accepted development.	General development code Township zone code
Multiple dwelling	If on a lot greater than 1500m <sup>2</sup> .	General development code Township zone code
Outdoor sales	If located in the Industrial precinct.	General development code Township zone code
Residential care facility	If not in the Industrial precinct.	General development code Township zone code
Retirement facility	If not in the Industrial precinct.	General development code

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

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

**Table 4.4.2— Rural zone**

Use	Categories of development and assessment	Assessment benchmarks
<b>Category of development prescribed by Regulation – Accepted development subject to requirements</b>  Editor's note—Section 16 and Schedule 6 of the Regulation prohibit this planning scheme from stating that a material change of use for the stated use is assessable development in prescribed circumstances.		
Particular cropping (cropping involving forestry for wood production)	If complying with the requirements stated in Schedule 13 of the Regulation  Editor's note—Where the development does not comply with the requirements stated in Schedule 13 of the Regulation, the local government is able to regulate a material change of use, for this use, in this planning scheme. Refer to following content in this table.	
<b>Accepted development</b>		
Caretaker's accommodation	If: (a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines)</a> ; and (b) not located in a flood hazard area shown on <b>Schedule 2 – Flood mapping</b> or a bushfire prone area on <a href="#">SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</a> .	
Cemetery	If activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines)</a> .	
Dwelling House	If: (a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous         </a>	Editor's note—The Queensland Development Code also applies to dwelling houses.

Use	Categories of development and assessment	Assessment benchmarks
	<p><a href="#">Activities – High Pressure Gas Pipelines</a>); and</p> <p>(b) not located in a flood hazard on <b>Schedule 2 – Flood mapping</b> or a bushfire prone area on <a href="#">SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</a>; and</p> <p>Editor's note—Barcoo Shire Council is using the statewide interactive bushfire mapping as the mapping in their scheme and that the bushfire hazard shown in that mapping is deemed to be the Bushfire Prone Area in the scheme (so as to trigger the Building Code and AS3959-2009).</p> <p>(c) not exceeding 8.5m in building height.</p>	
Educational establishment	If on Lot 2 on SP197811 or Lot 41 on SP223534 at Windorah.	
Emergency services	<p>If:</p> <p>(a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines)</a>; and</p> <p>(b) not located in a flood hazard area shown on <b>Schedule 2 – Flood mapping</b>.</p>	
Environment facility	<p>If:</p> <p>(a) provided:</p> <p>(i) by a public sector entity or Barcoo Shire Council; or</p> <p>(ii) on Lot 2 on SP197811 or Lot 41 on SP223534 at Windorah;</p> <p>and;</p> <p>(b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines)</a></p>	

Use	Categories of development and assessment	Assessment benchmarks
Extractive industry	If for a borrow pit.  Editor's note—Refer to Schedule 1 – Administrative definition for a borrow pit.	
Health care service	If on Lot 1 on J2745	
Home-based business	If: (a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines)</a> ; and (b) not involving bed and breakfast style accommodation in a flood hazard area shown on <b>Schedule 2 – Flood mapping.</b>	
Hospital	If on Lot 1 on J2745.	
Major electricity infrastructure	If: (a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines)</a> ; and (b) provided by a public sector entity or Barcoo Shire Council.	
Nature-based tourism	If on Lot 2 on SP197811 and Lot 41 on SP223534 at Windorah.	
Office	If on Lot 2 on SP197811 and Lot 41 on SP223534 at Windorah.	
Outdoor sport and recreation	If: (a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines)</a> ; and (b) provided by a public sector entity or Barcoo Shire Council.	
Outstation	If activities, buildings/structures and works are not located within 200m of	

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

Use	Categories of development and assessment	Assessment benchmarks
Rural workers accommodation	<p>If:</p> <ul style="list-style-type: none"> <li>(a) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines)</a>; and</li> <li>(b) not located in a flood hazard area shown on <b>Schedule 2 – Flood mapping</b> or a bushfire prone area on <a href="#">SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</a>.</li> </ul>	
Short-term accommodation	<p>If:</p> <ul style="list-style-type: none"> <li>(a) involving farm-stay style accommodation;</li> <li>(b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines)</a>; and</li> <li>(c) not located in a flood hazard area shown on <b>Schedule 2 – Flood mapping</b> or a bushfire prone area on <a href="#">SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</a>.</li> </ul>	
Substation	<p>If:</p> <ul style="list-style-type: none"> <li>(a) provided by a public sector entity or Barcoo Shire Council; and</li> <li>(b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines)</a>; and</li> </ul>	

Use	Categories of development and assessment	Assessment benchmarks
	(c) not located in a flood hazard area shown on <b>Schedule 2 – Flood mapping</b> .	
Telecommunications facility	If activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines)</a> .	
Tourist park	If provided by Barcoo Shire Council	
Utility installation	If: (a) provided by a public sector entity or Barcoo Shire Council; and (b) activities, buildings/structures and works are not located within 200m of the high pressure gas pipeline identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines)</a> ; and (c) not located in a flood hazard area shown on <b>Schedule 2 – Flood mapping</b> if involving water treatment plant or a waste management facility.	
<b>Code assessment</b>		
Aquaculture		General development code Rural zone code
Caretaker's accommodation	If not accepted development.	General development code
Cemetery	If not accepted development.	General development code
Dwelling house	If not accepted development.	General development code
Educational establishment	If not accepted development and for: (a) Agricultural training and education purposes; or (b) Aboriginal cultural training and education purposes.	General development code Rural zone code
Environment facility	If not accepted development.	General development code Rural zone code
Extractive industry	If not accepted development and for a gravel pit.	General development code Rural zone code

Use	Categories of development and assessment	Assessment benchmarks
	Editor's note—Refer to Schedule 1 – Administrative definition for a Gravel pit.	
Home-based business	If not accepted development.	General development code Rural zone code
Low impact industry		General development code Rural zone code
Major electricity infrastructure	If not accepted development.	General development code
Nature-based tourism	If not accepted development.	General development code Rural zone code
Outdoor sport and recreation	If not provided by a public sector entity or Barcoo Shire Council.	General development code Rural zone code
Outstation	If not accepted development.	General development code Rural zone code
Permanent plantation	If not accepted development.	General development code Rural zone code
Renewable energy facility		General development code Rural zone code
Roadside stall	If not accepted development.	General development code
Rural activities, excluding: (a) Intensive animal industry	If not accepted development.	General development code
Service station		General development code Rural zone code
Short-term accommodation	If not accepted development.	General development code Rural zone code
Substation	If not accepted development.	General development code
Telecommunications facility	If not accepted development.	General development code
Utility installation	If not accepted development.	General development code
Veterinary service		General development code
<b>Impact assessment</b>		
Any other use not listed in this table.  Any use listed in this table and not meeting the requirements stated in the “Categories of development and assessment” column.  Any other undefined use.		The planning scheme.

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

## 4.5 Categories of development assessment—Reconfiguring a lot

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

**Table 4.5.1—Reconfiguring a lot**

Zone	Categories of development and assessment	Assessment criteria
<b>Code assessment</b>		
Township zone Rural zone		Reconfiguring a lot code General development code Applicable zone code

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

## 4.6 Categories of development and assessment—Operational work

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

**Table 4.6.1—Operational work**

Zone	Categories of development and assessment	Assessment benchmarks and requirements for accepted development
<b>Code assessment</b>		
All zones	If operational works (other than landscaping, filling or excavation) for the reconfiguring of a lot	Operational works code
	If operational works (other than landscaping, filling or excavation) for a material change of use on a site with an area exceeding 2000m <sup>2</sup>	Operational works code
	If filling and excavation: (a) within 1.5m of a lot boundary and exceeding a depth of 300mm; or (b) involving a depth or height exceeding 1m.	Operational works code
	If: (a) on a lot that is or contains a local heritage place identified in <b>table SC3.1—Local Heritage Place of Schedule 3</b> ; or (b) on a lot that shares a common boundary with another lot that is or contains a local heritage place identified in <b>table SC3.1—Local Heritage Place of Schedule 3</b> , unless no part of the lot is within 50m of a local heritage place.	PO25 of the General development code

Zone	Categories of development and assessment	Assessment benchmarks and requirements for accepted development
Township zone	Filling and excavation within the flood hazard area shown on <b>Schedule 2 – Flood mapping</b> if: (a) filling greater than 150mm in height; or (b) filling or excavation of more than 10m <sup>3</sup> of material.	Operational works code  PO21 of the General development code
<b>Accepted development</b>		
Any other operational work not listed in this table.		

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

## 4.7 Categories of development and assessment—Building Work

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

**Table 4.7.1—Building work**

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

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

## Part 5 Zones

### 5.1 Preliminary

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

### 5.2 Zone codes

#### 5.2.1 Township zone code

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

##### 5.2.1.1 Purpose statement

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

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

##### 5.2.1.2 Overall outcomes

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

- (1) A range of residential, retail, commercial, industrial, administrative or cultural uses are provided.
- (2) A range of residential dwelling types and densities that reflect local housing needs are provided.
- (3) Development promotes safe, convenient and attractive living environments for residents.
- (4) Development protects and enhances the local or historic character of a town.
- (5) Existing heritage and character buildings are to be retained and new business is encouraged to use these buildings (if vacant) to help keep the town centre consistent with the historic amenity of the township.
- (6) Commercial and retail development are encouraged to locate:
  - (a) fronting Stratford Street in Stonehenge
  - (b) fronting Dickson Street in Jundah
  - (c) fronting Albert Street in Windorah.
- (7) In the event a heavy vehicle bypass and rest area is constructed at Windorah, diverting heavy vehicle traffic travelling via the Diamantina Development Road to use Wallace Street, commercial

or retail development, which is designed and located to be consistent with the intent of, and service, a heavy vehicle rest area could be supported.

- (8) The co-location of commercial or retail uses with a residential use, within Stonehenge, Jundah and Windorah is supported, given the context, scale and function of these townships.
- (9) Development serves the needs of local residents, residents of the surrounding area and visitors.
- (10) Development is designed to maximise energy efficiency, water conservation and public and active transport use.
- (11) Development has access to infrastructure and essential services.
- (12) The location and type of industrial development is carefully considered to mitigate impacts on sensitive land uses.
- (13) Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained and enhanced and any unavoidable impacts are minimised through locational, design, operational and management approaches.
- (14) Development responds to land constraints including topography, bushfire and flooding.

#### *Industrial precinct*

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

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

### 5.2.1.3 Assessment benchmarks for Township zone code

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)
<b>For assessable development</b>	
<b>PO1</b> Hotel, rooming accommodation, relocatable home park and short-term accommodation uses are provided in a location where: <ul style="list-style-type: none"> <li>(a) it can be serviced with infrastructure;</li> <li>(b) is complementary to the existing character of the area;</li> <li>(c) does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation;</li> <li>(d) does not lead to a reduced quality of accommodation experiences available within the location.</li> </ul>	
<b>PO2</b> The industrial precinct and existing industrial land uses are protected from encroachment by incompatible land uses.	
<b>PO3</b> Uses are compatible with, and complementary to, the existing residential uses.	
<b>PO4</b> Where adjoining a residential use, non-residential uses are located and designed to avoid impacts on existing levels of residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.	<b>AO4.1</b> Industrial uses are located in the Industrial precinct and Commercial activities are located: <ul style="list-style-type: none"> <li>(a) fronting Stratford Street in Stonehenge</li> <li>(b) fronting Dickson Street in Jundah; or</li> <li>(c) fronting Albert Street in Windorah.</li> </ul> <b>AO4.2</b> Non-residential uses do not overlook the living areas of any adjoining residential use.
<b>PO5</b> Dual Occupancy is located on appropriately sized lots to avoid impacts on residential amenity and safety.	<b>AO5</b> Dual Occupancy are located on a site with an area of at least: <ul style="list-style-type: none"> <li>(a) 2000m<sup>2</sup> where not connected to reticulated sewerage network; or</li> <li>(b) 800m<sup>2</sup> where connection available to reticulated sewerage network.</li> </ul>

<p><b>PO6</b> Multiple dwellings, residential care facilities, retirement facilities and rooming accommodation are of a scale, density and character that is complementary and compatible with the surrounding residential area.</p>	<p><b>AO6.1</b> Multiple dwellings are located on lots with a minimum area of 1000m<sup>2</sup>.</p> <p><b>AO6.2</b> The number of dwellings contained in a multiple dwelling and/or retirement facility is calculated as follows: (a) one bedroom units per 350 m<sup>2</sup> of site area; and (b) units comprising more than one bedroom per 400 m<sup>2</sup> of site area.</p>
<p><b>PO7</b> Low impact industry use involving commercial-use chiller box/es for the storage of animal carcasses (for example, associated with macropod harvesting):</p> <ul style="list-style-type: none"> <li>(a) does not have an adverse impact on surrounding residential or accommodation uses in terms of amenity, noise, odour and fumes, lighting and traffic generation; and</li> <li>(b) are serviced by reliable electricity and water required for the use; and</li> <li>(c) are designed and installed/constructed so that the chiller box/es may be readily unsecured and removed from the site, if necessary to protected public health and safety in response to an incident.</li> </ul>	
<p><b>PO8</b> For non-residential uses, hours of operation are consistent with maintaining a reasonable level of amenity for nearby land in a residential precinct.</p>	<p><b>AO8</b> Hours of operation are limited to 6am to 10pm.</p>
<p><b>PO9</b> New commercial buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.</p>	<p><b>AO9.1</b> An awning is provided along the full length of the building frontage</p> <p><b>AO9.2</b> Where adjoining an existing awning the connection is made at the same or very similar height to provide connectivity for weather protection</p> <p><b>AO9.3</b> A footpath is provided in accordance with Barcoo Shire Council's minimum standards for all development</p>

<b>PO10</b> Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.	
<b>For assessable development in the Industrial precinct</b>	
<b>PO11</b> Industrial development does not result in sensitive land uses located outside of the Industrial precinct being affected by industrial air, noise and odour emissions.	
<b>PO12</b> Uses, other than industrial uses are consistent with and make a positive contribution to the economy and character of the Industrial precinct, and do not detract from commercial uses elsewhere in the Township zone.	
<b>PO13</b> Sensitive land uses (other than Caretaker's accommodation) are not established within the Industrial precinct.	
<b>PO14</b> Adverse impacts on the health, safety or amenity of nearby land in the Township zone or sensitive land uses are minimised.  Editor's note—Applicants should have regard to relevant legislative, industry and licensing requirements.	<b>AO14.1</b> Development achieves the noise generation levels set out in the <u>Environmental Protection (Noise) Policy 2019</u> .  <b>AO14.2</b> Development achieves the air quality objectives set out in the <u>Environmental Protection (Air) Policy 2019</u> .
<b>PO15</b> Development does not compromise the viability of the primary use of the site.	<b>AO15</b> No more than one (1) caretaker's accommodation dwelling is established on the site.

## **5.2.2 Rural zone code**

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

### **5.2.2.1 Purpose statement**

The purpose of the Rural zone code is to:

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

### **5.2.2.2 Overall outcomes**

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

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

### 5.2.2.3 Assessment benchmarks for Rural zone code

<b>What we want to achieve</b> (Performance Outcomes)	<b>One way to achieve it</b> (Acceptable Outcomes)
<b>For assessable development</b>	
<b>PO1</b> Development: (a) does not conflict with existing rural land uses or the natural, scenic and cultural values of the area; and (b) maintains the long-term production values of the land for rural purposes.	
<b>PO2</b> Tourist uses that support the primary rural uses on the site are limited in scale and do not threaten the viability of traditional rural uses.	
<b>PO3</b> New development does not jeopardise existing or potential extractive industry, mining operations or other rural activities.	<b>AO3</b> Residential and other sensitive land uses are separated from an existing or approved: (a) intensive animal industry use by at least 1000m; (b) extractive industry operation by: i. 1000m from a hard rock extractive industry; ii. 200m from a sand and gravel extractive industry; and iii. 250m from a haul route for an existing or approved operation; (c) mining activities by: i. 1000m; and ii. 250m from a haul route for an existing or approved operation.
<b>PO4</b> Extractive industry is adequately separated from sensitive land uses to minimise potential for nuisance or complaint.	<b>AO4</b> New extractive uses and activities are not established within 1000 metres of existing residential and other sensitive land uses.
<b>PO5</b> Extractive industry provides rehabilitation of the site over the life of the project and the premises will be safe and useable upon completion.	<b>AO5.1</b> Development is undertaken in accordance with a management and rehabilitation plan which satisfies Barcoo Shire Council the premises will be safe and useable upon completion, including the following will be appropriately undertaken: (a) progressive rehabilitation works;

	<p>(b) appropriate clean-up works (including areas of possible soil or water contamination);</p> <p>(c) provision of stable and usable final landform and soil profiles; and</p> <p>(d) revegetation of the site using suitable native species.</p> <p><b>AO5.2</b> Rehabilitation of the site is completed within 6 months of cessation of the extractive industry.</p>
<p><b>PO6</b> Development is located to protect sensitive land uses from the impacts of previous activities that may cause risk to people or property including land containing former mining activities and hazards e.g. disused underground mines, tunnels and shafts.</p> <p>Editor's note—Mapping and information of reported abandoned mines is available through the Abandoned Mine Land Project administered by the Department of Natural Resources, Mines and Energy. For further information and contacts refer to <a href="https://www.qld.gov.au/environment/land/management/abandoned-mines">https://www.qld.gov.au/environment/land/management/abandoned-mines</a>.</p>	
<p><b>PO7</b> Development is controlled and managed to protect agricultural assets from the intrusion or impacts of biosecurity hazards including the introduction or spread of weeds and pest animals.</p>	<p><b>AO7</b> Development is undertaken in accordance with a Property Pest Management Plan which satisfies Barcoo Shire Council the premises will be effectively managed of weeds and pest animals.</p>

## Part 6 Development codes

### 6.1 Preliminary

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

### 6.2 General Development Code

#### 6.2.1 Purpose – General development code

This code applies to assessing a development application if identified in the categories of development and assessment tables in Part 4.

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


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



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



Note—For the purposes of the Planning Act, the 'What do we want to achieve' column in table 6.2.2 below forms the Performance Outcomes of the code. The 'One way to achieve it' column in this table represents the Acceptable Outcomes.

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


## 6.2.2 Assessment benchmarks – General development code

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

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
		street/surrounding area.	
<p>Editor's note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <div style="text-align: center;">    <a href="#">View animated code provision.</a> </div>			
<b>PO3</b> Landscaping is provided to improve the presentation of the property – including, wherever possible, keeping existing trees that provide good shade.	<b>AO3.1</b> Except in the Rural zone, a minimum of 10% of the total area for new buildings and facilities is landscaped.  <b>AO3.2</b> In all areas, keep, or provide and maintain, shade trees and shrubs on the site – not just grass and shrubs.	Slight reductions in landscaping on site if it is offset in some other way that still provides good amenity and heat reduction.	Landscaping which doesn't improve the appeal of the surrounding streetscape and existing buildings – e.g. concrete dominating the site.
<p>Editor's note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <div style="text-align: center;">    <a href="#">View animated code provision.</a> </div>			
<b>Building Design</b>			
<b>PO4</b> Building height is similar to the other buildings in town and around the shire.	<b>AO4</b> New buildings are less than the following heights: <ul style="list-style-type: none"> <li>• Township zone (Industrial precinct) – 15m above ground level;</li> <li>• Township zone (other than in the Industrial precinct) – 2 storeys and 8.5m above ground level; and</li> <li>• Rural zone – no acceptable outcome provided.</li> </ul>	The height of a building can be higher if it needs to be for a particular purpose – e.g. a church steeple, or a concrete batching plant.	Buildings higher than stated.
<p>Editor's note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p>			

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
 <a href="#">View animated code provision.</a>			
<b>PO5</b> New buildings have a similar look and feel to any surrounding buildings, and look like they belong in the local area.	<b>AO5.1</b> In the Township zone (other than in the Industrial precinct) new buildings include at least 3 of the following: <ul style="list-style-type: none"> <li>• verandas or porches;</li> <li>• awnings and shade structures;</li> <li>• variations to the roof and building lines;</li> <li>• recesses and projections of the external facade;</li> <li>• doors and window openings;</li> <li>• a range of building materials, colours and textures matching or complementing those prevailing in neighbouring buildings; or</li> <li>• windows or other design features which overlook the street to allow for passive surveillance.</li> </ul> Editor's note—Refer to PO25 related to retention/reuse of existing commercial buildings.	Commercial and industrial buildings might need to look a certain way because of what they are used for (e.g. a service station, or a warehouse) – but buildings in these areas should still look and feel similar to other buildings in the local area.	Building designs which do not reflect the surrounding buildings, or contribute poorly to the streetscape.
Editor's note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.   <a href="#">View animated code provision.</a>			
<b>PO6</b> New buildings include design features which allow for passive surveillance of the streetscape and measures that increase the safety of the neighbourhood.			

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
<b>Dual Occupancy and Multiple Dwelling</b>			
<b>P07</b> Dual occupancy and multiple dwellings are built to a high standard and look like they belong in the local area, by using similar design features and layout to other nearby buildings.	<b>AO7.1</b> New buildings use high standards of design which reflects surrounding residential buildings.  In particular, new buildings have at least one of these roof types with a pitch of 20 degrees or greater: <ul style="list-style-type: none"> <li>• skillion</li> <li>• gable</li> <li>• hipped; or</li> <li>• pitched.</li> </ul> <b>AO7.2</b> Each dwelling includes the following design elements: <ul style="list-style-type: none"> <li>• a visible entry (i.e. a front door) from the main street frontage</li> <li>• bathroom, laundry and toilet windows which are located to offer privacy from the street and other dwellings on the premises</li> <li>• privacy screening to adjacent neighbours, either through landscaping or screen structures</li> <li>• on-site parking provided at the side or rear of the site.</li> </ul>	Sometimes newer buildings can look different to the surrounding area because of advances in architecture and building design. The design of new buildings should try as much as possible to complement the area they are located in.	Buildings that look like 'dongers' or trailer homes.  Poor design and layout – e.g. poor positioning of car parks (stopping doors from opening fully or driveways leading onto intersections), or poor vehicle circulation designs.  Poor and/or lack of privacy and shading.
<b>Additional uses on the same site (Ancillary uses)</b>			
<b>P08</b> In areas other than the Rural zone, additional buildings such as sheds, which support or do not dominate the purpose of the main building/s are reasonable in size and function.	<b>AO8</b> In areas other than the Rural zone, ancillary buildings are not more than 10% of the floor area of the main building/s on the premises.	It is important that an additional building or use doesn't dominate the site it is on, or the purpose of the original building, unless it is supporting the function of the building/s.	Additional buildings with a gross floor area over 10% of the main building and do not support the use of the main building/s and streetscape.

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
Editor's note— Development on the same premises as an existing use that does not support that purpose, or dominates it, is considered a new use.		Additional uses on the same site in the Rural zone may be a material change of use.	
<p>Editor's note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <div style="text-align: center;">    <a href="#">View animated code provision.</a> </div>			
<b>Traffic, access, manoeuvring and parking</b>			
<b>PO9</b> Expected increases in traffic volume are properly managed and mitigated.	<b>AO9.1</b> Local transport and traffic design standards/local laws are met.  <b>AO9.2</b> Development makes sure that: <ul style="list-style-type: none"> <li>local and residential roads are used only for local traffic; and</li> <li>traffic or freight movement on local and residential roads is avoided.</li> </ul>	Some uses may need to utilise local or residential roads for short or limited heavy vehicle movements, so actual impact will be a consideration in the assessment.  Some uses may create a lot of new vehicle movements, and these will need to be analysed against traffic standards as part of the assessment process.	Flows of heavy vehicle or significantly increased traffic along residential streets that could create unacceptable noise or inconvenience to residents, or impact on the condition of rural roads by heavy vehicles.
<b>PO10</b> Sufficient parking spaces are	<b>AO10.1</b> Car parking is provided as per the rates in Table 6.2.2.1.	If there is no building work	Poor or lack of onsite parking.

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
provided for the use.	<b>AO10.2</b> On-street parking is maintained.	(and it is just a change of use), reductions in on-site parking can be considered.	Reductions in on-street parking, unless more is provided on site.

**Table 6.2.2.1 Car parking requirements**

Use	Requirements
Childcare Centre	1 space for every employee, and 1 space for every 4 children.
Commercial activities	1 space per 50m <sup>2</sup> of gross floor area.
Dual Occupancy	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.
Dwelling house	1 covered space per dwelling.
Dwelling unit	1 covered space per dwelling unit.
Home-based business	1 space of additional parking to be provided for the dwelling.
Industrial activities	1 space per 50m <sup>2</sup> of gross floor area for the first 1000m <sup>2</sup> and 1 additional space per 100m <sup>2</sup> of gross floor area exceeding 1000m <sup>2</sup> .
Multiple dwelling	1 covered space for every 2 bedrooms, plus 1 space for every additional bedroom.
Non-resident workforce accommodation	1 space per unit plus 1 visitor space per every 5 units.
Rural activities	1 space per 100m <sup>2</sup> of gross floor area
Service station	1 space per 30m <sup>2</sup> site area.
Short-term accommodation	1 covered space per guestroom or suite, 1 additional space per 30m <sup>2</sup> of gross dining area, and 1 space per employee.
Tourist park	1 space per site, plus 1 extra space for every 3 sites.
All other uses	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.

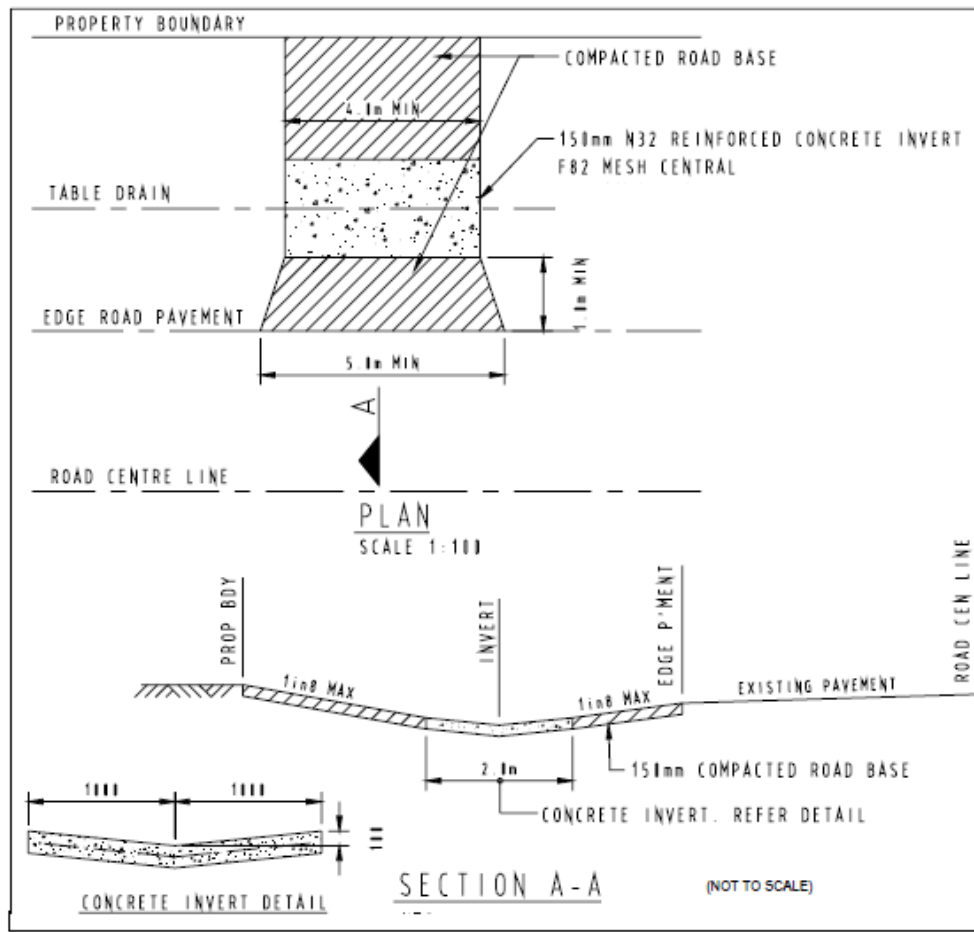
Editor's note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.



[View animated code provision.](#)

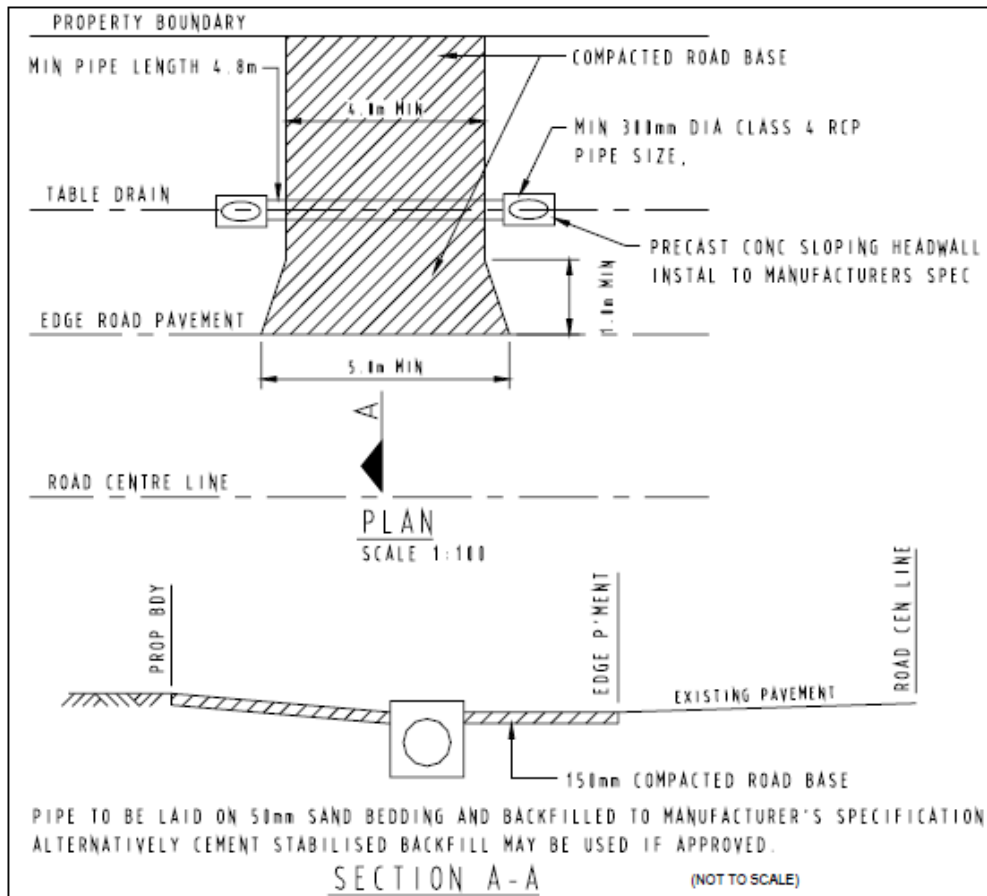
What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
<b>PO11</b> Vehicle access and movement is: <ul style="list-style-type: none"> <li>• easy and safe;</li> <li>• does not create problems for the external road network; and</li> <li>• provides safe pedestrian access – this includes access for people with a disability.</li> </ul>	<b>AO11.1</b> Car parking and manoeuvring areas are designed to comply with: <ul style="list-style-type: none"> <li>• AS2890.1 – Parking Facilities; and</li> <li>• <a href="#">Austroads Publication AP-G34-13 – Austroads Design Vehicles and Turning Path Templates</a>.</li> </ul> <b>AO11.2</b> Avoid conflict with obstacles which may obstruct parking – e.g. man holes, power poles, vegetation, bus stops, gully pits and other obstacles. <b>AO11.3</b> Vehicle crossovers are to be designed as per Figures 1 or 2 below. <b>AO11.4</b> The minimum distance between a driveway and an intersection connecting to another street is 6m, and driveway access is provided from the quietest/smallest road frontage available.		Tight parking which reduces manoeuvring – both on premises and on-street.  Lack of safe pedestrian access and parking for people with disabilities.  Obstacles on or near driveway – e.g. bus stops, man holes etc.  Driveway is poorly positioned and is not safe – e.g. within 6m of an intersection with another street or leads onto a busy road.

**Figure 1 – Vehicle Crossover Non-Piped**



What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
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**Figure 2 – Vehicle Crossover – Piped**



Editor's note—The following animation is included to provide an illustrated indication of how acceptable outcome AO11.1 could be met.



[View animated code provision.](#)

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
<b>Off-site impacts</b>			
<b>PO12</b> Development avoids air, light and noise pollution which impacts the surrounding occupants, environment and streetscape.	<b>AO12.1</b> Industrial and commercial activity adhere to air, light and noise pollution requirements.  Editor's note—Reports prepared to justify compliance with AO12.1 should follow best practice, such as the guidelines in the Department of Environment and Science's Noise Measurement Manual, National Environment Protection (Ambient Air Quality) Measure (NEPC 1998), AS/NZS 1269 Set: Occupational Noise Management Set and Australian Standard 1055.2:1997 – Acoustics – Description and measurement of environment noise.  <b>AO12.2</b> New buildings and facilities include measures to reduce the impacts of air, light and noise pollution if situated along busy roads and/or near areas of industrial and/or commercial activity – such as sound dampening in walls, or acoustic barriers.	Depending on where new buildings or facilities are located, or what is actually proposed, these requirements might not be required.  E.g. In a very remote area, noise might not be an issue.	New buildings or facilities that increase pre-existing levels of air, noise, or other pollutants in areas where other residents might be affected.  New buildings situated along busy roads which do not minimise the impacts from air and noise pollution caused by large amounts of traffic.
<b>Infrastructure and Services</b>			
<b>PO13</b> Suitable connections to power and telecommunications are provided.	<b>AO13</b> Telecommunications and power supplies are designed to meet provider requirements.		
<b>PO14</b> Adequate supply of potable water is provided to the premises, and new buildings are designed to be able to appropriately treat and dispose of	<b>AO14.1</b> In the Township zone, all new buildings are connected to Barcoo Shire Council's reticulated water supply network in accordance with: <ul style="list-style-type: none"> <li>Water Services Association of Australia (WSAA), 2011, "WSA 03-11 Water Supply Code of Australia" Version 3.1; and</li> </ul>		

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
effluent and other waste water.	<ul style="list-style-type: none"> <li>Queensland Department of Energy and Water Supply, 2010, Planning Guidelines for Water Supply and Sewerage.</li> </ul> <p><b>AO14.2</b> In the Township zone, all new buildings and facilities are connected to a reticulated sewerage network, where available.</p> <p><b>AO14.3</b> In the Rural zone, or in the Township zone where a reticulated sewerage network is not available, sewage disposal is provided generally in accordance with the Queensland Plumbing and Wastewater Code.</p>		
<b>PO15</b> Stormwater is collected and discharged to ensure no impacts on adjoining land, or Council or state infrastructure, while also ensuring environmental values of receiving waters are maintained.	<p><b>AO15</b> Stormwater drainage is provided in accordance with:</p> <ul style="list-style-type: none"> <li>Queensland urban drainage manual, 3rd Edition, Queensland Department of Energy and Water Supply, 2013; and</li> <li>Pilgrim, DH, (ed)., Australian Rainfall &amp; Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987.</li> </ul>		
<b>Council assets</b>			
<b>PO16</b> Council infrastructure is protected from encroachment or interference.	<p><b>AO16.1</b> All building proposals are clear of council easements and underground infrastructure within site boundaries.</p> <p><b>AO16.2</b> All invert crossing(s) and driveways are clear of all gully pits, street lights, power poles and other infrastructure located within the road reserve with a minimum separation distance of 1 metre.</p>		New buildings that impact the function and use of Barcoo Shire Council assets.

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
<b>Development located in a Bushfire Prone Area</b> Editor's note—At the date of adoption, there is no Bushfire Prone Area identified over the Township zone.			
<b>PO17</b> Vulnerable uses, essential service uses and hazardous chemical facility uses are not established or intensified within a bushfire prone area.			
<b>PO18</b> Development in a bushfire prone area, or intensification of existing uses in a bushfire prone area, is avoided, or, the risk to people and property from bushfire is mitigated to an acceptable or tolerable level.	<b>AO18.1</b> New buildings and facilities are not situated in a bushfire prone area as identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</a>  OR  <b>AO18.2</b> Development mitigates the risk to people and property from bushfire to an acceptable or tolerable level by: <ul style="list-style-type: none"> <li>a) incorporating an adequate bushfire defensible space between buildings and hazardous vegetation; and</li> <li>b) providing safe evacuation routes for occupants and access for emergency services; and</li> <li>c) providing a dedicated static water supply available for fire fighting; and</li> <li>d) does not create additional bushfire risk through revegetation or landscaping.</li> </ul>		New buildings in bushfire prone areas.
<b>PO19</b> Emergency services and community infrastructure continue to function	<b>AO19.1</b> Emergency services and community infrastructure is not located in a bushfire prone area as identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Natural</a>		Emergency services cannot function in or access the area,


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

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
	<p>conducted to ensure that development in that area does not increase risk beyond a tolerable level.</p> <p><b>AO21.2</b> New buildings in a mapped flood area identified in <b><u>Schedule 2 – Flood mapping</u></b> should include a finished floor level 500mm higher than the defined flood level for that area.</p> <p>Editor's note—Refer to copy of resolution made under section 13 of the <i>Building Regulation 2006</i> in <b>Schedule 4</b> for information on the defined flood level.</p> <p><b>AO21.3</b> If located in a mapped flood area identified in <b><u>Schedule 2 – Flood mapping</u></b>, at least one evacuation route is provided which allows safe passage for emergency evacuation during flood events (this must be sufficient enough to cater for evacuation and emergency access).<sup>10</sup></p> <p><b>AO21.4</b> If located in a mapped flood area identified in <b><u>Schedule 2 – Flood mapping</u></b>, hazardous materials are not stored on site, or are stored so the release of the hazardous materials is prevented.</p> <p><b>AO21.5</b> Development in a mapped flood area identified in <b><u>Schedule 2 – Flood mapping</u></b> does not:</p> <ul style="list-style-type: none"> <li>a) alter a watercourse or floodway, including by clearing vegetation; or</li> <li>b) involve filling or excavating greater than 10m<sup>3</sup>.</li> </ul>		<p>The development relies on evacuation routes that are subjected to flooding.</p> <p>Infrastructure and essential community services are unable to function during and following a flood event.</p> <p>New buildings that increase the vulnerability of people located in a flood hazard area.</p> <p>New buildings which impede or restrict the response of emergency services before, during and after a hazard event.</p> <p>New buildings or facilities that significantly increases the intensity of use</p>

<sup>10</sup> The State Planning Policy – state interest guidance material for Natural hazard, risk and resilience – flood provides specifications for evacuation routes. Refer to <https://dilgpprd.blob.core.windows.net/general/spp-guidance-natural-hazards-risk-resilience-flood.pdf>.

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
	<b>AO21.6</b> Development maintains the protective function of landforms and vegetation to lessen the flood risk.		and users in a hazard area.
<b>PO22</b> Essential community services and infrastructure continue to be functional during and after a flood event.	<b>AO22</b> Community infrastructure is located in accordance with community infrastructure flood immunity standards identified in the <a href="#">SPP guidance material for Natural hazards, risk and resilience - flood</a> .		Essential services like hospitals, substations, or water treatment plants placed where they might be adversely affected by flooding.
<b>Stock Route Network</b>			
<b>PO23</b> Stock routes are able to operate efficiently and safely without impact or interference from buildings, operations, or accesses, including without disruptions caused by proximity of sensitive land uses like residential or commercial uses.  Editor's note— Pasturage rights exist where the mapped Stock Route Network adjoins a term lease for pastoral purposes. Section 432 of the <i>Land Act 1994</i> provides guidance on	<b>AO23.1</b> Development occurring adjacent to or nearby a stock route identified on <a href="#">SPP mapping - Economic Growth, Agriculture, Stock Route Network</a> should not impact the operation and safety of the stock route.  <b>AO23.2</b> The stock route is to be easily accessible at all times by stock route users.		Development that makes it more difficult for people to access the stock route network or otherwise makes use of the route more challenging, or impacts the safety of the route— e.g. non-rural or residential activities within the 800m designated pasturage rights area either side of an unsurveyed road or stock

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
<p>the extent to which the pasturage rights overlap the adjoining lease area in this instance.</p> <p>Editor's note— Conditions required by a lease or permit relating to travelling stock, pastures for the use of depasturing travelling stock, or fencing, are complied with in accordance with the <i>Stock Route Management Act 2002</i>.</p>			<p>route and access points across the stock route should be limited to one access per 200m of lot frontage.</p>
<b>Petroleum/high pressure gas pipelines</b>			
<p><b>PO24</b> Pipelines carrying petroleum and gas continue to operate without impact.</p> <p>Editor's note—The holder of the Pipeline Licence or Petroleum Facility Licence must be consulted prior to activities in those areas in accordance with sections 807 and 808 of <i>Petroleum and Gas (Production and Safety) Act 2004</i>.</p>	<p><b>AO24</b> New buildings are not situated within 200m of petroleum and gas pipelines or easements as identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines)</a>.</p>		<p>New buildings within 200m of petroleum and gas pipelines or easements.</p>
<b>Local heritage places</b>			
<p><b>PO25</b> Heritage places, and other buildings that give the town its character, are kept in place wherever possible</p>	<p><b>AO25.1</b> Development:</p> <ul style="list-style-type: none"> <li>does not impact, destroy or modify any local heritage place identified in <b>Table SC3.1 – Local Heritage Place of Schedule 3</b> and requires no building or operational work;</li> </ul>	<p>As a means to encourage retention and refurbishment of older buildings (particularly in</p>	<p>Development which either impacts, destroys or modifies the value, use,</p>

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
or re-used as a means to reflect local values and cultural heritage.	<p>or</p> <ul style="list-style-type: none"> <li>is in accordance with current best practice guidance as made under the <i>Queensland Heritage Act 1992</i> in relation to development of heritage places<sup>11</sup>;</li> <li>or</li> <li>is undertaken in accordance with an exemption certificate issued under the <i>Queensland Heritage Act 1992</i>.</li> </ul> <p><b>AO25.2</b> Demolition or removal of key parts of the place's cultural heritage significance is avoided unless there is no prudent and reasonable alternative to demolition or removal.</p> <p>Editor's note—Reports prepared to justify compliance with the AO above must be prepared by suitably qualified consultants, such as conservation architects or engineers, and detail alternative options investigated. The report must also provide an archival record to document the proposed changes.</p>	commercial areas), re-use of older buildings could be accompanied by reductions in car parking requirements for the new use.	<p>facilities and significance of local heritage places.</p> <p>Undertaking development (including demolition) without having an exemption certificate, or without suitable assessment by Barcoo Shire Council.</p>
<p>Editor's note—The following animation is included to provide an illustrated indication of how the acceptable outcome could be met.</p> <div style="text-align: center;">  <p><a href="#">View animated code provision.</a></p> </div>			
<b>Biodiversity</b>			
<b>PO26</b> State environmentally significant areas are protected, not encroached upon, or otherwise degraded, with	<b>AO26</b> Development occurring outside of the Township zone must be 100m from the bank of all waterways, water storages and areas identified as Matters of State Environmental Significance as identified in <a href="#">SPP mapping – Environment and Heritage (Biodiversity)</a> .		New development in areas of environmental significance that are identified by

<sup>11</sup> This is presently the guideline 'Developing heritage places - using the development criteria' prepared by the then department of Environment and Heritage Protection. It is available at <https://www.qld.gov.au/environment/assets/documents/land/heritage/gl-heritage-development.pdf>.

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
<p>vegetation and wildlife movement corridors maintained.</p> <p>Note—Where it is demonstrated that adverse impacts cannot be avoided or minimised, significant residual impacts on matters of state environmental significance may require an offset in accordance with the <i>Environmental Offsets Act 2014</i>.</p>			<p>the State Planning Policy.</p> <p>New buildings within 100m of the banks of waterways, water storages and areas identified as Matters of State Environmental Significance.</p> <p>Activities which negatively impact the environment or negatively impact ecological connectivity.</p>
<b>Airports and Aviation facilities</b>			
<p><b>PO27</b> Windorah airport, Jundah airport, Stonehenge airport and aviation facilities can operate as normal without impact from development.</p> <p>Note—Refer to the <a href="#">SPP Mapping – Infrastructure (Strategic Airports and Aviation Facilities)</a> for infrastructure of State significance to be protected.</p>	<p><b>AO27.1</b> Development situated within the building restricted area for an aviation facility must not:</p> <ul style="list-style-type: none"> <li>(a) disrupt the line of sight between the antenna by physical obstructions</li> <li>(b) create electrical or electromagnetic fields which interfere with signals transmitted by the facility</li> <li>(c) include reflective surfaces that could deflect or interfere with signals transmitted by the facility.</li> </ul> <p><b>AO27.2</b> Development and associated activities must not:</p> <ul style="list-style-type: none"> <li>(a) create a permanent or temporary physical or transient intrusion into an</li> </ul>		<p>Any sort of development which may interfere with the function of airports and aviation facilities</p>

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)	What could be negotiated	What we don't want to see
<p>Editor's note— Strategic Airports and Aviation Facilities of State significance are identified in the planning scheme area (i.e. the non-directional beacon (NDB) located at Windorah at latitude -25.41092778, longitude 142.6631972 and siting height (AHD) 131.139). In addition, the function of Barcoo Shire Council's airport infrastructure and aviation facilities must also be protected.</p>	<p>airport's operational airspace, unless the intrusion is approved in accordance with the relevant federal legislation;</p> <ul style="list-style-type: none"> <li>(b) include a light source or reflective surfaces that could distract or confuse pilots approaching the airport to land;</li> <li>(c) cause emissions which significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines the operational airspace of an airport;</li> <li>(d) attract wildlife or increase wildlife hazards to the operational airspace of the airport or the airport land;</li> <li>(e) increase the number of people living, working or congregating in the Public Safety Area;</li> <li>(f) involve the manufacture, use or storage of flammable, explosive, hazardous or noxious materials in the Public Safety Area</li> </ul> <p>Editor's note—For further guidance on achieving or applying the above outcomes, refer to the 'State Planning Policy - state interest guidance material: Strategic airports and aviation facilities', available at <a href="https://dilgpprd.blob.core.windows.net/general/spp-strategic-airports-and-aviation-facilities-july-2017.pdf">https://dilgpprd.blob.core.windows.net/general/spp-strategic-airports-and-aviation-facilities-july-2017.pdf</a>.</p>		

## **6.3 Reconfiguring a lot code**

### **6.3.1 Purpose – Reconfiguring a lot code**

This code applies to assessing a development application involving reconfiguring a lot if identified in the categories of development and assessment tables in Part 4.

The purpose of the reconfiguring a lot code is to:

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

### **6.3.2 Overall outcomes – Reconfiguring a lot code**

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

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

### 6.3.3 Assessment benchmarks – Reconfiguring a lot code

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)
<b>Lot size and configuration</b>	
<b>PO1</b> The proposed lots are of a size and dimension to meet the outcomes for development in the zones and precincts in respect of: <ul style="list-style-type: none"> <li>(a) preserving land for agriculture, animal production and environmental conservation in the Rural zone;</li> <li>(b) achieving a safe and pleasant residential environment in the Township zone;</li> <li>(c) consistency with the nature and layout of existing subdivision patterns; and</li> <li>(d) providing a variety of lot sizes for residential living, industry and commerce.</li> </ul>	<b>AO1</b> Allotment dimensions comply with Table 6.3.3.1.
<b>PO2</b> Lots created through reconfiguring, will not lead to diminished productivity of rural land, or compromise the long-term viability of rural activities in the Rural zone.	
<b>PO3</b> The layout of lots, roads and infrastructure: <ul style="list-style-type: none"> <li>(a) provides connections to and is integrated with environmental corridors, open space and movement networks in the surrounding area; and</li> <li>(b) contributes to efficient use of land and infrastructure.</li> </ul>	
<b>Roads and accesses</b>	
<b>PO4</b> Roads are constructed and upgraded to provide for the safe and efficient movement of: <ul style="list-style-type: none"> <li>(a) vehicles to and from the site;</li> <li>(b) emergency vehicles accessing each proposed lot; and</li> <li>(c) pedestrians and cyclists.</li> </ul>	<b>AO4.1</b> New road infrastructure is designed and constructed in accordance with <a href="#">Austroads Publication AP-G34-13 – Austroads Design Vehicles and Turning Path Templates</a> .  <b>AO4.2</b> Any pre-existing roads, part of or within the development site, are upgraded to the standards detailed in the Institute of Public Works Engineering Australasia (Queensland) <i>Lower Order Road Design Guidelines</i> .
<b>PO5</b> Each proposed lot has a legal point of access from the local or state controlled road network.	

<b>Stormwater</b>	
<p><b>PO6</b></p> <p>The development is planned, designed, constructed and managed to avoid:</p> <ul style="list-style-type: none"> <li>(a) adverse impacts on surrounding development; and</li> <li>(b) compromising the natural health and functioning of adjoining waters.</li> </ul>	<p><b>AO6</b></p> <p>A site stormwater quality management plan (SQMP) is prepared and implemented, which provides for achievable stormwater quality treatment measures meeting design objectives listed in Table 6.4.3.1 (construction phase).</p>
<b>Service provision</b>	
<p><b>PO7</b></p> <p>A potable water supply and adequate sewerage services are available to each lot in a development that will be used for residential, commercial or industrial purposes.</p>	<p><b>AO7.1</b></p> <p>All lots within the Township zone, where reticulated water and sewerage is available, are connected to the reticulated water and sewerage service.</p> <p><b>AO7.2</b></p> <p>All lots within the Rural zone have a potable water supply and onsite sewerage is provided generally in accordance with the Queensland Plumbing and Wastewater Code.</p>
<p><b>PO8</b></p> <p>An electricity supply and telecommunications services are available to each lot in a development that will be used for residential, commercial or industrial purposes.</p>	
<b>Biodiversity</b>	
<p><b>PO9</b></p> <p>The creation of new lots avoids significant adverse impacts on the shire's important biodiversity identified in <a href="#">SPP mapping – Environment and Heritage (Biodiversity)</a> and maintains and enhances ecological connectivity.</p>	
<b>Flood</b>	
<p><b>PO10</b></p> <p>Lot design in areas of flood hazard:</p> <ul style="list-style-type: none"> <li>(a) maintains personal safety and minimises property impacts at all times, through siting and layout of lots and access;</li> <li>(b) provides safe egress from all building areas in flood emergency.</li> </ul>	<p><b>AO10</b></p> <p>Reconfiguration on land identified as mapped flood area in <b>Schedule 2 – Flood mapping</b> is sited and designed so that:</p> <ul style="list-style-type: none"> <li>(a) all new lots contain: <ul style="list-style-type: none"> <li>i. a building envelope located outside of the mapped flood</li> </ul> </li> </ul>

	<p>area identified in <b><u>Schedule 2 – Flood mapping</u></b>; or</p> <p>ii. can achieve the flood immunity level of 1% Annual Exceedance Probability (AEP); and</p> <p>Editor's note—Flood immunity level not included here for Stonehenge because there is no flood hazard area mapped over the Township zone at Stonehenge.</p> <p>(b) there is a least one (1) evacuation route that achieves safe egress for emergency evacuations during all floods.</p>
<b>Bushfire</b>	
<p><b>PO11</b></p> <p>A separation distance from hazardous vegetation, to effectively mitigate bushfire hazard risk, can be established at the edge of the proposed lot(s).</p>	<p><b>AO11.1</b></p> <p>No new lots are created within the bushfire prone area.</p> <p>Editor's note—Bushfire prone areas are identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Natural Hazards Risk and Resilience – Bushfire Prone Area)</a>.</p> <p><b>OR</b></p> <p><b>AO11.2</b></p> <p>Lots are separated from hazardous vegetation by a distance that:</p> <p>(a) achieves radiant heat flux level of 29kW/m<sup>2</sup> at all boundaries; and</p> <p>(b) is contained wholly within the development site.</p> <p>Editor's note—</p> <ul style="list-style-type: none"> <li>Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.</li> <li>For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</li> <li>The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.</li> </ul>

<p><b>PO12</b></p> <p>Where reconfiguring of a lot is undertaken in the Township zone, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area.</p> <p>The access is available for both firefighting and maintenance/defensive works.</p>	<p><b>AO12.1</b></p> <p>Lot boundaries are separated from hazardous vegetation by a public road which:</p> <ul style="list-style-type: none"> <li>(a) has a two lane sealed carriageway;</li> <li>(b) contains a reticulated water supply;</li> <li>(c) is connected to other public roads at both ends and at intervals of no more than 500m;</li> <li>(d) accommodates geometry and turning radii in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines;</li> <li>(e) a minimum of 4.8m vertical clearance above the road;</li> <li>(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and</li> <li>(g) incorporates roll-over kerbing.</li> </ul> <p><b>AO12.2</b></p> <p>Fire hydrants are designed and installed in accordance with AS2419.1 2017, unless otherwise specified by the relevant water entity.</p>
<p><b>PO13.1</b></p> <p>Where the reconfiguring of a lot is undertaken outside of the Township zone:</p> <ul style="list-style-type: none"> <li>(a) a constructed perimeter road or a formed, all weather fire trail is established between either, the lots or building envelope/s, and hazardous vegetation; and</li> <li>(b) the road or fire trail is readily accessible at all times for the type of fire fighting vehicles servicing the area; and</li> <li>(c) access is available for both firefighting and maintenance/hazard reduction works.</li> </ul> <p>OR</p> <p><b>PO13.2</b></p> <p>If, as a result of the location and context of the development, a fire trail would not serve a practical fire management purpose, a fire trail is not required.</p>	<p><b>AO13</b></p> <p>Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has:</p> <ul style="list-style-type: none"> <li>(a) a reserve or easement width of at least 20m;</li> <li>(b) a minimum trafficable (cleared and formed) width of 4 metres capable of accommodating a 15 tonne vehicle and which is at least 6 metres clear of vegetation;</li> <li>(c) no cut or fill embankments or retaining walls adjacent to the 4 metres wide trafficable path;</li> <li>(d) a minimum of 4.8 metres vertical clearance;</li> <li>(e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency</li> </ul>

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

	Fire and Emergency Services should be sought as appropriate.
<b>PO15</b> Critical infrastructure does not increase the potential bushfire hazard.	<b>AO15</b> Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are undergrounded.
<b>Local heritage places</b>	
<b>PO16</b> Development maintains an intact context and setting that is compatible with the cultural heritage significance of the local heritage places identified in <b>Table SC3.1 – Local Heritage Place of Schedule 3.</b>	
<b>Stock route network</b>	
<b>PO17</b> The stock route network identified in <a href="#">SPP mapping – Economic Development (Agriculture – Stock Route Network)</a> is protected from incompatible development on adjoining sites.  Note—Pasturage rights exist where the mapped Stock Route Network adjoins a term lease for pastoral purposes. Section 432 of the <i>Land Act 1994</i> provides guidance on the extent to which the pasturage rights overlap the adjoining lease area in this instance.	<b>AO17.1</b> No new allotments are created within or adjacent to the stock route network.  <b>OR</b>  <b>AO17.2</b> (a) Proposed lots fronting a stock route are large enough to ensure any development can be sited a minimum of 800m from the stock route; and (b) any new accesses across the stock route are limited to no more than one access per 200m of lot frontage.
<b>Petroleum/high pressure gas pipelines</b>	
<b>PO18</b> The integrity of pipelines carrying petroleum and gas is maintained	<b>AO18</b> No development is located closer than 200m from a pipeline or pipeline easement identified on <a href="#">SPP mapping – Safety and Resilience to Hazards (Emissions and Hazardous Activities – High Pressure Gas Pipelines)</a> .

**Table 6.3.3.1 – acceptable outcomes for lot sizes and frontages**

Zone/Precinct	Allotment Size	Road frontage
Township zone – Industrial precinct	2000m <sup>2</sup>	30 metres
Township zone	1000m <sup>2</sup>	20 metres
Rural zone	10000ha	N/A

## 6.4 Operational work code

### 6.4.1 Purpose – Operational work code

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

The purpose of the operational works code is to:

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

### 6.4.2 Overall outcomes – Operational work code

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

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

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

- (3) Biodiversity values and ecological connectivity are protected, maintained and enhanced.

### 6.4.3 Assessment benchmarks – Operational work code

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)
<b>Earthworks</b>	
<b>PO1</b> Adverse impacts of operations are minimised, including impacts from: <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) dust;</li> <li>(c) silt;</li> <li>(d) lighting; or</li> <li>(e) other noxious emissions.</li> </ul>	Editor's note—A construction management plan may be required where there are reasonable concerns regarding the potential for impacts on amenity for nearby uses.
<b>PO2</b> Changes to adjoining land and natural features, including surface and groundwater, are minimised and do not adversely impact adjoining properties or the locality.	<b>A02</b> Excavation or filling on all land (except dams on rural zoned land for rural purposes): <ul style="list-style-type: none"> <li>(a) does not exceed 1 metre deep or 1 metre high (except for excavation for building works);</li> <li>(b) ensures the fill or excavation line is not closer than 10 metres from an adjoining property boundary;</li> <li>(c) is enclosed by a childproof fence if excavation is for a water retaining structure;</li> <li>(d) ensures no ponding develops on adjacent land at any time;</li> <li>(e) restores all surfaces exposed or damaged by the operations immediately on conclusion of the works to their original standard; and</li> <li>(f) ensures works are a minimum 100 metres from wetlands and 200 metres from rivers, creeks and streams.</li> </ul>
<b>PO3</b> Operational works or the construction activities for the development avoid or minimise adverse impacts on stormwater quality.	<b>A03</b> Development occurs in accordance with an erosion and sediment control plan (ESCP) prepared by a suitably qualified person which demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed below in Table 6.4.3.1

	(construction phase) or local equivalent, for: (a) drainage control; (b) erosion control; (c) sediment control; and (d) water quality outcomes.
<b>Vegetation clearing</b>	
<b>PO4</b> Development: (a) identifies matters of state environmental significance as identified in <a href="#">SPP mapping – Environment and Heritage (Biodiversity)</a> ; (b) facilitates the protection and enhancement of matters of state environmental significance; and (c) protects and enhances ecological connectivity.	
<b>Biosecurity hazards</b>	
<b>PO5</b> Construction activities and works are controlled and managed such that earthmoving, transport and use of construction machinery avoids the intrusion or impacts of biosecurity hazards, including the introduction or spread of weed and pest animals to new areas.	<b>AO5</b> Development is undertaken in accordance with a Property Pest Management Plan which satisfies Barcoo Shire Council the premises will be effectively managed of weeds and pest animals.

**Table 6.4.3.1**

<b>Part 1: Construction phase—stormwater management design objectives<sup>1</sup></b>	
<b>Issue</b>	<b>Desired outcomes</b>
<b>Drainage control</b>	1. Manage stormwater flows around or through areas of exposed soil to avoid contamination.
	2. Manage sheet flows in order to avoid or minimise the generation of rill or gully erosion.
	3. Provide stable concentrated flow paths to achieve the construction phase stormwater management design objectives for temporary drainage works (part 2).
	4. Provide emergency spillways for sediment basins to achieve the construction phase stormwater management design objectives for emergency spillways on temporary sediment basins (part 3).
<b>Erosion control</b>	1. Stage clearing and construction works to minimise the area of exposed soil at any one time.
	2. Effectively cover or stabilise exposed soils prior to predicted rainfall.
	3. Prior to completion of works for the development, and prior to removal of sediment controls, all site surfaces must be effectively stabilised <sup>2</sup> using methods which will achieve effective short-term

	stabilisation.		
Sediment control	1. Direct runoff from exposed site soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk.		
	2. All exposed areas greater than 2500m <sup>2</sup> must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range (6.5–8.5).		
Litter, hydrocarbons and other contaminants	1. Remove gross pollutants and litter.		
	2. Avoid the release of oil or visible sheen to released waters.		
	3. Dispose of waste containing contaminants at authorised facilities.		
Waterway stability and flood flow management	1. Where measures are required to meet post-construction waterway stability objectives (specified in table B), these are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction.		
	2. Earthworks and the implementation of erosion and sediment controls are undertaken in ways which ensure flooding characteristics (including stormwater quantity characteristics) external to the development site are not worsened during construction for all events up to and including the 1 in 100 year ARI (1% AEP).		
Part 2: Construction phase—stormwater management design objectives for temporary drainage works			
Temporary drainage works	Anticipated operation design life and minimum design storm event		
	< 12 months	12–24 months	> 24 months
Drainage structure	1 in 2 year ARI/39% AEP	1 in 5 year ARI/18% AEP	1 in 10 year ARI/10% AEP
Where located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure	1 in 10 year ARI/10% AEP		
Culvert crossing	1 in 1 year ARI/63% AEP		
Part 3: Construction phase—stormwater management design objectives for emergency spillways on temporary sediment basins			
Drainage structure	Anticipated operation design life and minimum design storm event		
	< 3 months	3–12 months	> 12 months

<b>Emergency spillways on temporary sediment basins</b>	1 in 10 year ARI/10% AEP	1 in 20 year ARI/5% AEP	1 in 50 year ARI/2% AEP
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Note—For Table 6.4.3.1:

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

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

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

## SCHEDULES

## **Schedule 1     Definitions**

### **SC1.1        Use definitions**

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

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

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

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

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

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

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

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

	is ancillary to the use in paragraph (a).		
Animal keeping	<b>Animal keeping</b> means the use of premises for— (a) boarding, breeding or training animals; or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	<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— (a) selling liquor for consumption on the premises; or (b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, nightclub entertainment facility, tavern
Brothel	<b>Brothel</b> means premises made available for prostitution by 2 or more prostitutes at the premises.		
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, including for example, soil, gravel, potting mix or mulch.		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.		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

Childcare centre	<b>Childcare 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, vacation care	Educational establishment, home-based childcare, family day care
Club	<b>Club</b> means the use of premises for— (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	<b>Community care centre—</b> (a) means the use of premises for (i) providing social support to members of the public; or (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for providing accommodation to members of the public.	Disability support services, drop-in centre, respite centre, integrated Indigenous support centre	Childcare centre, family day care, home-based childcare, health care services, residential care facility
Community residence	<b>Community residence—</b> (a) means the use of premises for residential accommodation for— (i) no more than— (A) 6 children, if the accommodation is provided as part of a program or service under the <i>Youth Justice Act 1992</i> ; or (B) 6 persons who require assistance or support with daily living needs; and (ii) no more than 1 support worker; and (b) Includes a building or structure that is reasonably associated with the use in paragraph (a).	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	<b>Community use</b> means the use of premises for— (a) providing artistic, social or cultural facilities or community services to the public; or	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship

	(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).		
Crematorium	<b>Cremation</b> means the use of premises for the cremation or aquamation of bodies.		Cemetery
Cropping	<b>Cropping</b> means the use of premises for— (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or (b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or (c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	<b>Detention facility</b> means the use of premises for the lawful detention of persons.	Correctional facility	
Dual occupancy	<b>Dual occupancy</b> — (a) means a residential use of premises for 2 households involving (i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and (ii) any domestic outbuilding associated with the dwellings; but (b) does not include a residential use of premises that involves a secondary dwelling.	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	<b>Dwelling house</b> means a residential use of premises involving— (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation,

	(b) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.		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 caretaker of the non-residential use.	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	<b>Educational establishment</b> means the use of premises for— (a) training and instruction to impart knowledge and develop skills; or (b) student accommodation, before or after school care, or vacation care if the use is ancillary to the use in paragraph (a).	Pre-preparatory, preparatory and primary school, secondary school, special education facility, college, university, technical institute, outdoor education centres	Childcare centre, home-based childcare, family day care
Emergency services	<b>Emergency services</b> means the use of premises by a government entity or community organisation to provide— (a) essential emergency services; or (b) disaster management services; or (c) management support facilities for the services.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	<b>Environment facility</b> — (a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but (b) does not include the use of premises to provide accommodation for tourists and travellers.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	<b>extractive industry</b> means the use of premises for—		

	<ul style="list-style-type: none"> <li>(a) extracting or processing extractive resources; and</li> <li>(b) any related activities, including, for example, transporting the resources to market.</li> </ul>		
Food and drink outlet	<p><b>Food and drink outlet</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) preparing and selling food and drink for consumption on or off the premises; or</li> <li>(b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).</li> </ul>	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away shop, tearoom	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	<p><b>Function facility</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) receptions or functions; or</li> <li>(b) preparing and providing food and liquor for consumption on the premises as part of the reception or function.</li> </ul>	Conference centre, reception centre	Community use, hotel
Funeral parlour	<p><b>Funeral parlour</b>—</p> <ul style="list-style-type: none"> <li>(a) means the use of premises for— <ul 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> </ul> </li> <li>(b) does not include the use of premises for the burial or cremation of bodies.</li> </ul>		Cemetery, crematorium, place of worship
Garden centre	<p><b>Garden centre</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) selling plants; or</li> <li>(b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or</li> <li>(c) a food and drink outlet that is ancillary to the use in paragraph (a).</li> </ul>	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, including for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.</p>		Shop, showroom, outdoor sales and warehouse
Health care service	<p><b>Health care services</b> means the use of premises for medical purposes,</p>	Dental clinics, medical centres,	Community care centre, hospital

	paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.	natural medicine practices, nursing services, physiotherapy clinic	
High impact industry	<p><b>High impact industry</b> means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local government planning instrument applying to the premises states is a high impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note—refer to industry thresholds in table SC1.3.1.</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 childcare	Hobby, office, shop, warehouse, transport depot
Hospital	<p><b>Hospital</b> means the use of premises for—</p> <p>(a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or</p> <p>(b) providing accommodation for patients; or</p> <p>(c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).</p>		Health care services, residential care facility
Hotel	<p><b>Hotel</b>—</p> <p>(a) means the use of premises for—</p> <p>(i) selling liquor for consumption on the premises; or</p> <p>(ii) a dining or entertainment activity, or short-term</p>	Pub, tavern	Nightclub entertainment facility

	accommodation, if the use is ancillary to the use in subparagraph (i); but (b) does not include a bar.		
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> (a) means the use of premises for— (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but (b) does not include the cultivation of aquatic animals.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	<b>Intensive horticulture—</b> (a) means the use of premises for— (i) the intensive production of plants or plant material carried out indoors on imported media; or (ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or (iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to a use in subparagraph (i) or (ii); but (b) does not include the cultivation of aquatic plants.	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	<b>Landing</b> means the use of premises for a structure— (a) for mooring, launching, storing and retrieving vessels; and (b) from which passengers embark and disembark.		

Low impact industry	<p><b>Low impact industry</b> means the use of premises for an industrial activity—</p> <ul style="list-style-type: none"> <li>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</li> <li>(b) that a local planning instrument applying to the premises states is a low impact industry; and</li> <li>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</li> </ul>	<p>Repairing motor vehicles, fitting and turning workshop, use involving commercial-use chiller box/es for the storage of animal carcasses</p> <p>Note—refer to industry thresholds in table SC1.3.1.</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>
Major electricity infrastructure	<p><b>Major electricity infrastructure</b>—</p> <ul style="list-style-type: none"> <li>(a) means the use of premises for— <ul style="list-style-type: none"> <li>(i) a transmission grid or supply network; or</li> <li>(ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but</li> </ul> </li> <li>(b) does not include the use of premises for a supply network or private electricity works stated in the <i>Planning Regulation 2017</i>, schedule 6, section 26(5), unless the use involves— <ul style="list-style-type: none"> <li>(i) a new zone substation or bulk supply substation; or</li> <li>(ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.</li> </ul> </li> </ul>	<p>Powerlines greater than 66kV</p>	<p>Minor electricity infrastructure, substation</p>
Major sport, recreation and entertainment facility	<p><b>Major sport, recreation and entertainment facility</b> means the use of premises for large-scale events, including, for example, major sporting, recreation conference or entertainment events.</p>	<p>Convention and exhibition centres, entertainment centres, sports stadiums, horse racing facility</p>	<p>Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation</p>
Market	<p><b>Market</b> means the use of premises on a regular basis for—</p> <ul style="list-style-type: none"> <li>(a) selling goods to the public mainly from temporary structures,</li> </ul>	<p>Flea market, farmers market, car boot sales</p>	<p>Shop, roadside stall</p>

	including for example, stalls, booths or trestle tables; or (b) providing entertainment, if the use is ancillary to the use in paragraph (a).		
Medium impact industry	<p><b>Medium impact industry</b> means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a medium impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—refer to industry thresholds in table SC1.3.1.</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> <p>(a) organised or recreational motor sports; or</p> <p>(b) facilities for spectators, including, for example, stands, amenities or food and drink outlets.</p>	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
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
Nature-based tourism	<p><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—</p> <p>(a) an area of environmental, cultural or heritage value; or</p> <p>(b) a local ecosystem; or</p> <p>(c) the natural environment.</p>	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— (a) providing entertainment that is cabaret, dancing or music; or (b) selling liquor and food for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<b>Non-resident workforce accommodation</b> means the use of premises for— (a) accommodation of non-resident workers; or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	<b>Office—</b> (a) means the use of premises for— (i) providing an administrative, financial, management or secretarial service or function; or (ii) the practice of a profession; or (iii) providing business or professional advice or services; but (b) does not include premises used for making, selling or hiring goods.	Bank, real estate agent, administration building	Home-based business, home office, shop, outdoor sales
Outdoor sales	<b>Outdoor sales</b> means the use of premises for— (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or (b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<b>Outdoor sport and recreation</b> means the use of premises for— (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or (b) providing and selling food and drink, change room facilities or storage facilities, if the use is	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use

	ancillary to the use in paragraph (a).		
Outstation	<b>Outstation</b> means the use of premises for— (a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or (b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	<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	
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	<b>Place of worship</b> means the use of premises for— (a) organised worship and other religious activities; or (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).	Church, chapel, mosque, synagogue, temple	Community use, childcare centre, funeral parlour, crematorium
Port service	<b>Port service</b> means the use of premises for— (a) the arrival and departure of vessels; or (b) the movement of passengers or goods on or off vessels; or (c) storing, servicing, maintaining or repairing vessels; or (d) ancillary uses that directly service the needs of passengers of the vessels.	Marina, ferry terminal	Landing
Relocatable home park	<b>Relocatable home park</b> means the use of premises for— (a) relocatable dwellings for long-term residential accommodation; or (b) amenity facilities, food and drink outlets, a manager's residence,		Tourist park

	or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).		
Renewable energy facility	<p><b>Renewable energy facility</b>—</p> <p>(a) means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but</p> <p>(b) does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.</p>	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, biotechnology industries computer component manufacturing, computer server facilities, medical laboratories	
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> <p>(a) can not live independently; and</p> <p>(b) require regular nursing or personal care.</p>	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> <p>(a) tourist and visitor accommodation that includes integrated leisure facilities; or</p> <p><i>Examples of integrated leisure facilities—</i> bars, meeting and function facilities, restaurants, sporting and fitness facilities</p> <p>(b) staff accommodation that is ancillary to the use in paragraph (a); or</p> <p>(c) transport facilities for the premises, including, for example, a ferry terminal or air service.</p>		

Retirement facility	<b>Retirement facility</b> means a residential use of premises for— (a) accommodation for older members of the community, or retired persons, in independent living units or services units; or (b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).	Retirement village	Residential care facility
Roadside stall	<b>Roadside stall</b> means the use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market
Rooming accommodation	<b>Rooming accommodation</b> means the use of premises for— (a) residential accommodation, if each resident— (i) has a right to occupy 1 or more rooms on the premises; and (ii) does not have a right to occupy the whole of the premises; and (iii) does not occupy a self-contained unit, as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> , schedule 2, or has only limited facilities available for private use; and (iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or (b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	<b>Rural industry</b> means the use of premises for— (a) storing, processing or packaging products from a rural use carried	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery,

	<p>out on the premises or adjoining premises; or</p> <p>(b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).</p>		<p>winery, abattoir, agricultural supply store, commercial use</p> <p>macropod chiller box</p>
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 use, if—</p> <p>(a) the premises, and the premises where the rural use is carried out, are owned by the same person; and</p> <p>(b) the employees are not non-resident workers.</p>	Farm workers' accommodation	<p>Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwelling</p>
Sales office	<p><b>Sales office</b> means the use of premises for temporary display of land parcels or buildings that—</p> <p>(a) are for sale or proposed to be sold; or</p> <p>(b) can be won as a prize in a competition.</p>	Display dwelling	Bank, office
Service industry	<p><b>Service industry</b> means the use of premises for an industrial activity that—</p> <p>(a) does not result in off-site air, noise or odour emissions; and</p> <p>(b) is suitable for location with other non-industrial uses.</p>	<p>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</p>	<p>Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry</p>
Service station	<p><b>Service station</b> means the use of premises for—</p> <p>(a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or</p> <p>(b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing</p>	Electric charging station	Car wash

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

	<p>(b) that a local government planning instrument applying to the premise states is a special industry; and</p> <p>(c) that complies with any threshold for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.</p>	<p>explosives, power plants, manufacturing fertilisers</p> <p>Note—refer to industry thresholds in table SC1.3.1.</p>	
Substation	<p><b>Substation</b> means the use of premises—</p> <p>(a) as part of a transmission grid or supply network to—</p> <p>(i) convert or transform electrical energy from one voltage to another; or</p> <p>(ii) regulate voltage in an electrical circuit; or</p> <p>(iii) control electrical circuits; or</p> <p>(iv) switch electrical current between circuits; or</p> <p>(b) for a telecommunications facility for—</p> <p>(i) works, as defined under the <i>Electricity Act 1994</i>, section 12(1); or</p> <p>(ii) workforce operational and safety communications.</p>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	<p><b>Telecommunications facility</b> means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.</p>	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p><b>Theatre</b> means the use of premises for—</p> <p>(a) presenting movies, live entertainment or music to the public; or</p> <p>(b) the production of film or music; or</p> <p>(c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)—</p> <p>(i) preparing and selling food and drink for consumption on the premises;</p> <p>(ii) facilities for editing and post-production;</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio

	<ul style="list-style-type: none"> <li>(iii) facilities for wardrobe, laundry and make-up;</li> <li>(iv) set construction workshops;</li> <li>(v) sound stages.</li> </ul>		
Tourist attraction	<p><b>Tourist attraction</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) providing entertainment to, or a recreation facility for, the general public; or</li> <li>(b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).</li> </ul>	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> <ul style="list-style-type: none"> <li>(a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or</li> <li>(b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).</li> </ul>	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> <ul style="list-style-type: none"> <li>(a) storing vehicles, or machinery, that are used for a commercial or public purpose; or</li> <li>(b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).</li> </ul>	Premises used for storing buses, taxis, heavy vehicles or heavy machinery, contractor's depot	Home-based business, warehouse, low impact industry, service industry
Utility installation	<p><b>Utility installation</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) a service for supplying or treating water, hydraulic power or gas; or</li> <li>(b) a sewerage, drainage or stormwater service; or</li> <li>(c) a transport service; or</li> <li>(d) a waste management service; or</li> <li>(e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).</li> </ul>	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>		Animal keeping

	<ul style="list-style-type: none"> <li>(a) the medical or surgical treatment of animals; or</li> <li>(b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).</li> </ul>		
Warehouse	<p><b>Warehouse</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(c) storing or distributing goods, whether or not carried out in a building; or</li> <li>(d) the wholesale of goods, if the use is ancillary to the use in paragraph (a).</li> </ul>	Self-storage sheds, storage yard	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	<p><b>Wholesale nursery</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) the wholesale of plants grown on or next to the premises; or</li> <li>(b) selling gardening materials, if the use is ancillary to the use in paragraph (a).</li> </ul>		Bulk landscape supplies, garden centre
Winery	<p><b>Winery</b> means the use of premises for—</p> <ul style="list-style-type: none"> <li>(a) making wine; or</li> <li>(b) selling wine that is made on the premises.</li> </ul>		Rural industry

## SC1.2 Defined activity groups

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

**Table SC1.2.1—Defined activity groups**

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

## SC1.3 Industry thresholds

(1) The thresholds stated in table SC1.3.1 apply for defining industry use terms listed in table SC1.1.2.

**Table SC1.3.1 – Industry thresholds**

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

Use	Additional examples include
	<ul style="list-style-type: none"> <li>(14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum</li> <li>(15) Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood-veneer products, less than 250 tonnes per annum</li> <li>(16) Sawmilling, wood chipping and kiln-drying timber and logs, producing less than 500 tonnes per annum</li> <li>(17) Recycling and reprocessing batteries</li> <li>(18) Repairing or maintaining boats</li> <li>(19) Manufacturing substrate for mushroom growing</li> <li>(20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum</li> <li>(21) Recycling or reprocessing tyres including retreading</li> <li>(22) Printing advertising material, magazines, newspapers, packaging and stationery</li> <li>(23) Distribution centre, contractors depot and storage yard</li> <li>(24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools)</li> <li>(25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum</li> <li>(26) Reconditioning metal or plastic drums</li> <li>(27) Glass-fibre manufacture less than 200 tonnes per annum</li> <li>(28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</li> </ul>
High impact industry	<ul style="list-style-type: none"> <li>(1) Metal foundry producing 10 tonnes or greater of metal castings per annum</li> <li>(2) Boiler-making or engineering works producing 10,000 tonnes or greater of metal product per annum</li> <li>(3) Hazardous chemical facility for the storage and distribution of dangerous goods not involving manufacturing processes</li> <li>(4) A manufacturing process involving hazardous chemicals in quantities that exceed a manifest quantity under the <i>Work Health and Safety Regulation 2011</i></li> <li>(5) A facility that includes refrigeration systems or cold stores involving anhydrous ammonia in quantities that exceed a manifest quantity under the <i>Work Health and Safety Regulation 2011</i></li> <li>(6) Scrap-metal yard including a fragmentiser</li> <li>(7) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum</li> <li>(8) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum</li> <li>(9) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum</li> <li>(10) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum</li> <li>(11) Manufacturing medium-density fibreboard, chipboard, particle board,</li> </ul>

Use	Additional examples include
	<p>plywood, laminated board or wood-veneer products, 250 tonnes or greater per annum</p> <p>(12) Sawmilling, wood chipping and kiln-drying timber and logs, producing greater than 500 tonnes per annum</p> <p>(13) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum</p> <p>(14) Enamelling workshop using 15,000 litres or greater of enamel per annum</p> <p>(15) Galvanising works using 100 tonnes or greater of zinc per annum</p> <p>(16) Anodising or electroplating workshop where tank area is 400 square metres or greater</p> <p>(17) Powder-coating workshop using 500 tonnes or greater of coating per annum</p> <p>(18) Spray-painting workshop (including spray-painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum</p> <p>(19) Concrete batching and producing concrete products</p> <p>(20) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote</p> <p>(21) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste</p> <p>(22) Manufacturing fibreglass pools, tanks and boats</p> <p>(23) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools)</p> <p>(24) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum</p> <p>(25) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre</p> <p>(26) Abattoir</p> <p>(27) Recycling chemicals, oils or solvents</p> <p>(28) Waste-disposal facility (other than waste incinerator)</p> <p>(29) Recycling, storing or reprocessing regulated waste</p> <p>(30) Manufacturing batteries</p> <p>(31) Manufacturing wooden products including cabinet making, joinery, wood-working, producing greater than 500 tonnes per annum</p> <p>(32) Abrasive-blasting facility using 10 tonnes or greater of abrasive material per annum</p> <p>(33) Glass-fibre manufacture producing 200 tonnes or greater per annum</p> <p>(34) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
Special industry	<p>(1) Oil refining or processing</p> <p>(2) Producing, refining or processing gas or fuel gas</p> <p>(3) Distilling alcohol in works producing greater than 2500 litres per annum</p> <p>(4) Power station</p> <p>(5) Producing, quenching, cutting, crushing or grading coke</p>

Use	Additional examples include
	<ul style="list-style-type: none"> <li>(6) Waste incinerator</li> <li>(7) Sugar milling or refining</li> <li>(8) Pulp or paper manufacturing</li> <li>(9) Tobacco processing</li> <li>(10) Tannery or works for curing animal skins, hides or finishing leather</li> <li>(11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing</li> <li>(12) Rendering plant</li> <li>(13) Manufacturing chemicals, poisons and explosives</li> <li>(14) Manufacturing fertilisers involving ammonia</li> <li>(15) Manufacturing polyvinyl chloride plastic</li> <li>(16) Hazardous chemical facility involving manufacturing processes for hazardous chemicals.</li> </ul>

## SC1.4 Administrative definitions

- (1) Administrative terms and definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use term.
- (2) An administrative term listed in table SC1.4.1, column 1 has the meaning set out beside that administrative term in column 2 under the heading.
- (3) The administrative terms and definitions listed here are the terms and definitions for the planning scheme.

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

**Table SC1.4.1—Administrative terms and definitions as per the regulated requirements**

Column 1	Column 2
Administrative term	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.
Annual Exceedance Probability (AEP)	<b>annual exceedance probability</b> is the chance of a flood of a given size being equaled in any one year, usually expressed as a percentage. For example, if a specific peak flood discharge has an AEP of 1%, this means that there is a 1% chance (i.e. 1 in 100 chance) of that peak discharge being equaled or exceeded in any one year.
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.
Borrow pit	<b>Borrow pit</b> means an extractive industry operated without the use of explosives adjacent to a road reserve to provide quarry materials for road maintenance and construction.

Column 1 Administrative term	Column 2 Definition
Boundary clearance	<p><b>boundary clearance</b> means the distance between a building or structure on premises and the boundary of the premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is—</p> <p>(a) an architectural or ornamental attachment; or</p> <p>(b) a rainwater fitting.</p> <p><i>Examples—</i></p> <p>1 If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary.</p> <p>2 If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.</p>
Building height	<p><b>building height</b>, of a building, means—</p> <p>(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</p> <p>(b) the number of storeys in the building above ground level.</p>
Domestic outbuilding	<p><b>domestic outbuilding</b> means a non-habitable class 10a building that is—</p> <p>(a) a shed, garage or carport; and</p> <p>(b) ancillary to a residential use carried out on the premises where the building is.</p>
Dwelling	<p><b>dwelling</b> means all or part of a building that—</p> <p>(a) is used, or capable of being used, as a self-contained residence; and</p> <p>(b) contains—</p> <ul style="list-style-type: none"> <li>(i) food preparation facilities; and</li> <li>(ii) a bath or shower; and</li> <li>(iii) a toilet; and</li> <li>(iv) a wash basin; and</li> <li>(v) facilities for washing clothes.</li> </ul>
Gravel pit	<p><b>Gravel pit</b> means an extractive industry quarry where only surface gravel deposits are removed (i.e. does not extend into bedrock) with topsoil preserved and after the gravel is removed the top soil is replaced so as to be suitable for rural purposes.</p>
Gross floor area	<p><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—</p> <ul style="list-style-type: none"> <li>(a) building services, plant or equipment; or</li> <li>(b) access between levels; or</li> <li>(c) a ground floor public lobby; or</li> <li>(d) a mall; or</li> <li>(e) parking, loading or manoeuvring vehicles; or</li> <li>(f) unenclosed private balconies, whether roofed or not.</li> </ul>

Column 1 Administrative term	Column 2 Definition
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.
Minor electricity infrastructure	<b>minor electricity infrastructure</b> means development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for— (a) a new zone substation or bulk supply substation; or (b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.
Non-resident worker	<b>non-resident worker</b> means a person who— (a) performs work as part of— (i) a resource extraction project; or (ii) a project identified in a planning scheme as a major industry or infrastructure project; or (iii) a rural use; and (b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere.  <i>Example of a non-resident worker— a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements</i>
Outermost projection	<b>outermost projection</b> , of a building or structure, means the outermost part of the building or structure, other than a part that is— (a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment.
Secondary dwelling	<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.
Sensitive land use	<b>sensitive land use</b> means— (a) caretaker's accommodation; or (b) a childcare centre; or (c) a community care centre; or

Column 1 Administrative term	Column 2 Definition
	<ul style="list-style-type: none"> <li>(d) a community residence; or</li> <li>(e) a detention facility; or</li> <li>(f) a dual occupancy; or</li> <li>(g) a dwelling house; or</li> <li>(h) a dwelling unit; or</li> <li>(i) an educational establishment; or</li> <li>(j) a health care service; or</li> <li>(k) a hospital; or</li> <li>(l) a hotel, to the extent the hotel provides accommodation for tourists or travellers; or</li> <li>(m) a multiple dwelling; or</li> <li>(n) non-resident workforce accommodation; or</li> <li>(o) a relocatable home park; or</li> <li>(p) a residential care facility; or</li> <li>(q) a resort complex; or</li> <li>(r) a retirement facility; or</li> <li>(s) rooming accommodation; or</li> <li>(t) rural workers' accommodation; or</li> <li>(u) short-term accommodation; or</li> <li>(v) a supervised accommodation service; or</li> <li>(w) a tourist park.</li> </ul>
Setback	<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.
Site	<p><b>site</b>, of development, means the land that the development is to be carried out on.</p> <p><i>Examples—</i></p> <p>1 If development is to be carried out on part of a lot, the site of the development is that part of the lot.</p> <p>2 If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.</p>
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, including, for example a gazebo or shade structure; 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> </ul> </li> </ul>

Column 1 Administrative term	Column 2 Definition
	<ul style="list-style-type: none"> <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> <li>(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>

## Schedule 2—Mapping

### SC2.1 Map index

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

**Table SC2.1.1—Map index**

Map number	Map title	Gazettal date
<b>Strategic framework maps</b>		
SFM-001	Barcoo Shire Strategic Framework Map	
<b>Zone and precinct maps</b>		
ZM-001	Barcoo Shire Zone Map	
ZM-002	Jundah Zones and Precincts Map	
ZM-003	Stonehenge Zones and Precincts Map	
ZM-004	Windorah Zones and Precincts Map	
<b>Flood maps</b>		
FH-001	Barcoo Shire Flood Hazard Map	
FH-002	Jundah (and surrounds) Flood Hazard Map	
FH-003	Stonehenge (and surrounds) Flood Hazard Map	
FH-004	Windorah (and surrounds) Flood Hazard Map	

Editor's note—The Barcoo Shire Council has not adopted a Local Government Infrastructure Plan made under the *Planning Act 2016*. However, to inform planning and development proposals, local government infrastructure planning maps and supporting information are included in Schedule 4 of the planning scheme.

### SC2.2 Online Mapping Resources

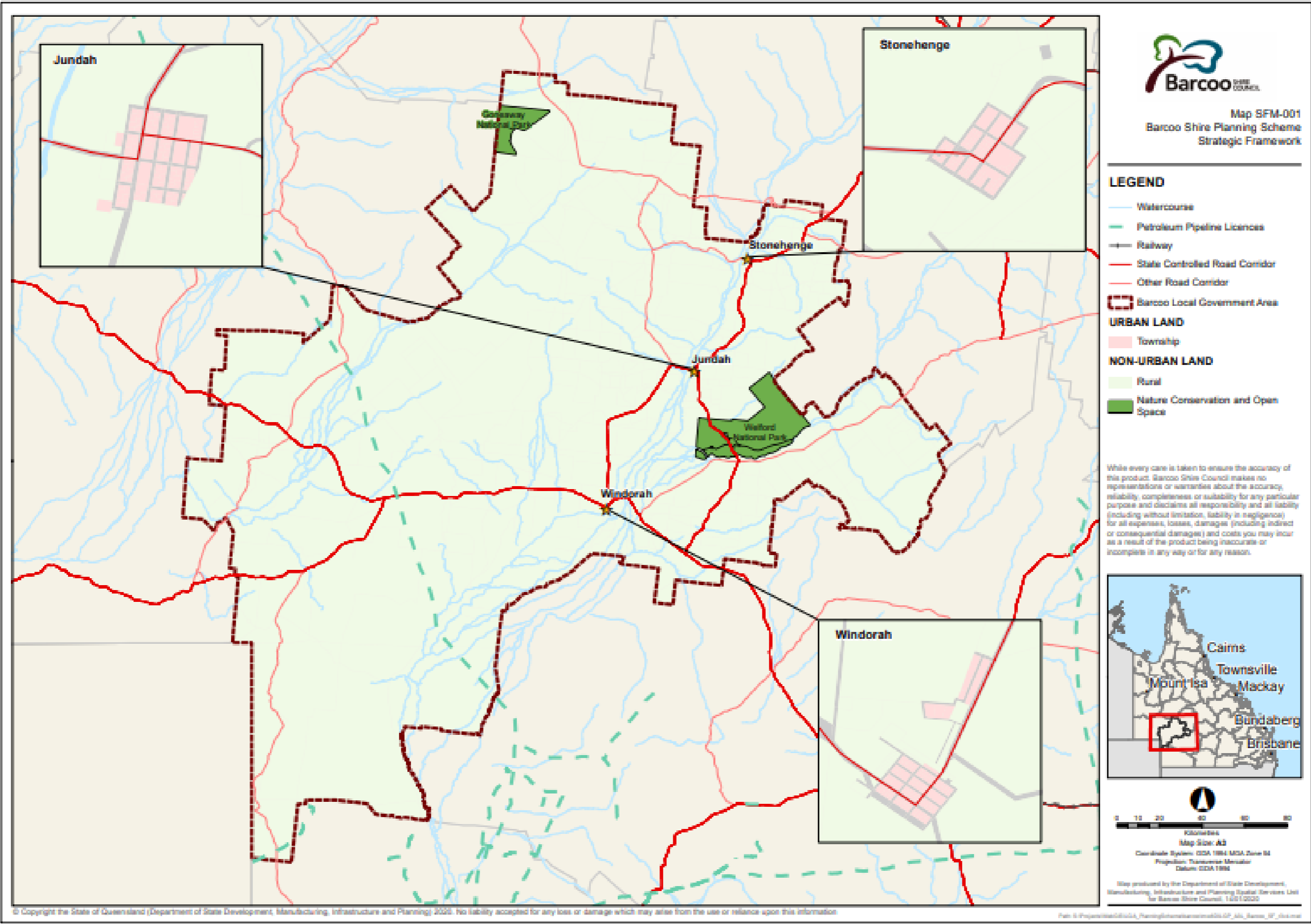
The table below lists online mapping resources relevant to the planning scheme.

**Table SC2.2.1 Online Mapping Resources**

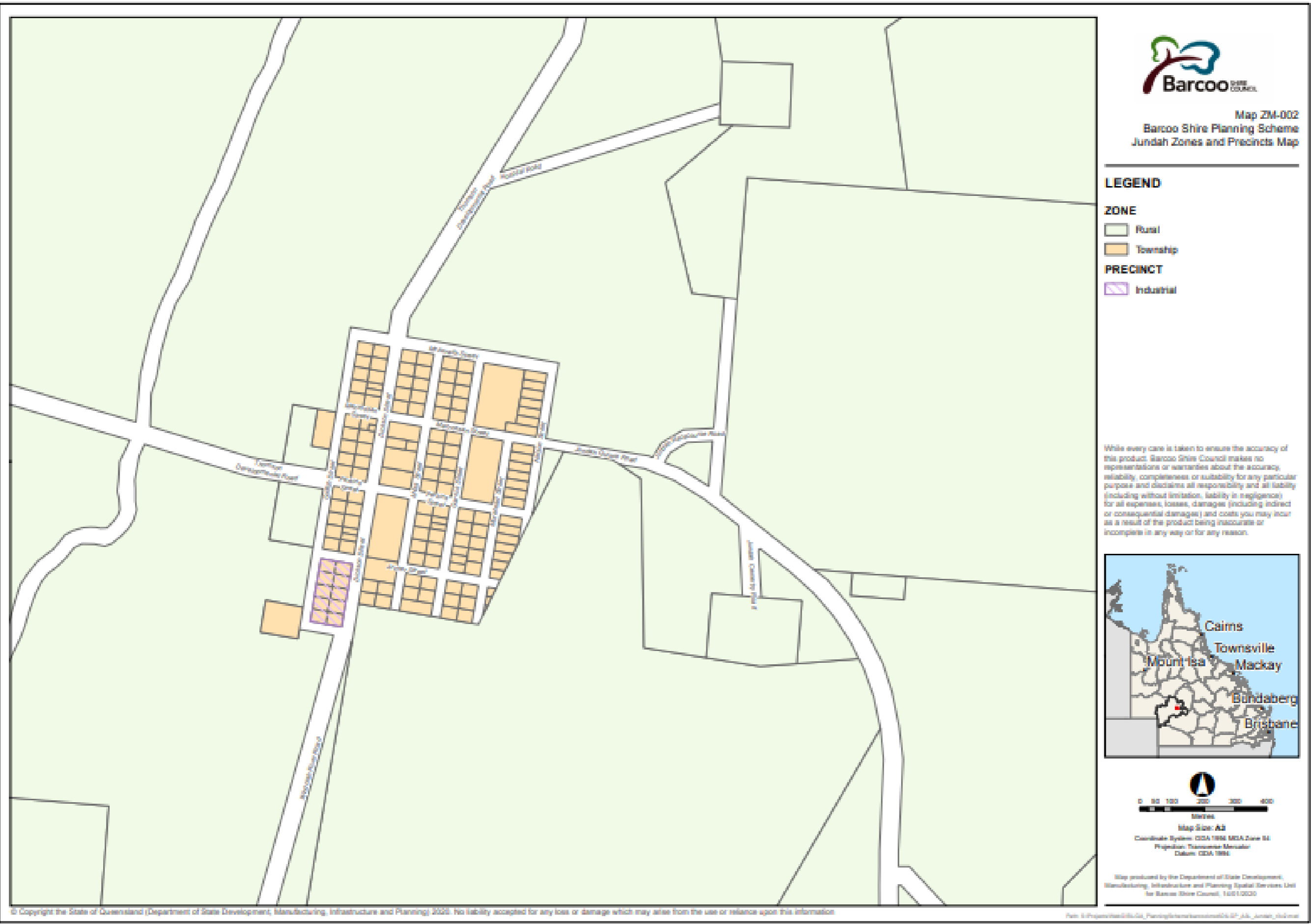
<b>Barcoo Shire Planning Scheme Online Interactive Mapping</b>	
<a href="https://dsdip.maps.arcgis.com/apps/webappviewer/index.html?id=bab02fd5d2614874b89e0486a045665b">https://dsdip.maps.arcgis.com/apps/webappviewer/index.html?id=bab02fd5d2614874b89e0486a045665b</a>	
<b>Planning scheme layers</b>	
Barcoo Planning Scheme Zones <input type="checkbox"/> Rural <input type="checkbox"/> Township	
Barcoo Precincts <input type="checkbox"/> Industrial	

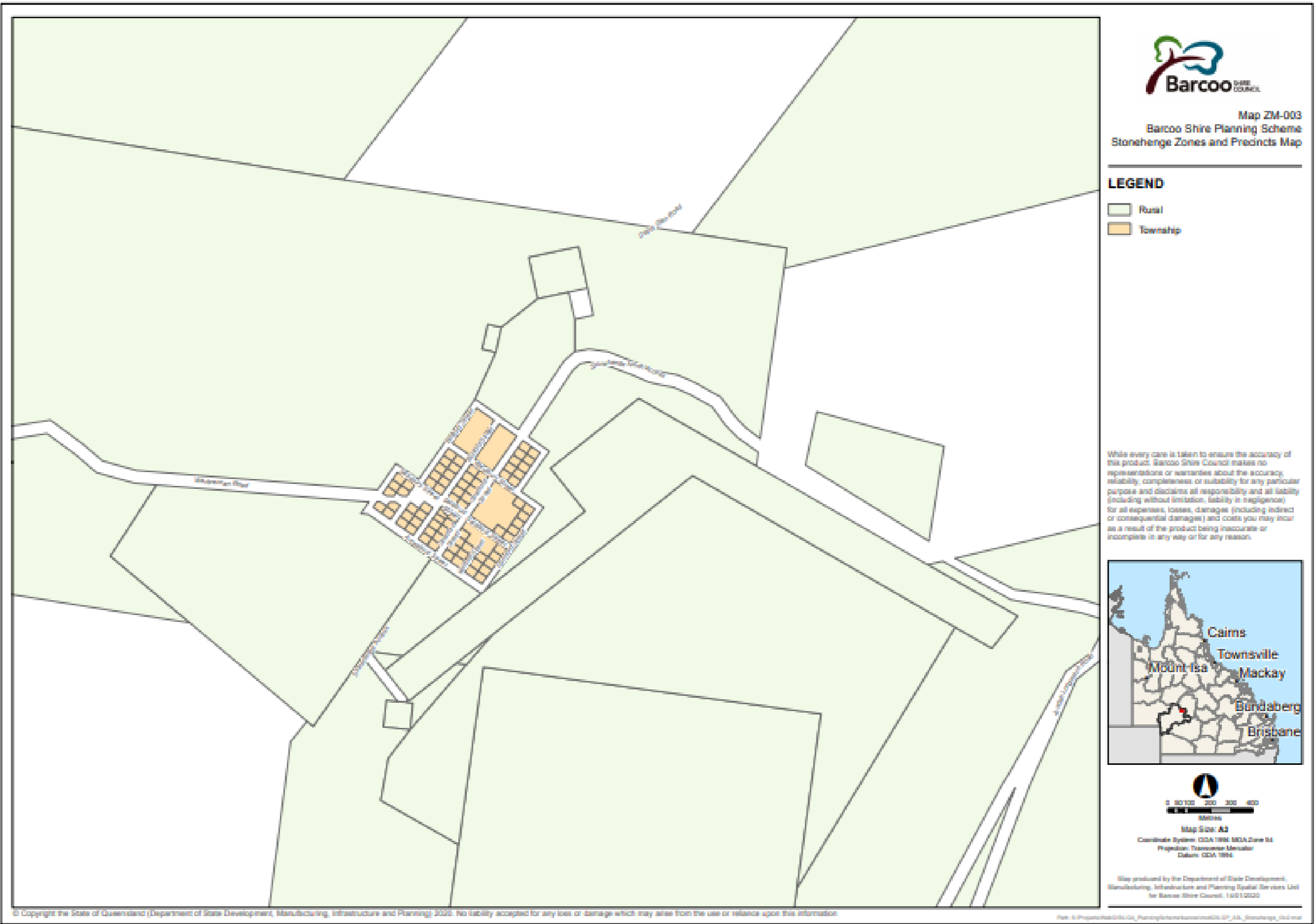
Flood mapping <input type="checkbox"/> Queensland floodplain assessment overlay (which applies to all areas outside of those covered by the below refined layers) <input type="checkbox"/> Jundah (and surrounds) design flood event (8.38m @ BoM gauge 038037) <input type="checkbox"/> Stonehenge (and surrounds) 1% Annual Exceedance Probability design flood event (7.97m @ BoM gauge 037040) <input type="checkbox"/> Windorah (and surrounds) Queensland floodplain assessment overlay		
<b>Information layers</b>		
Barcoo Local Government Boundary		
Water parcels		
Road parcels		
<b>SPP Interactive Mapping System</b> <a href="https://spp.dsdp.esriaustraliaonline.com.au/geoviewer/map/planmaking">https://spp.dsdp.esriaustraliaonline.com.au/geoviewer/map/planmaking</a> or via <a href="https://planning.dsdp.qld.gov.au/maps">https://planning.dsdp.qld.gov.au/maps</a>		
<b>State Interest</b>	<b>SPP Theme</b>	<b>Map Layer</b>
Economic Growth	Agriculture	Important Agricultural Areas
		Stock Route Network
	Mining and Extractive Resources	Refer to GeoResGlobe <a href="https://georesglobe.information.qld.gov.au">https://georesglobe.information.qld.gov.au</a> Editor's note— GeoResGlobe is maintained and published by the Department of Natural Resources, Mines and Energy
Environment and Heritage	Biodiversity	Matters of State Environmental Significance (MSES)
	Cultural Heritage	State Heritage Places
Infrastructure	State Transport Infrastructure	State Controlled Roads
	Strategic Airports and Aviation Facilities	Aviation Facilities
Safety and Resilience to Hazards	Emissions and Hazardous Activities	High Pressure Gas Pipeline
	Natural Hazards Risk and Resilience	Bushfire Prone Area
<b>SPP Mapping Layer Theme</b>		<b>Map Layer</b>
Information Purposes: Transport Infrastructure		All Transport Noise Corridor (TNC) layers Editor's note— <ul style="list-style-type: none"> <li>For further information regarding <a href="#">Transport Noise Corridors</a>, refer to <a href="http://www.hpw.qld.gov.au/construction/BuildingPlumbing/Building/TransportNoiseCorridors/Pages/default.aspx">www.hpw.qld.gov.au/construction/BuildingPlumbing/Building/TransportNoiseCorridors/Pages/default.aspx</a>.</li> </ul>

	<ul style="list-style-type: none"> <li>• Where a property and building are located within the 'voluntary' area (wholly or partly), the building owner can choose to include the relevant noise category measures under QDC 4.4 when undertaking building work.</li> <li>• Where a property and building are located within the 'mandatory' area (wholly or partly), building work will need to comply with the relevant noise category measures under QDC 4.4.</li> </ul>
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Map ZM-004  
Barcoo Shire Planning Scheme  
Windorah Zones and Precincts Map

LEGEND

ZONE

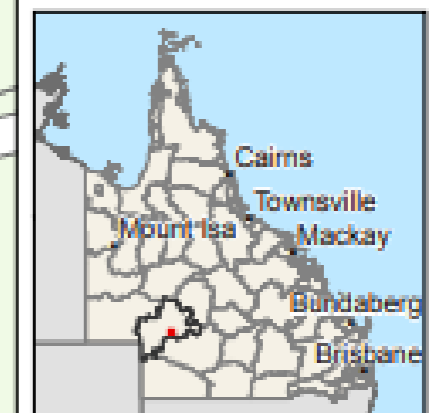
Rural

Township

PRECINCT

Industrial

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Map Size: A3  
Coordinate System: GDA 1994 MGA Zone 56  
Projection: Transverse Mercator  
Datum: GDA 1994

Map produced by the Department of State Development,  
Manufacturing, Infrastructure and Planning Spatial Services Unit  
for Barcoo Shire Council, 1 051 0000

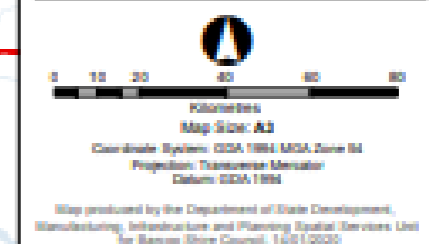
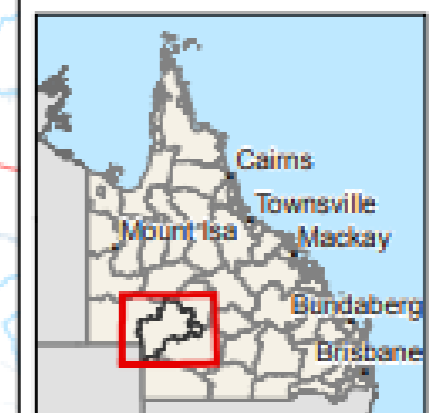


Map FH-001  
Barcoo Shire Planning Scheme  
Barcoo Shire Flood Hazard Map

LEGEND

- State Controlled Road Corridor
- Other Road Corridor
- Barcoo Local Government Area
- Lot Boundary
- Watercourse
- Queensland Floodplain Assessment Overlay

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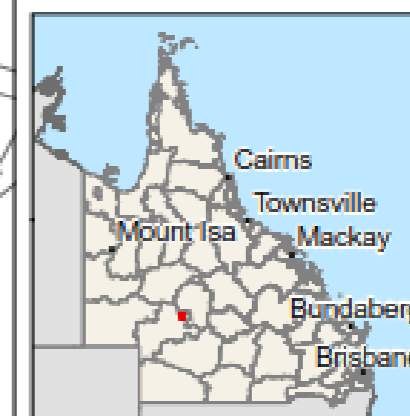
Map FH-003  
Barcoo Shire Planning Scheme  
Stonehenge (and surrounds)  
Flood Hazard Map

LEGEND

7.97m @ g037040 Flood Event (1% Annual Exceedance Probability)

Lot Boundary

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Map Size: A3  
Coordinate System: GDA 1994 MGA Zone 54  
Projection: Transverse Mercator  
Datum: GDA 1994

Map produced by the Department of State Development, Manufacturing, Infrastructure and Planning Spatial Services Unit for Barcoo Shire Council, 14/01/2020

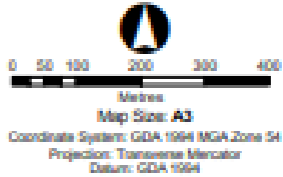
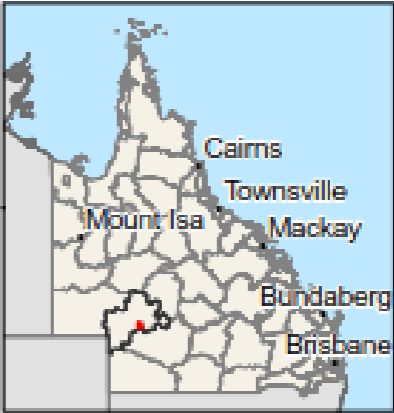


Map FH-004  
Barcoo Shire Planning Scheme  
Windorah (and surrounds)  
Flood Hazard Map

LEGEND

- Queensland Floodplain Assessment Overlay
- Lot Boundary

While every care is taken to ensure the accuracy of this product, Barcoo Shire Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs you may incur as a result of the product being inaccurate or incomplete in any way or for any reason.



Coordinates System: GDA 1994 MGA Zone 54  
Projection: Transverse Mercator  
Datum: GDA 1994

Map produced by the Department of State Development, Manufacturing, Infrastructure and Planning Spatial Services Unit for Barcoo Shire Council, 14/01/2020

## Schedule 3—Heritage Places of the Barcoo Shire

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

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

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

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

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

**Table SC3.1—Local Heritage Places**

Place name	Location/address	Real property description	Statement of heritage significance
Aboriginal graves	Cecil Street, Windorah	Lot 2 on SP197811	This place has local cultural heritage significance based on satisfying the following criteria: A. The place or area is important in demonstrating the evolution or pattern of the local government area's history. C. The place or area has potential to yield information that will

			<p>contribute to the knowledge and understanding of the local government area's history.</p> <p>G. The place or area has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons.</p>
Barcoo Council Chambers (relocated and now referred to as the Barcoo Shire Museum)	Cnr of Macrossan & Miles Streets, Jundah	Lot 4 on RP615318	<p>This place has local cultural heritage significance based on satisfying the following criteria:</p> <p>A. The place or area is important in demonstrating the evolution or pattern of the local government area's history.</p> <p>H. The place or area has special association with the life or work of a particular person, group or organisation of importance in the local area's history.</p>
JC Hotel Ruins & Cemetery	Diamantina Development Road, Windorah	Lot 105 on C2961	<p>This place potentially has local cultural heritage significance based on satisfying the following criteria:</p> <p>A. The place or area is important in demonstrating the evolution or pattern of the local government area's history.</p>
Jundah Cemetery	Jundah Cemetery Road, Jundah	Lot 22 on WS71	<p>This place has local cultural heritage significance based on satisfying the following criteria:</p> <p>A. The place or area is important in demonstrating the evolution or pattern of the local government area's history.</p> <p>C. The place or area has potential to yield information that will contribute to the knowledge and understanding of the local government area's history.</p> <p>G. The place or area has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons.</p>

			H. The place or area has special association with the life or work of a particular person, group or organisation of importance in the local area's history.
Jundah Police Station Building	Within 19 Dickson Street, Jundah	The portion of Lot 2 on J27413 containing the Jundah Police Station Building	This place has local cultural heritage significance based on satisfying the following criteria: A. The place or area is important in demonstrating the evolution or pattern of the local government area's history. D. The place or area is important in demonstrating the principal characteristics of a particular class or classes of cultural places.
Native Well	Within 'Swanvale', Thomson Development Road (on the western side of Thomson Development Road approximately 32km north of Jundah).	The portion of Lot 1602 on SP217682 within a 50m radius of the Native Well	This place has local cultural heritage significance based on satisfying the following criteria: A. The place or area is important in demonstrating the evolution or pattern of the local government area's history. D. The place or area is important in demonstrating the principal characteristics of a particular class or classes of cultural places. G. The place or area has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons.
Old Windorah Courthouse	24 Albert Street, Windorah	Lot 25 on W2483	This place has local cultural heritage significance based on satisfying the following criteria: A. The place or area is important in demonstrating the evolution or pattern of the local government area's history. D. The place or area is important in demonstrating the principal characteristics of a particular class or classes of cultural places. G. The place or area has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons.

Original slab hut Windorah (relocated from Whitula Creek)	Whitula Gate Museum Maryborough Street, Windorah	The portion of Lot 109 on W2481 containing the slab hut relocated from Whitula Creek	<p>This place has local cultural heritage significance based on satisfying the following criteria:</p> <p>A. The place or area is important in demonstrating the evolution or pattern of the local government area's history.</p> <p>D. The place or area is important in demonstrating the principal characteristics of a particular class or classes of cultural places.</p> <p>H. The place or area has special association with the life or work of a particular person, group or organisation of importance in the local area's history.</p>
Stonehenge Cemetery	Stonehenge	Lot 41 on WS3	<p>This place has local cultural heritage significance based on satisfying the following criteria:</p> <p>A. The place or area is important in demonstrating the evolution or pattern of the local government area's history.</p> <p>C. The place or area has potential to yield information that will contribute to the knowledge and understanding of the local government area's history.</p> <p>G. The place or area has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons.</p> <p>H. The place or area has special association with the life or work of a particular person, group or organisation of importance in the local area's history.</p>
Windorah Cemetery	Windorah	Lot 30 on C8244	<p>This place has local cultural heritage significance based on satisfying the following criteria:</p> <p>A. The place or area is important in demonstrating the evolution or pattern of the local government area's history.</p>

			<p>C. The place or area has potential to yield information that will contribute to the knowledge and understanding of the local government area's history.</p> <p>G. The place or area has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons.</p> <p>H. The place or area has special association with the life or work of a particular person, group or organisation of importance in the local area's history.</p>
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**Table SC3.2—State Heritage Places**

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

Queensland Heritage Register number	Place name	Location/address
<a href="#">602807</a>	Haddon Corner	South-west Queensland, on the border corner with South Australia, Haddon Corner Coordinates: -25.996369, 140.999388
<a href="#">600023</a>	Welford Homestead	Welford Homestead, Jundah/Isisford Coordinates: -25.02943967, 143.37282983

## Schedule 4—Local government infrastructure maps and additional information to support planning and development in the Barcoo Shire

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

- (a) Defined flood level resolution;
- (b) Local government infrastructure maps;
- (c) Road hierarchy map; and
- (d) Maps for determined Native Title areas.

### Defined Flood Event Resolution

Under section 13 of the *Building Regulation 2006*, Barcoo Shire Council has resolved to declare a defined flood level. This defined flood level is referred to in the assessment benchmarks for certain development applications.

A copy of the resolution as made by Barcoo Shire Council on 22 October 2019 is included following for reference only purposes. If needing to apply the defined flood level, you should confirm details of the latest such declaration with Barcoo Shire Council.

### L.4 RESOLUTION TO DESIGNATE FLOOD HAZARD AREAS AND DEFINED FLOOD LEVELS

The purpose of this report is for Council to make a resolution under section 13 of the *Building Regulation 2006* to declare flood hazard areas and define flood levels for building and development planning in Jundah, Stonehenge and Windorah.

#### RESOLUTION NO: 2019.10.026

That Council resolves to declare in accordance with part 3, section 13 of the *Building Regulation 2006* –

- a. land liable to inundation by flood is land subject to flood hazard areas mapping:
  - i. based on Queensland Reconstruction Authority Level 1 mapping for rural areas and the township of Windorah;
  - ii. the 1 percent Annual Exceedance Probability (AEP) design event for Stonehenge and surrounds; and
  - iii. based on flood modelling of the January 1974 flood event for Jundah and surrounds.
- b. the defined flood level for Stonehenge is 157.1 metres Australian Height Datum (AHD) in accordance with Stonehenge Gauge Height Map, Depth and Extent Map 1% AEP Event [7.97m at BoM Gauge 037040], plan reference 277, dated 22 December 2014 and prepared by the State of Queensland (Attachment 1); and
- c. the defined flood event for Jundah and surrounds is 143.79 metres Australian Height Datum in accordance with flood modelling from the January 1974 flood event [measured 8.38 metres at BoM Gauge 038037].
- d. New buildings in a mapped flood area identified in the flood hazard areas mapping should include a finished floor level 500mm higher than the defined flood level for that area.

MOVED: Cr Batt

SECONDED: Cr Pratt

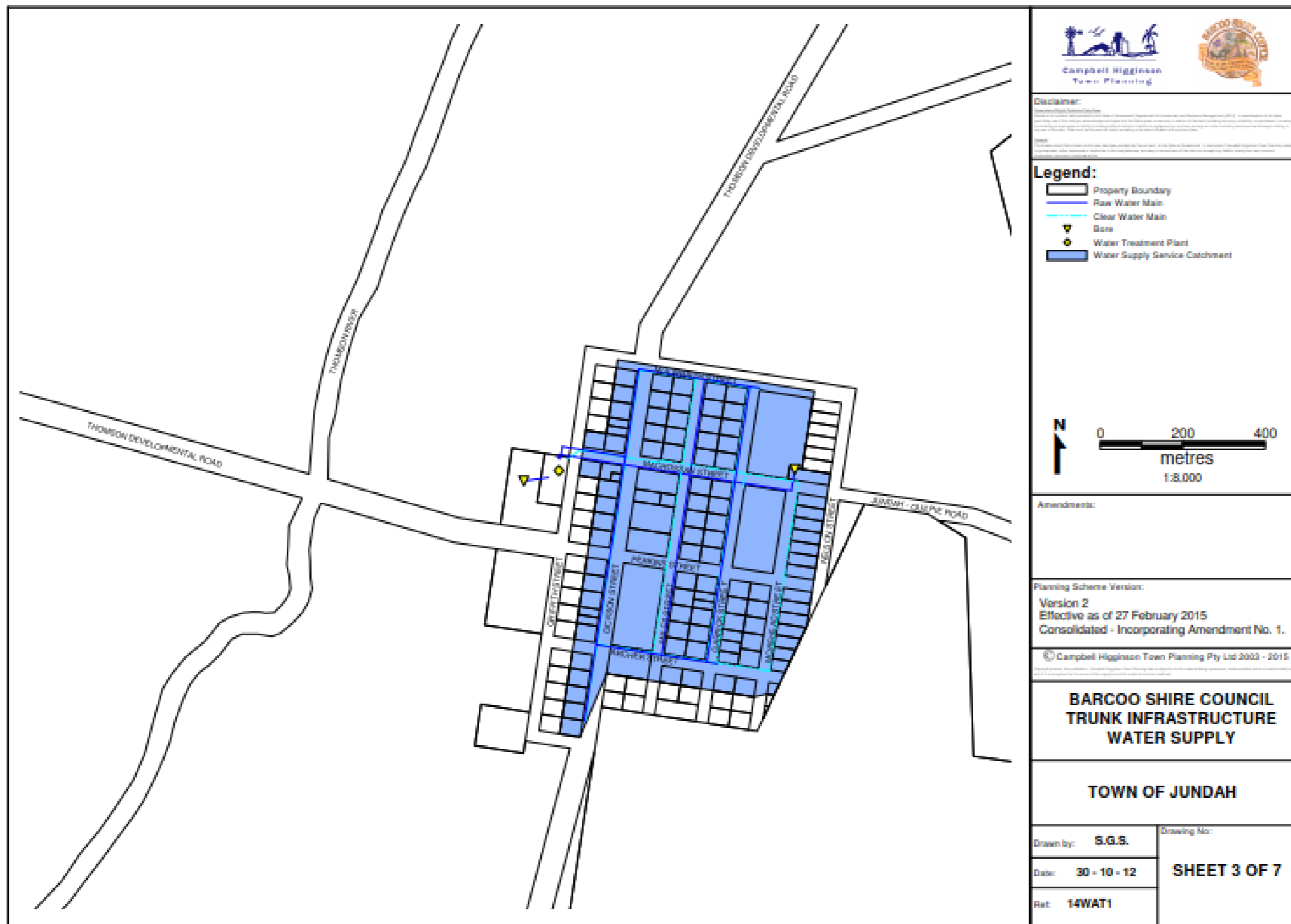
CARRIED: 4/0

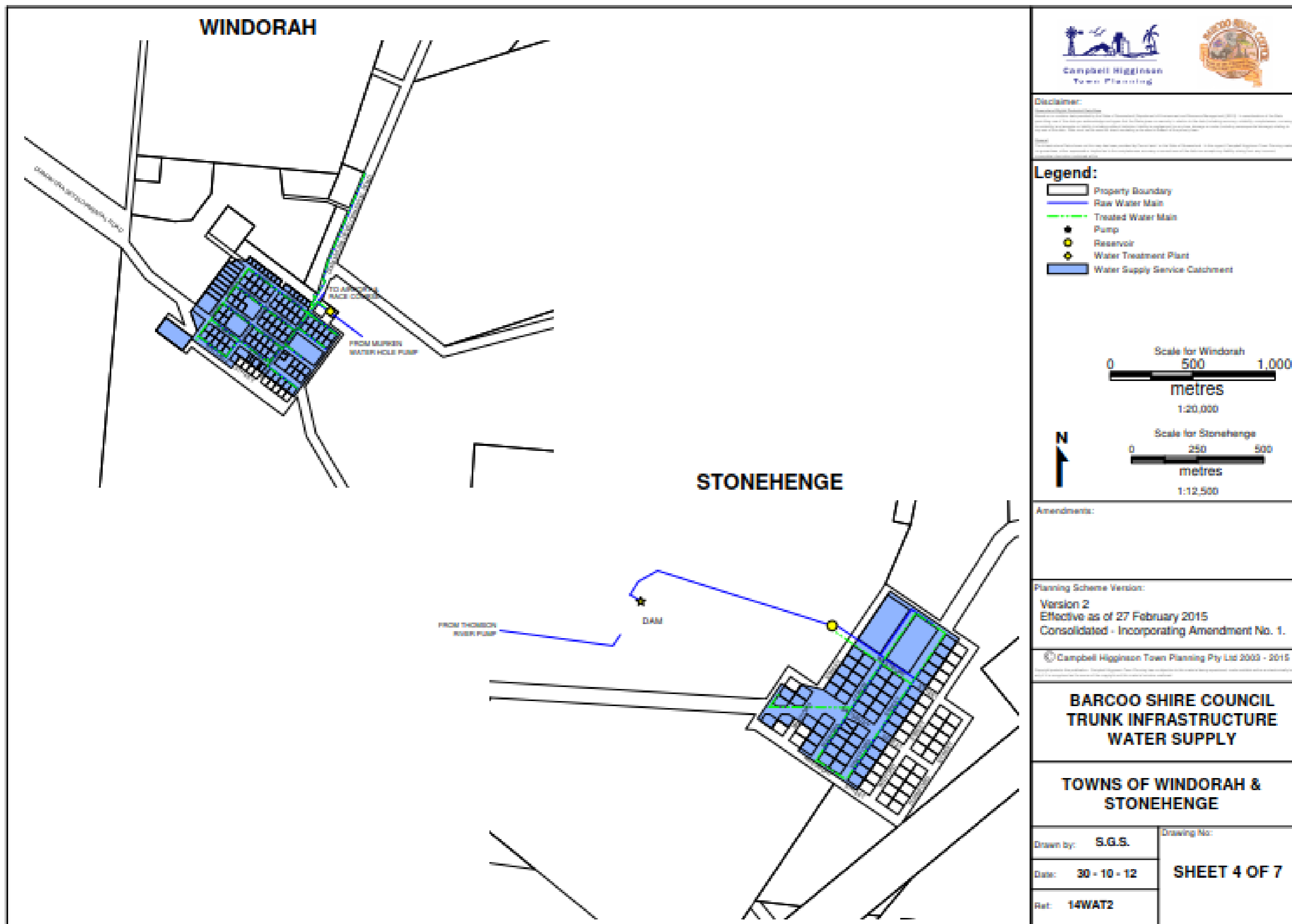
**Local Government Infrastructure**

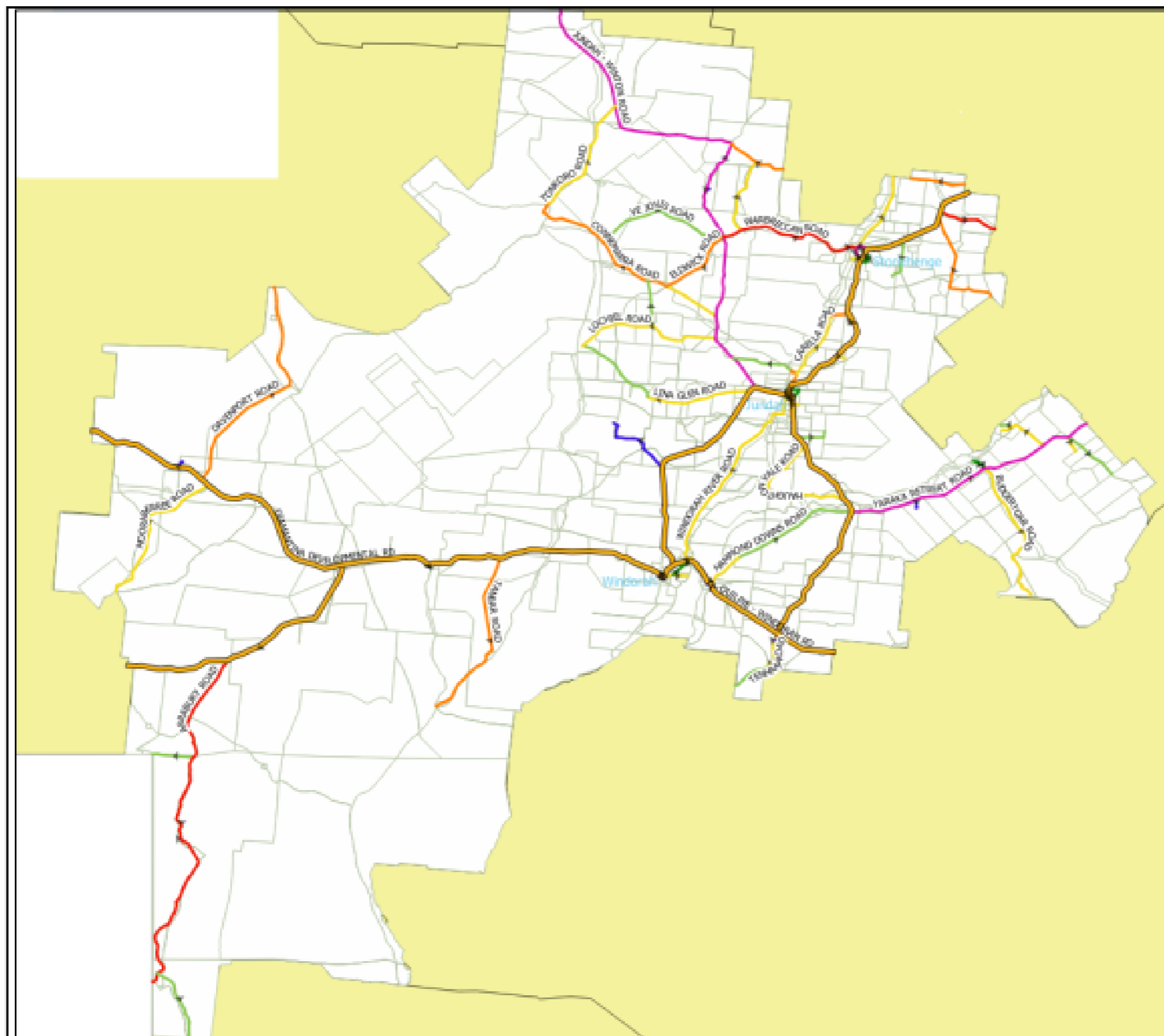
Barcoo Shire Council has not adopted a Local Government Infrastructure Plan made under the *Planning Act 2016*. However, local government infrastructure maps are provided following in this schedule for information only purposes.

**Road hierarchy map**

The following map illustrates the road network and hierarchy within the Barcoo Shire.







## Barcoo Shire Council Planning Scheme Road Hierarchy Map

### LEGEND

#### Road Hierarchy

- (4b) Rural Collector
- (5a) Primary Road
- (5b) Secondary Road
- (5c) Access Road
- (5d) Minor Access Road
- (5e) Access Track / Road
- (5f) Rough Track

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Map Scale unknown

Map produced by Reel Planning for Barcoo Shire Council, 18/10/2019

## Native Title determination maps

The following extracts from the National Native Title Register relate to the Barcoo Shire. There are additional claims relating to the Barcoo Shire which are yet to be determined. When proposing development, searches of the National Native Title registers should be undertaken to inform such proposals. Searches can be undertaken online at [www.nntt.gov.au](http://www.nntt.gov.au).

### QCD2015/010 - Mithaka People

Register Extract available at:

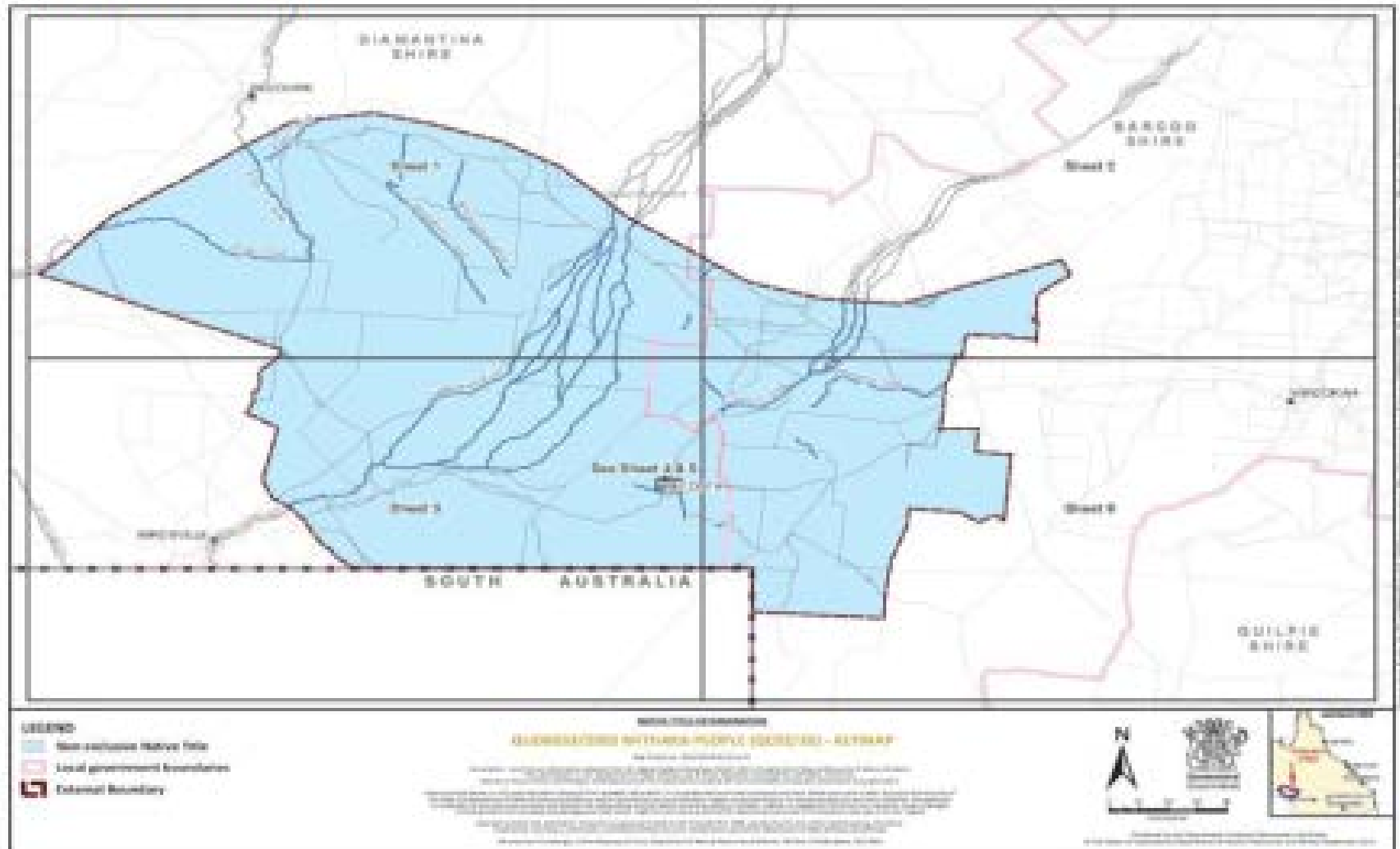
[http://www.nntt.gov.au/searchRegApps/NativeTitleRegisters/NNTR%20Extracts/QCD2015\\_010/NNTRExtract\\_QCD2015\\_010.pdf](http://www.nntt.gov.au/searchRegApps/NativeTitleRegisters/NNTR%20Extracts/QCD2015_010/NNTRExtract_QCD2015_010.pdf)

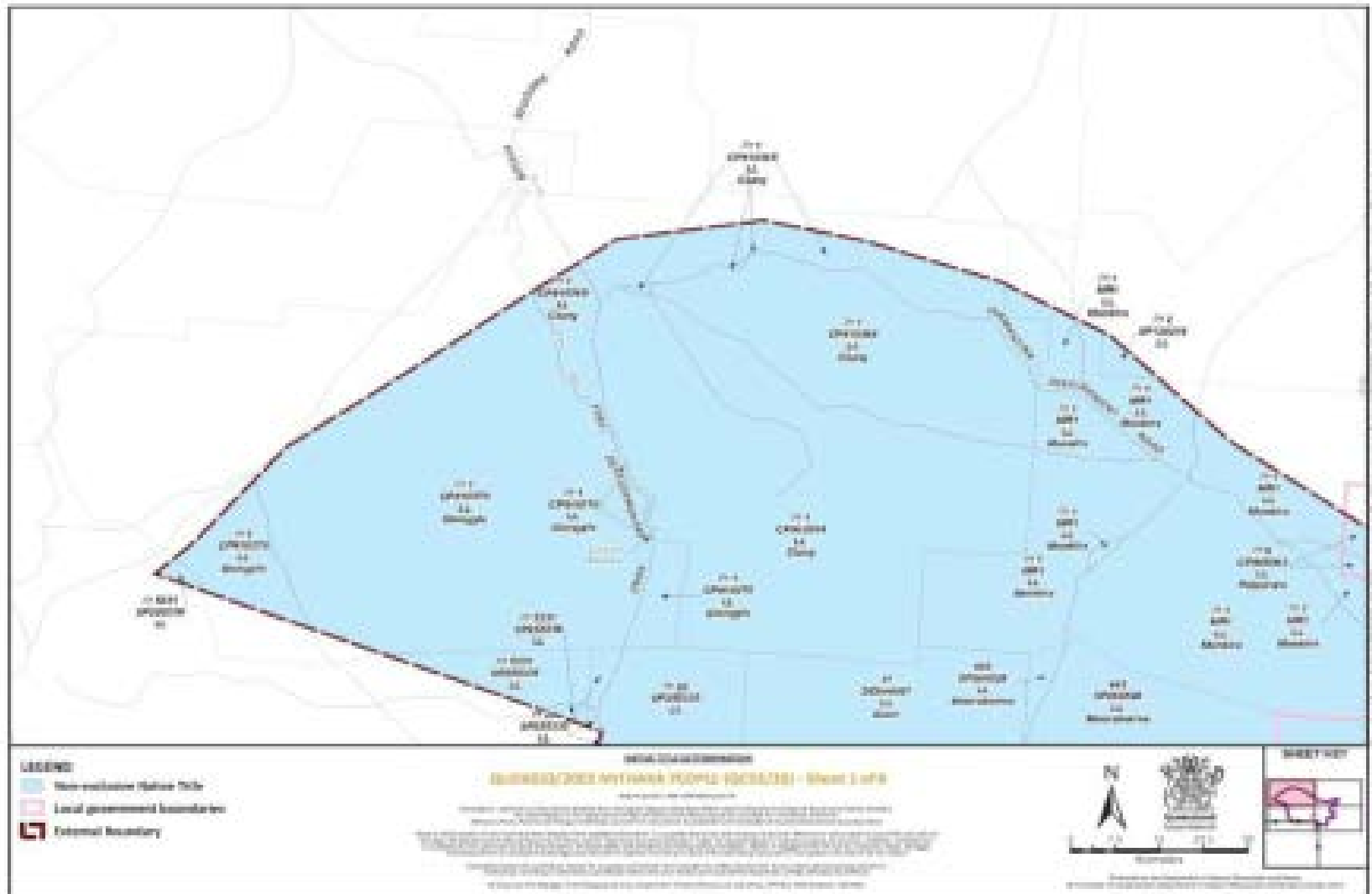
#### Summary information:

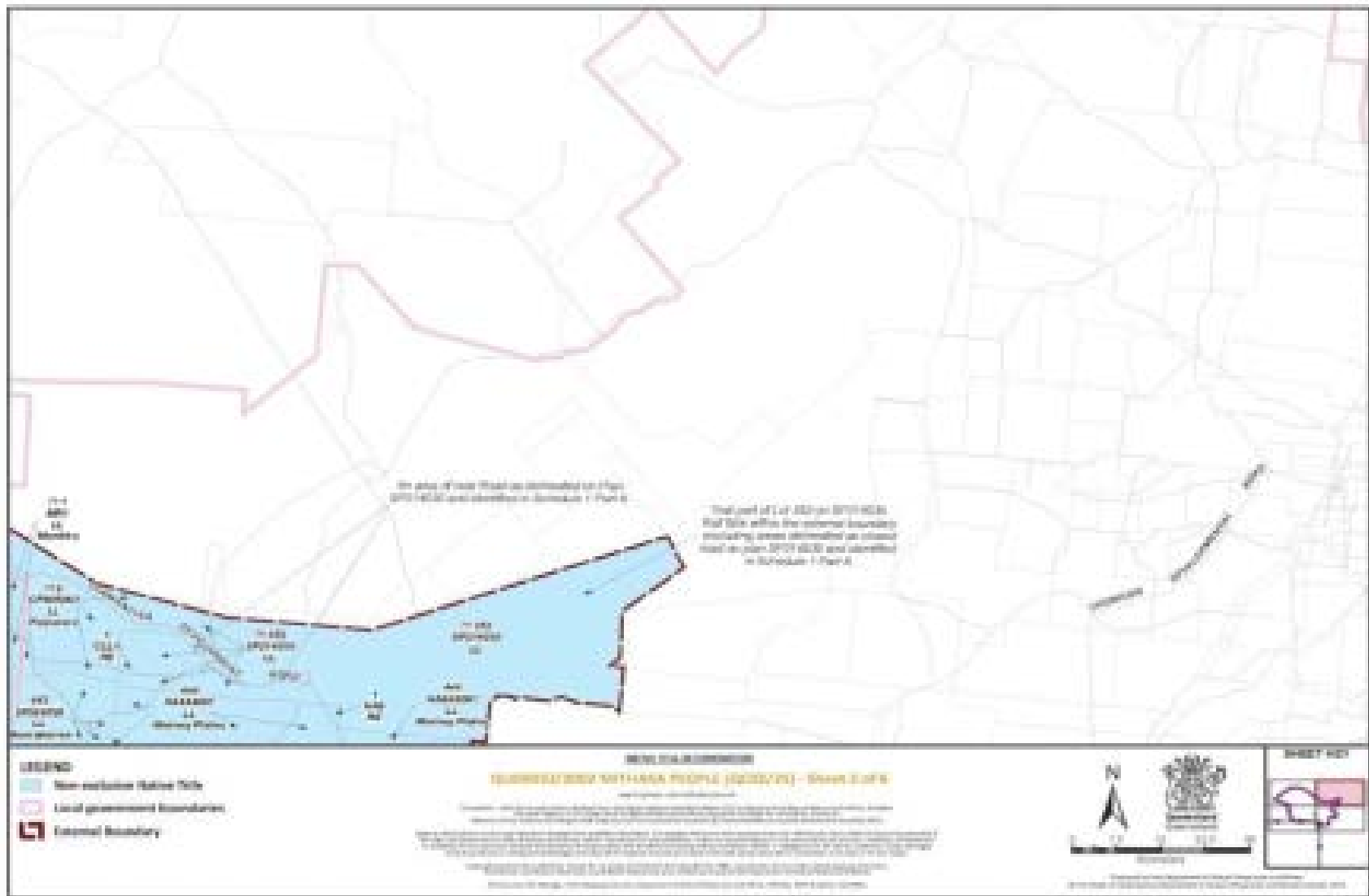
Tribunal file no.	QCD2015/010
Federal Court file no(s)	QUD6033/2002
Short name	Mithaka People
Case name	Gorringe on behalf of the Mithaka People v State of Queensland
Determination type	Claimant
State or Territory	Queensland
Legal process	Consent
Determination outcome	Native title exists in the entire determination area
Representative A/TSI body area(s)	Southern and Western Queensland Region
Local government area(s)	Barcoo Shire Council,Diamantina Shire Council
Determination date	27/10/2015
Date/s of effect	27/10/2015
Registered on National Native Title Register	Registered
Registered Native Title Body Corporate	Mithaka Aboriginal Corporation RNTBC

Please find following a copy of the map set for the determination area:

## B. Map of Determination Area



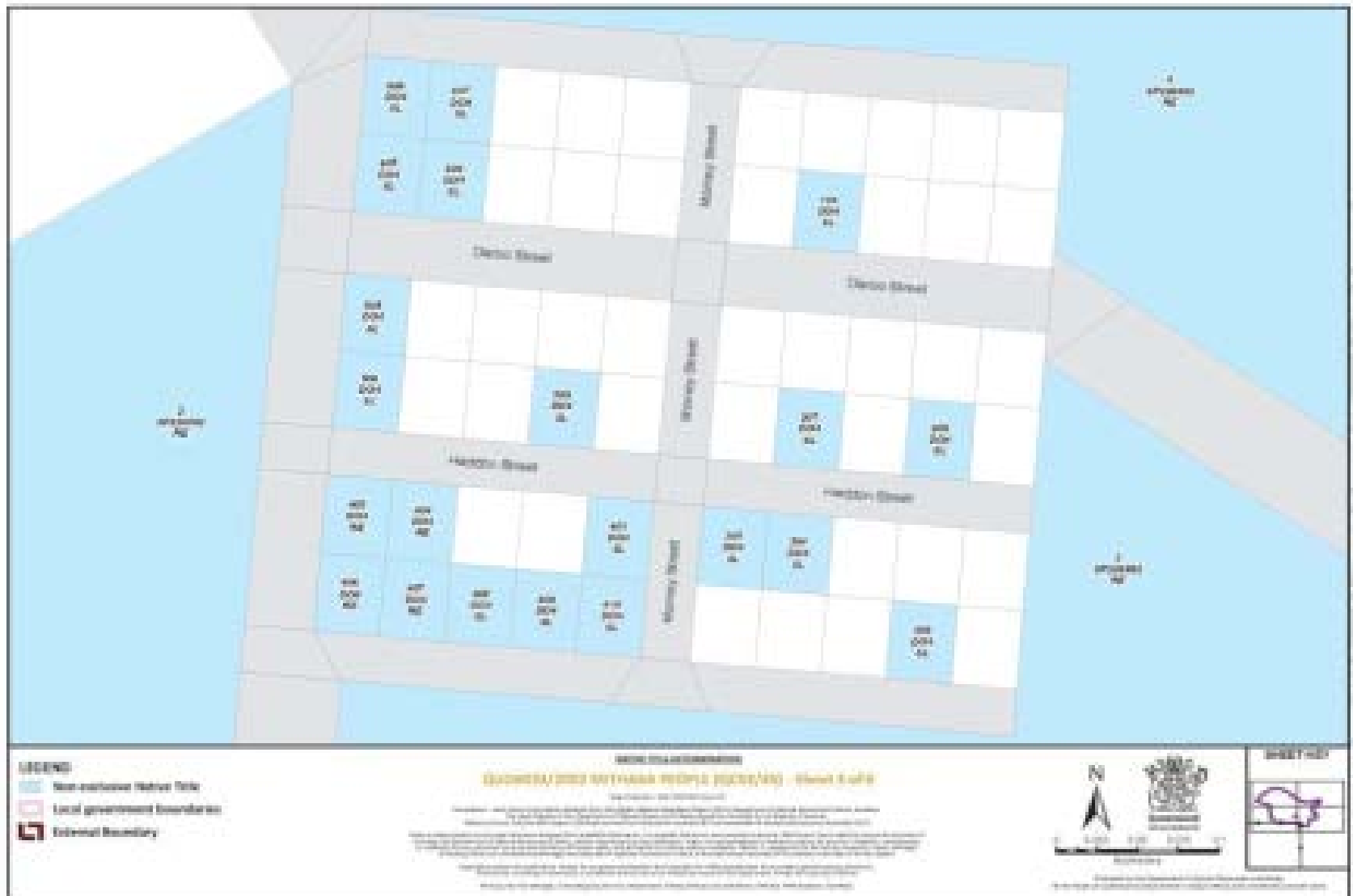
















## QCD2015/008 - Boonthamurra People

Register Extract available at:

[http://www.nntt.gov.au/searchRegApps/NativeTitleRegisters/NNTR%20Extracts/QCD2015\\_008/NNTRExtract\\_QCD2015\\_008.pdf](http://www.nntt.gov.au/searchRegApps/NativeTitleRegisters/NNTR%20Extracts/QCD2015_008/NNTRExtract_QCD2015_008.pdf)

### Summary information:

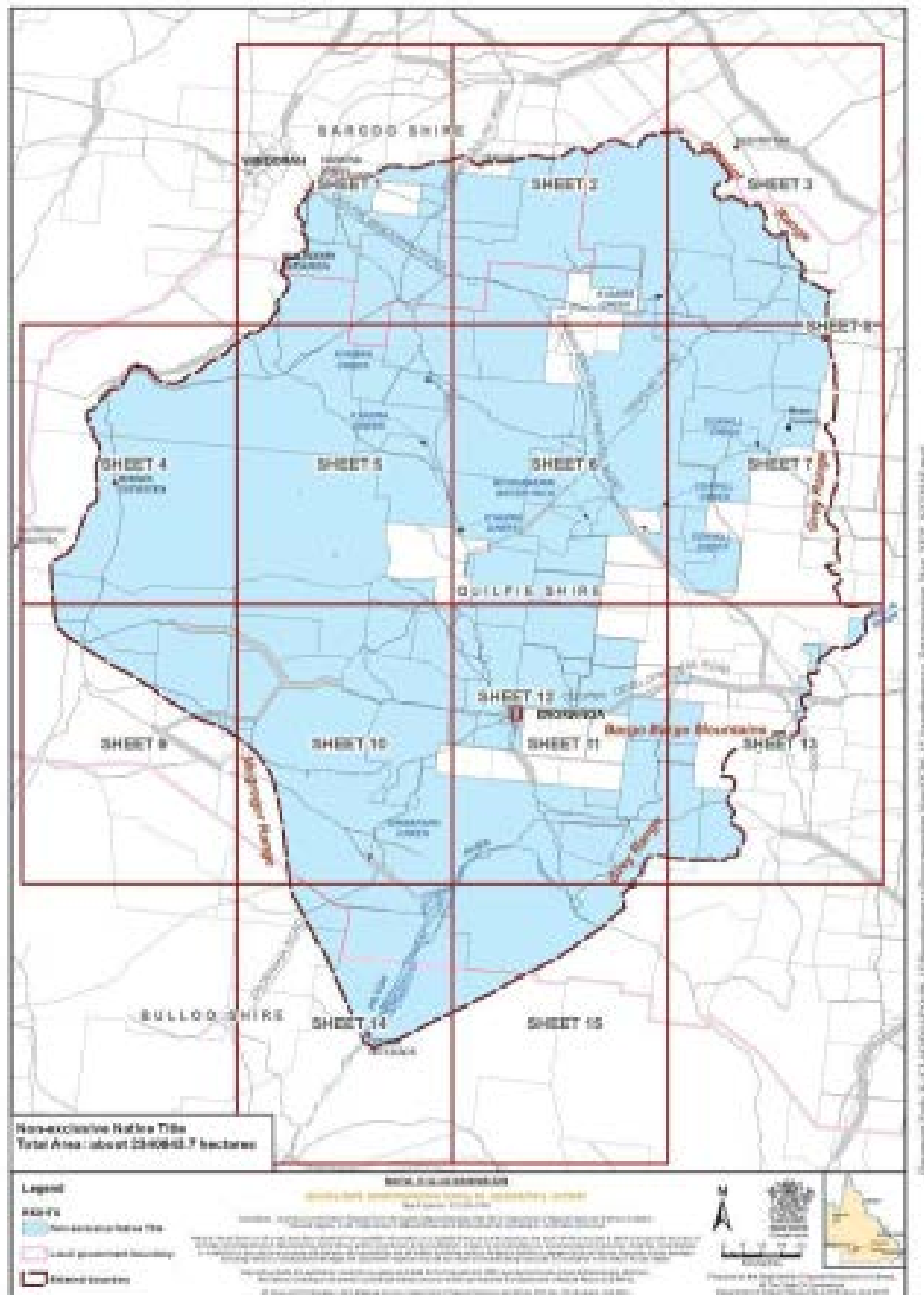
Tribunal file no.	QCD2015/008
Federal Court file no(s)	QUD435/2006
Short name	Boonthamurra People
Case name	Wallace on behalf of the Boonthamurra People v State of Queensland
Determination type	Claimant
State or Territory	Queensland
Legal process	Consent
Determination outcome	Native title exists in the entire determination area
Representative A/TSI body area(s)	Southern and Western Queensland Region
Local government area(s)	Barcoo Shire Council,Bulloo Shire Council,Quilpie Shire Council
Determination date	25/06/2015
Date/s of effect	7/01/2016
Registered on National Native Title Register	Registered
Registered Native Title Body Corporate	Boonthamurra Native Title Aboriginal Corporation RNTBC

The description of the determination area is available at:

[http://www.nntt.gov.au/searchRegApps/NativeTitleRegisters/NNTR%20Extracts/QCD2015\\_008/QCD2015\\_008%20Schedule%201%20-%20A.%20Description%20of%20Determination%20Area.pdf](http://www.nntt.gov.au/searchRegApps/NativeTitleRegisters/NNTR%20Extracts/QCD2015_008/QCD2015_008%20Schedule%201%20-%20A.%20Description%20of%20Determination%20Area.pdf)

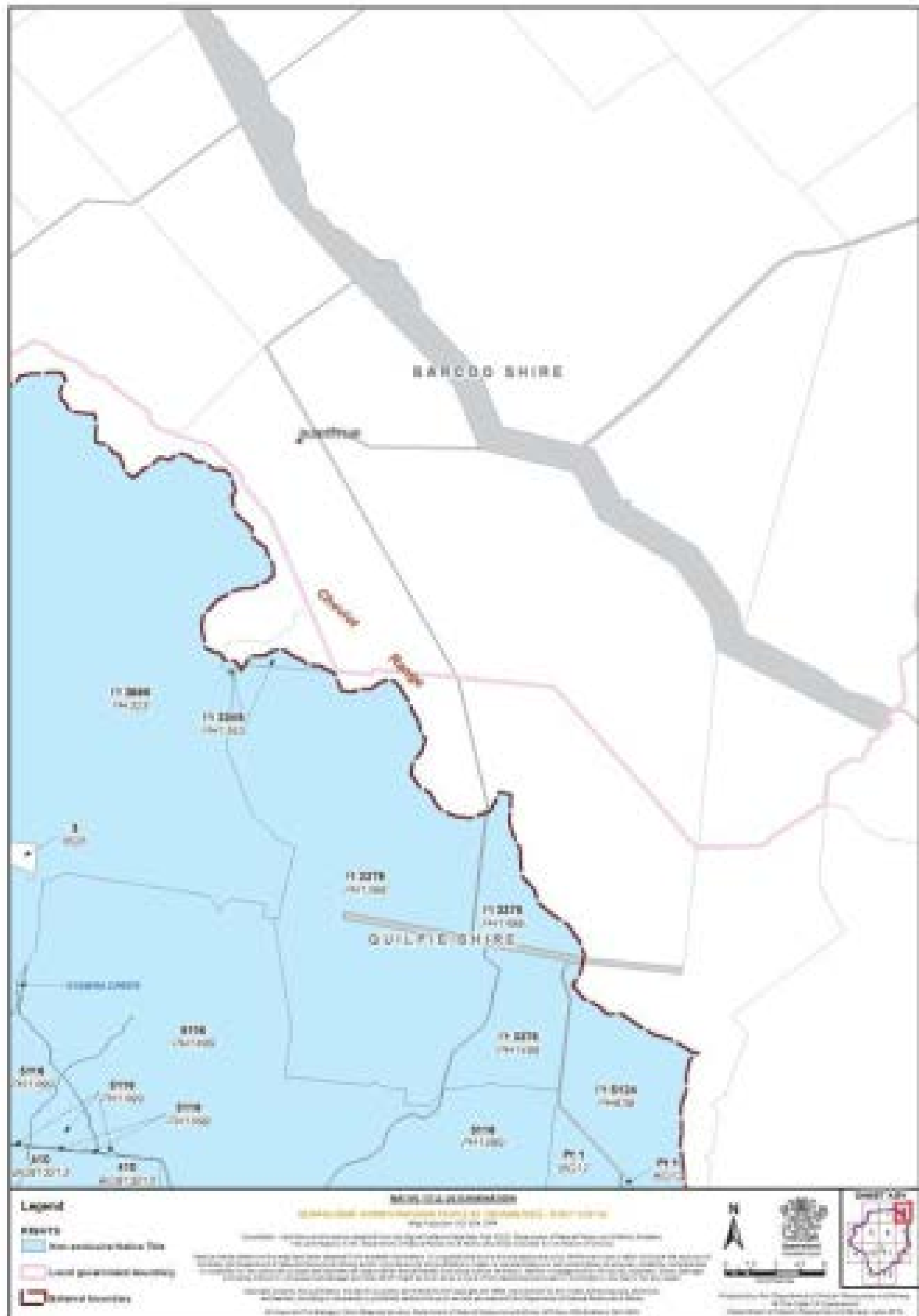
Please find following a copy of the map set of the determination area:

## B. Map of Determination Area

































## Schedule 5—Notations required under the *Planning Act 2016*

### SC5.1 Designation of premises for development of infrastructure

**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
<insert details>	<insert details>	<insert details>	<insert details>

Editor's note—Section 42(5)(a) of the Act states that a note in the planning scheme for the purposes of a designation is not an amendment of a planning scheme.

### SC5.2 Notation of decisions affecting the planning scheme under section 89 of the Act

**Table SC5.2.1—Notation of decisions under section 89 of the Act**

Date of decision	Location (real property description)	Decision type	File/Map reference
<insert details>	<insert details>	<insert details>	<insert details>

Editor's note—This schedule includes 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.

Editor's note—Section 89(3) of the Act states that the inclusion of a note to the planning scheme under this provision does not amend the planning scheme.

## SC5.3 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

**Table SC5.3.1—Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act**

Date of resolution	Date of effect	Details	Contact information
<insert details>	<insert details>	<insert details>	<insert details>

Editor's note—This schedule provides information about the adopted infrastructure charges for the <insert local government name> 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.

## SC5.4 Notation of registrations for urban encroachment provisions under section 267 of the Act

**Table SC5.4.1—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
<insert details>	<insert details>	<insert details>	<insert details>
<insert additional rows as required>			

Note—Section 267(11) of the Act states that the decision notice will identify the period the registration or a renewed registration will continue to have effect (between 10 and 25 years), unless cancelled. If the decision notice does not state a period, the registration will have effect for 10 years.

## APPENDICIES

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

Table A1.1—Shortened forms

Shortened form	Description
MCU	Material change of use as defined in the Act
ROL	Reconfiguring a lot as defined in the Act
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>

## Appendix 2—Table of amendments

Table A2.1—table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type		Summary of amendments
<insert details>	<insert details>	<insert details>		<insert details>
<insert details>	<insert details>	<insert details>		<insert details>