

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)
For assessable development	
<p>PO1 Hotel, rooming accommodation, relocatable home park and short-term accommodation uses are provided in a location where:</p> <ol style="list-style-type: none"> (a) it can be serviced with infrastructure; (b) is complementary to the existing character of the area; (c) does not have an adverse impact on residential amenity in terms of privacy, safety, noise, odour and fumes, lighting and traffic generation; (d) does not lead to a reduced quality of accommodation experiences available within the location. 	
PO2	

<p>The industrial precinct and existing industrial land uses are protected from encroachment by incompatible land uses.</p>	
<p>PO3 Uses are compatible with, and complementary to, the existing residential uses.</p>	
<p>PO4 Where adjoining a residential use, non-residential uses are located and designed to avoid impacts on existing levels of residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.</p>	<p>AO4.1 Industrial uses are located in the Industrial precinct and Commercial activities are located: (a) fronting Stratford Street in Stonehenge (b) fronting Dickson Street in Jundah; or (c) fronting Albert Street in Windorah.</p> <p>AO4.2 Non-residential uses do not overlook the living areas of any adjoining residential use.</p>
<p>PO5 Dual Occupancy is located on appropriately sized lots to avoid impacts on residential amenity and safety.</p>	<p>AO5 Dual Occupancy are located on a site with an area of at least: (a) 2000m² where no home sewerage treatment plant; or (b) 800m² where connection available to home sewerage treatment plant.</p>
<p>PO6 Multiple dwellings, residential care facilities, retirement facilities and rooming accommodation are of a scale, density and character that is complementary and compatible with the surrounding residential area.</p>	<p>AO6.1 Multiple dwellings are located on lots with a minimum area of 1000m².</p> <p>AO6.2 The number of dwellings contained in a multiple dwelling and/or retirement facility is calculated as follows: (a) one bedroom units per 350 m² of site area; and (b) units comprising more than one bedroom per 400 m² of site area.</p>
<p>PO7 Low impact industry use involving commercial-use chiller box/es for the storage of animal carcasses (for example, associated with macropod harvesting): (a) does not have an adverse impact on surrounding residential or accommodation uses in terms of amenity, noise, odour and fumes, lighting and traffic generation; and (b) are serviced by reliable electricity and water required for the use; and (c) are designed and installed/constructed so that the chiller box/es may be readily unsecured and removed</p>	

<p>from the site, if necessary to protected public health and safety in response to an incident.</p>	
<p>PO8 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>AO8 Hours of operation are limited to 6am to 10pm.</p>
<p>PO9 New commercial buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.</p>	<p>AO9.1 An awning is provided along the full length of the building frontage</p> <p>AO9.2 Where adjoining an existing awning the connection is made at the same or very similar height to provide connectivity for weather protection</p> <p>AO9.3 A footpath is provided in accordance with Council's minimum standards for all development</p>
<p>PO10 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.</p>	
<p>For assessable development in the Industrial precinct</p>	
<p>PO11 Industrial development does not result in sensitive land uses located outside of the Industrial precinct being affected by industrial air, noise and odour emissions.</p>	
<p>PO12 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.</p>	
<p>PO13</p>	

Sensitive land uses (other than Caretaker's accommodation) are not established within the Industrial precinct.	
<p>PO14 Adverse impacts on the health, safety or amenity of nearby land in the Township zone or sensitive land uses are minimised.</p> <p>Editor's note—Applicants should have regard to relevant legislative, industry and licensing requirements.</p>	<p>AO14.1 Development achieves the noise generation levels set out in the <u>Environmental Protection (Noise) Policy 2019</u>.</p> <p>AO14.2 Development achieves the air quality objectives set out in the <u>Environmental Protection (Air) Policy 2019</u>.</p>
<p>PO15 Development does not compromise the viability of the primary use of the site.</p>	<p>AO15 No more than one (1) caretaker's accommodation dwelling is established on the site.</p>

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

What we want to achieve (Performance Outcomes)	One way to achieve it (Acceptable Outcomes)
For assessable development	
<p>PO1 Development:</p> <ul style="list-style-type: none"> (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. 	
<p>PO2 Tourist uses that support the primary rural uses on the site are limited in scale and do not threaten the viability of traditional rural uses.</p>	
<p>PO3 New development does not jeopardise existing or potential extractive industry, mining operations or other rural activities.</p>	<p>AO3 Residential and other sensitive land uses are separated from an existing or approved:</p> <ul style="list-style-type: none"> (a) intensive animal industry use by at least 1000m; (b) extractive industry operation by: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. 1000m; and ii. 250m from a haul route for an existing or approved operation.
<p>PO4 Extractive industry is adequately separated from sensitive land uses to minimise potential for nuisance or complaint.</p>	<p>AO4 New extractive uses and activities are not established within 1000 metres of existing residential and other sensitive land uses.</p>

<p>PO5 Extractive industry provides rehabilitation of the site over the life of the project and the premises will be safe and useable upon completion.</p>	<p>AO5.1 Development is undertaken in accordance with a management and rehabilitation plan which satisfies Council the premises will be safe and useable upon completion, including the following will be appropriately undertaken:</p> <ul style="list-style-type: none"> (a) progressive rehabilitation works; (b) appropriate clean-up works (including areas of possible soil or water contamination); (c) provision of stable and usable final landform and soil profiles; and (d) revegetation of the site using suitable native species. <p>AO5.2 Rehabilitation of the site is completed within 6 months of cessation of the extractive industry.</p>
<p>PO6 Development is located to protect sensitive land uses from the impacts of previous activities that may cause risk to people or property including land containing former mining activities and hazards e.g. disused underground mines, tunnels and shafts.</p> <p>Editor's note—Mapping and information of reported abandoned mines is available through the Abandoned Mine Land Project administered by the Department of Natural Resources, Mines and Energy. For further information and contacts refer to https://www.qld.gov.au/environment/land/management/abandoned-mines.</p>	