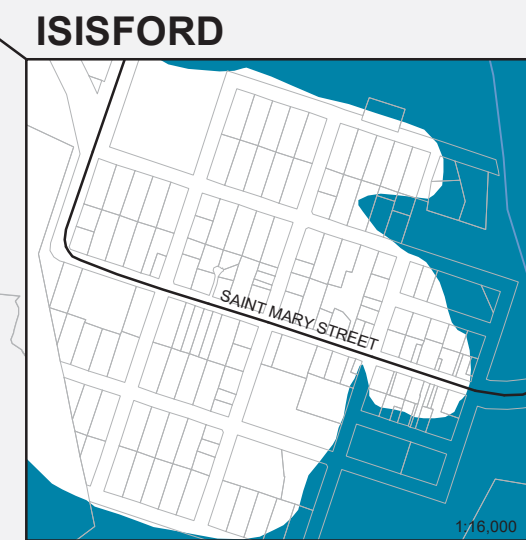
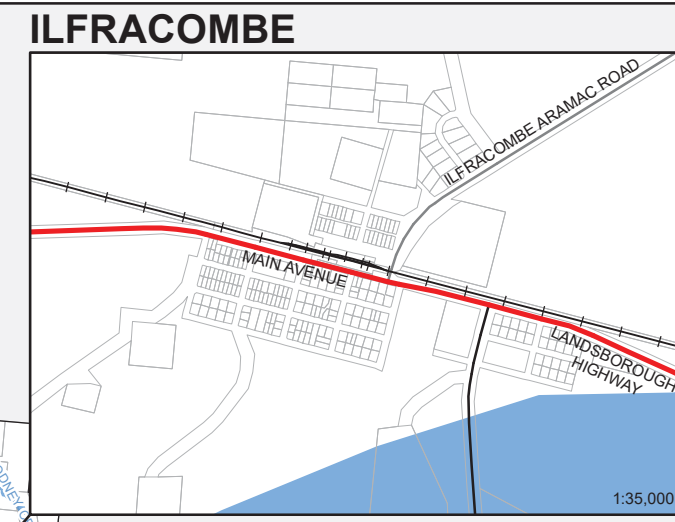
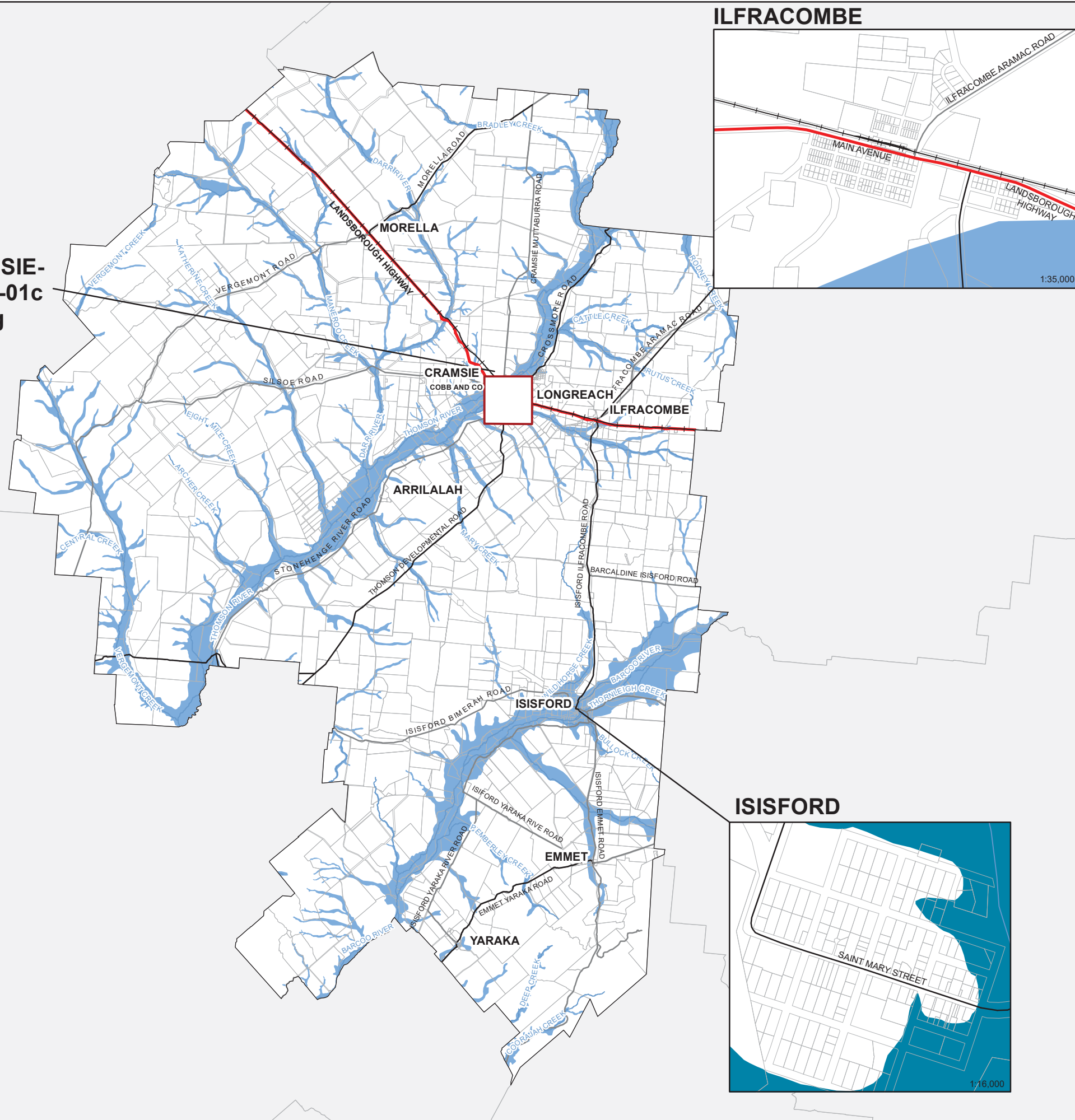


Longreach Regional Council



**LONGREACH AND CRAMSIE-
 Refer to OM-01b and OM-01c
 QRA Level 2 Mapping**



Legend

- Flood Hazard Investigation Area (Mapping reflects QRA Level 1)
- Isisford Locally Verified Historical Highest Known Water Level
- Refer to OM-01b and OM-01c
- Cadastral boundary
- Longreach local government boundary
- Surrounding local government areas
- Railway
- Highway
- Major road
- Minor road
- Waterways

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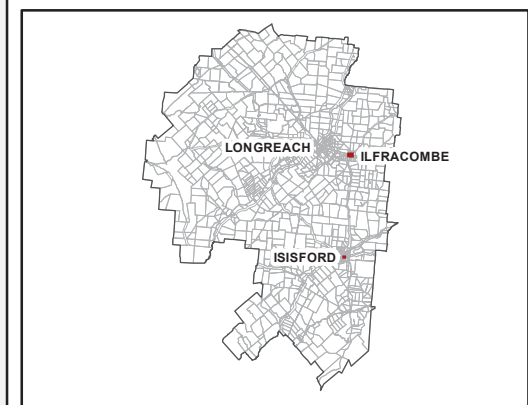
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Data Source: Longreach Regional Council and QSpatial 2022 Flood Hazard Investigation Area (Level 1) supplied by QRA 2014. Isisford Locally Verified Historical Highest Known Water Level sourced from Flood Map, Isisford Shire Council, 16/9/2005.

Datum and Projection: GDA 2020 zone 55

27/07/2022

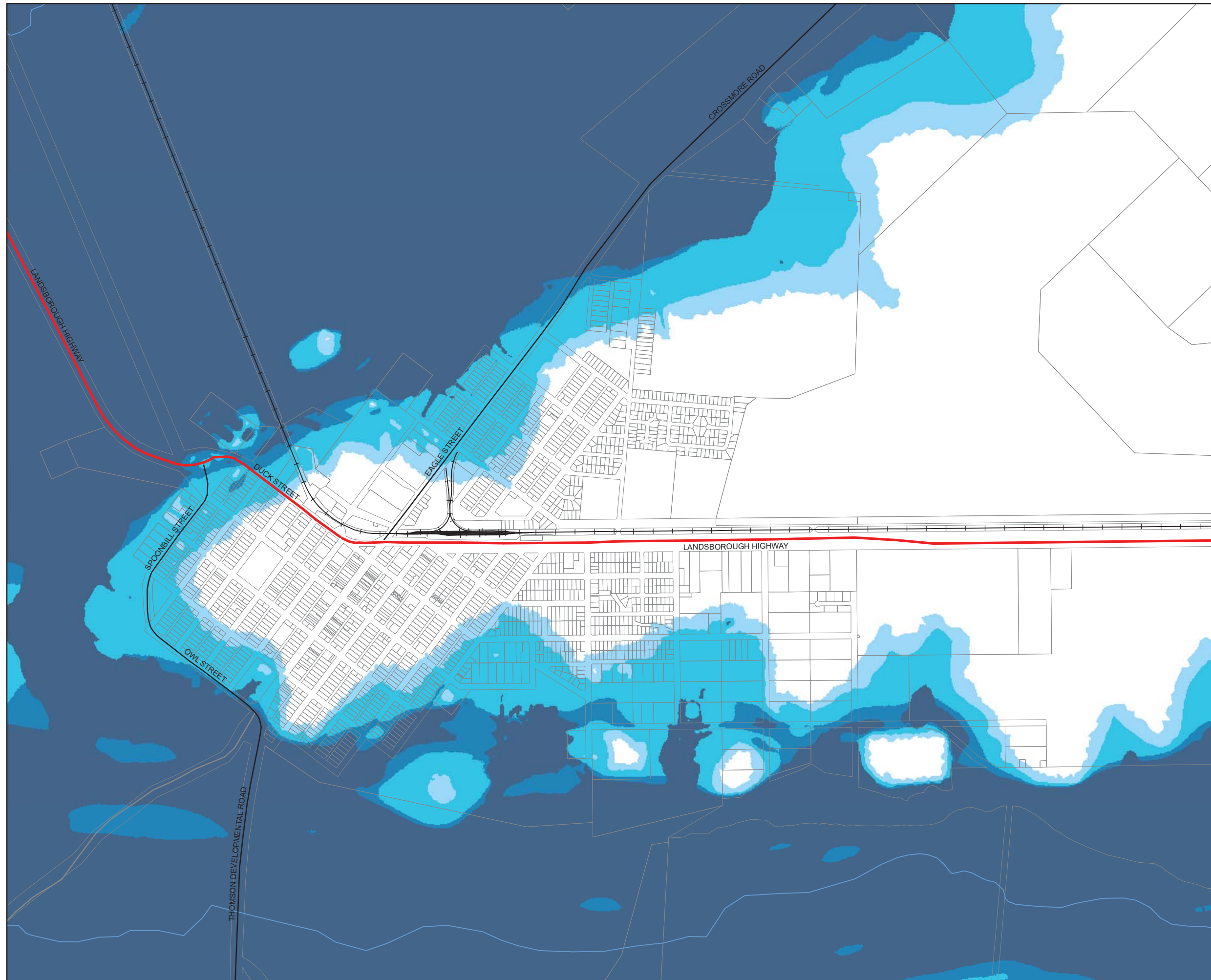
Approx Scale @ A3 1:1,250,000



Longreach Regional Council



Longreach Regional Council
 Planning Scheme
 Flood Hazard Overlay Map
 TOWN OF LONGREACH



Legend

- Flood Hazard Area (Longreach AEP)**
- Low
 - Significant
 - High
 - Extreme
 - Cadastral boundary
 - Longreach local government boundary
 - Surrounding local government areas
 - Railway
 - Highway
 - Major road
 - Minor road
 - Waterways

AEP1% = Flood area derived from QRA Level 2 mapping of 1% annual exceedance probability (AEP).

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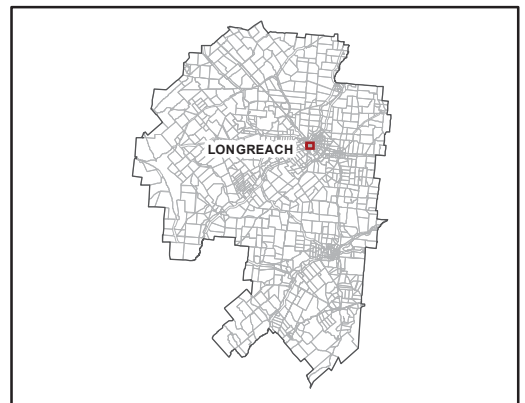
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Data Source: Longreach Regional Council and QSpatial 2022 Flood Hazard Investigation Area (Level 2) supplied by QRA 2014.

Datum and Projection: GDA 2020 zone 55

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Approx Scale @ A3 1:18,000

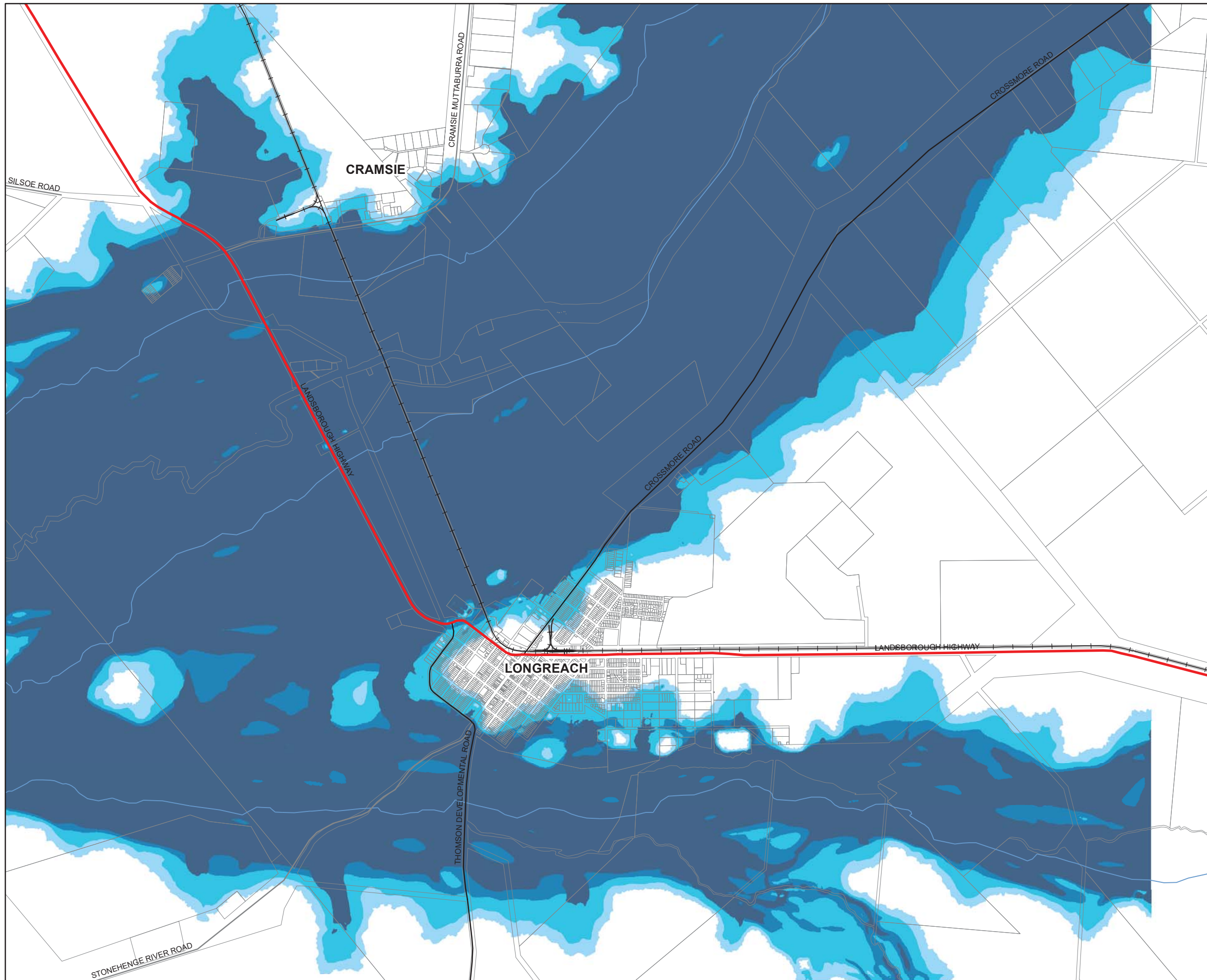


Overlay Map - 01b

Longreach Regional Council



Longreach Regional Council
 Planning Scheme
 Flood Hazard Overlay Map
 LONGREACH AND CRAMSIE



Legend

Flood Hazard Area (Longreach AEP 1%)

- Low
- Significant
- High
- Extreme
- Cadastral boundary
- Longreach local government boundary
- Surrounding local government areas
- Railway
- Highway
- Major road
- Minor road
- Waterways

AEP1% = Flood area derived from QRA Level 2 mapping of 1% annual exceedance probability (AEP).

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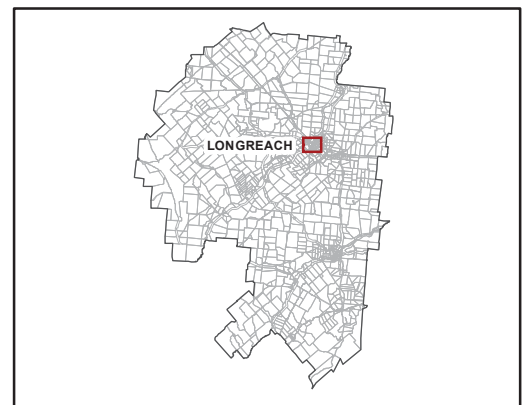
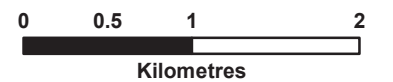
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Datum and Projection: GDA 2020 zone 55

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Approx Scale @ A3 1:45,000

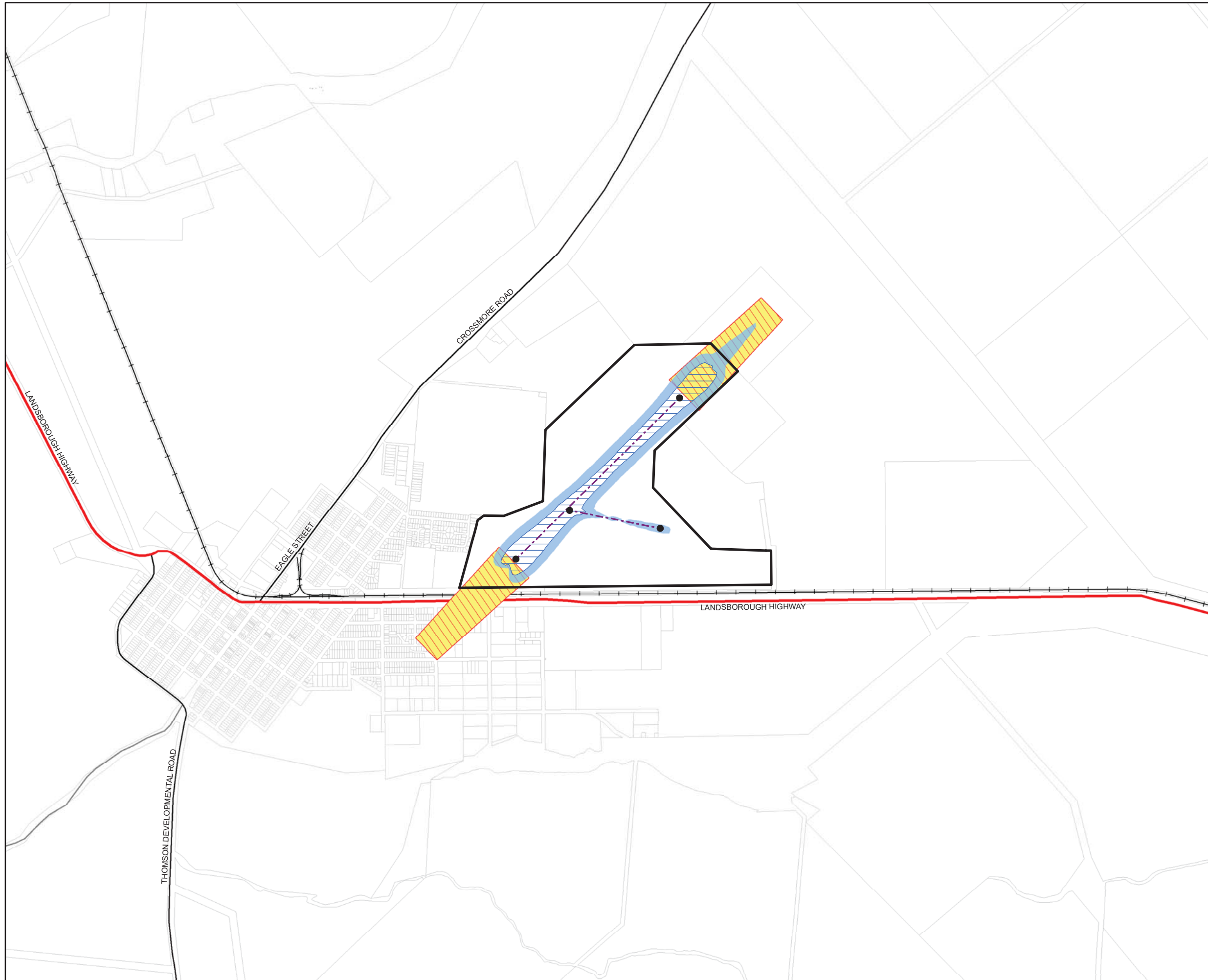


Overlay Map - 01c

Longreach Regional Council



Longreach Regional Council
 Planning Scheme
 Airport Environs Overlay Map
LONGREACH AIRPORT



Legend

- Airport Runway
- ▬ Airport Boundary
- ▨ Public Safety Areas
- ▬ 30-35 ANEF Contour
- ▬ 25-30 ANEF Contour
- ▬ Cadastral boundary
- ▬ Longreach local government boundary
- ▬ Surrounding local government areas
- + Railway
- ▬ Highway
- ▬ Major road
- ▬ Minor road

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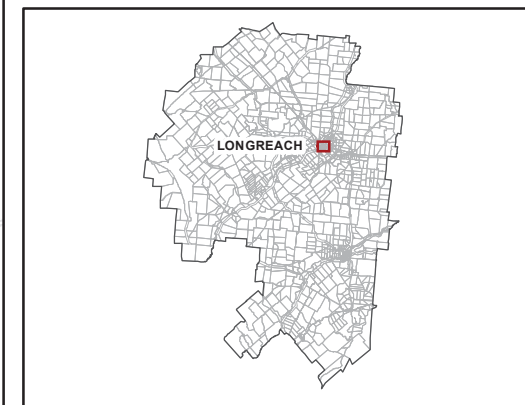
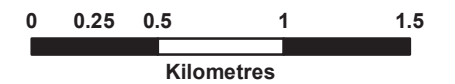
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Data Source: Longreach Regional Council and QSpatial 2022.
 Airport data supplied by Department of Transport and Main Road July 2022.

Datum and Projection: GDA 2020 zone 55

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Approx Scale @ A3 1:30,000

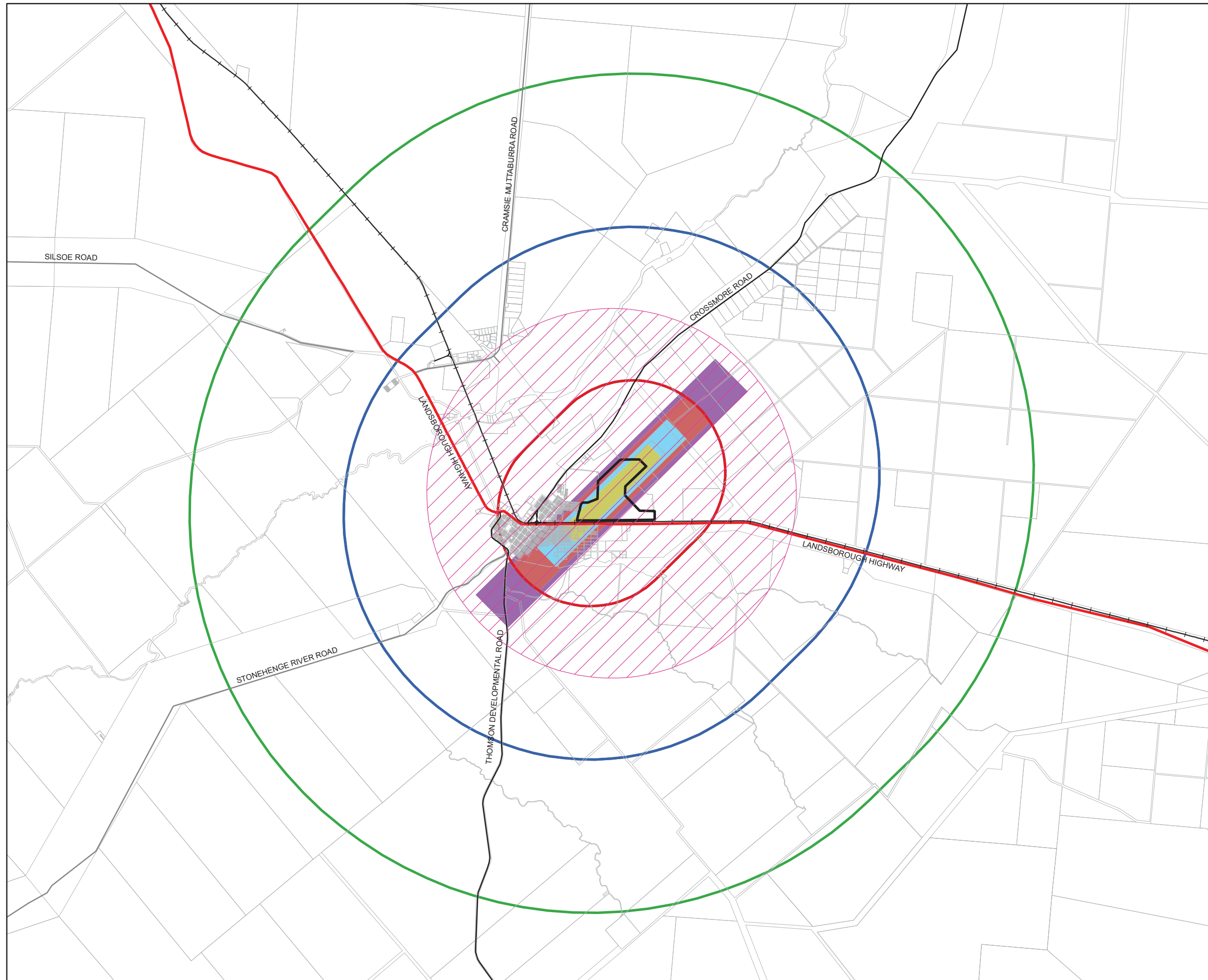


Overlay Map - 02a

Longreach Regional Council



Longreach Regional Council
 Planning Scheme
 Airport Environs Overlay Map
RUNWAY BUFFERS



Legend

- Airport Boundary
- Light restriction zones**
- Zone A
- Zone B
- Zone C
- Zone D
- Lighting area buffer (6km)
- Wildlife hazard buffer zone**
- 3km
- 8km
- 13km
- Railway
- Highway
- Major road
- Minor road
- Cadastral boundary

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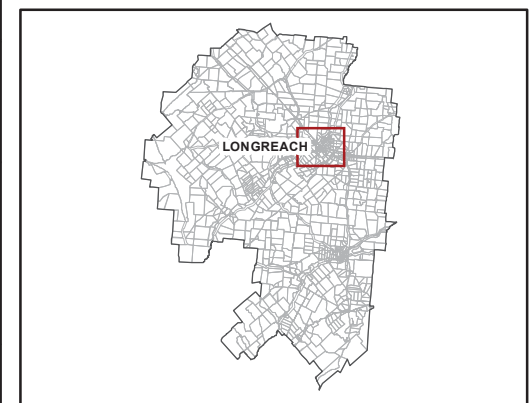
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 Airport data supplied by Department of Transport and Main Road July 2022.

Datum and Projection: GDA 2020 zone 55

27/07/2022

Approx Scale @ A3 1:120,000

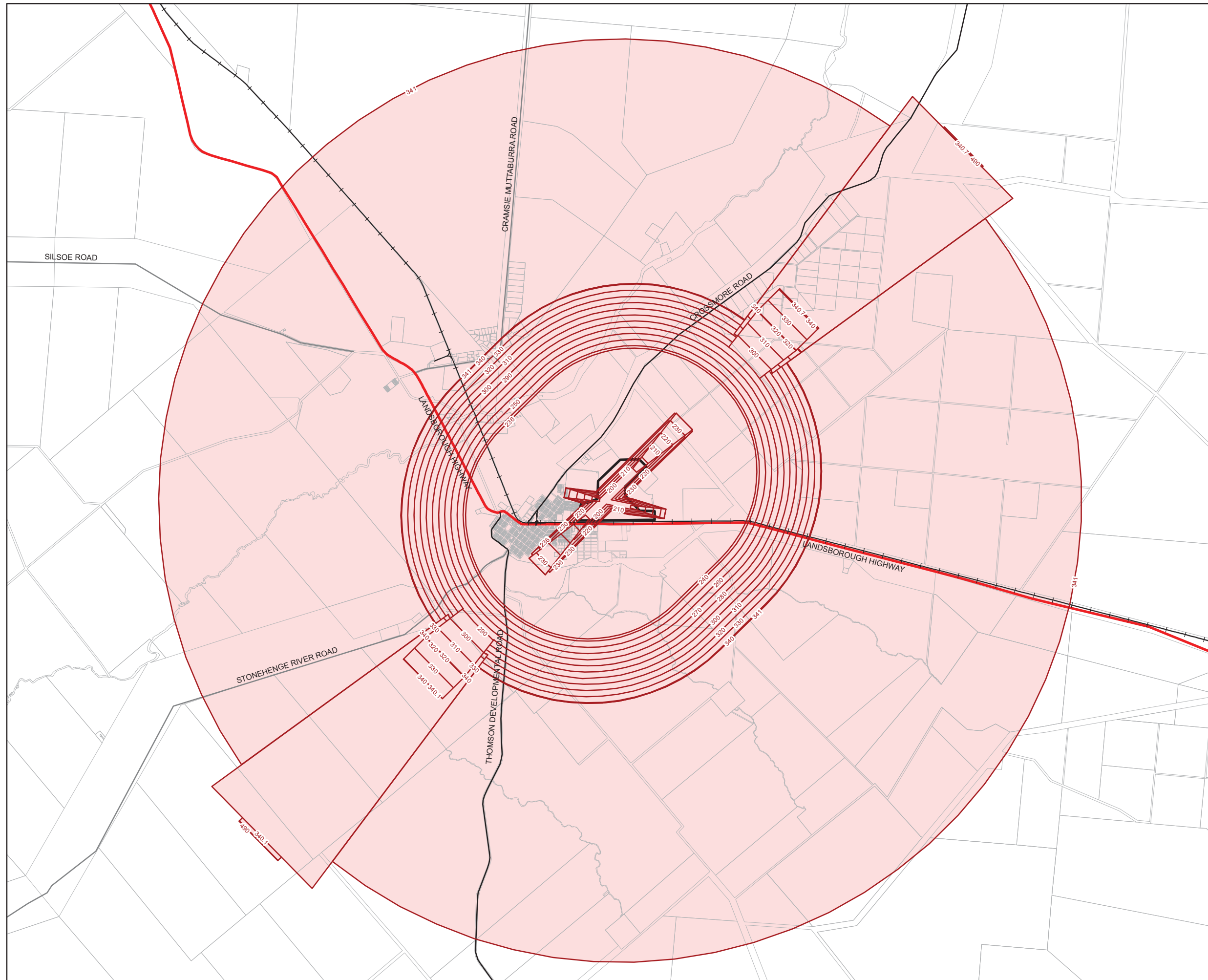


Overlay Map - 02b

Longreach Regional Council



Longreach Regional Council
 Planning Scheme
 Airport Environs Overlay Map
 OPERATIONAL AIRSPACE



Legend

- Airport Boundary
- Obstacle limitation surface area
- Obstacle limitation surface contours
- Railway
- Highway
- Major road
- Minor road
- Cadastral boundary

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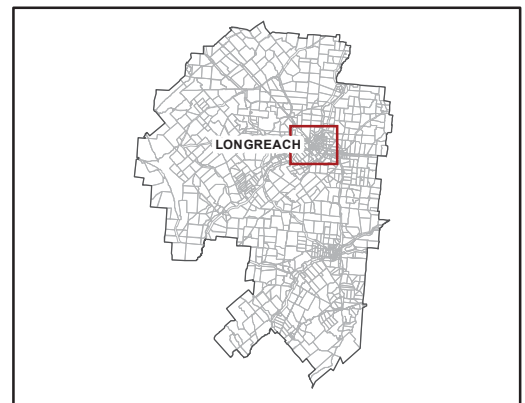
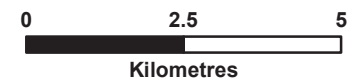
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Data Source: Longreach Regional Council and QSpatial 2022.
 Airport data supplied by Department of Transport and Main Road July 2022.

Datum and Projection: GDA 2020 zone 55

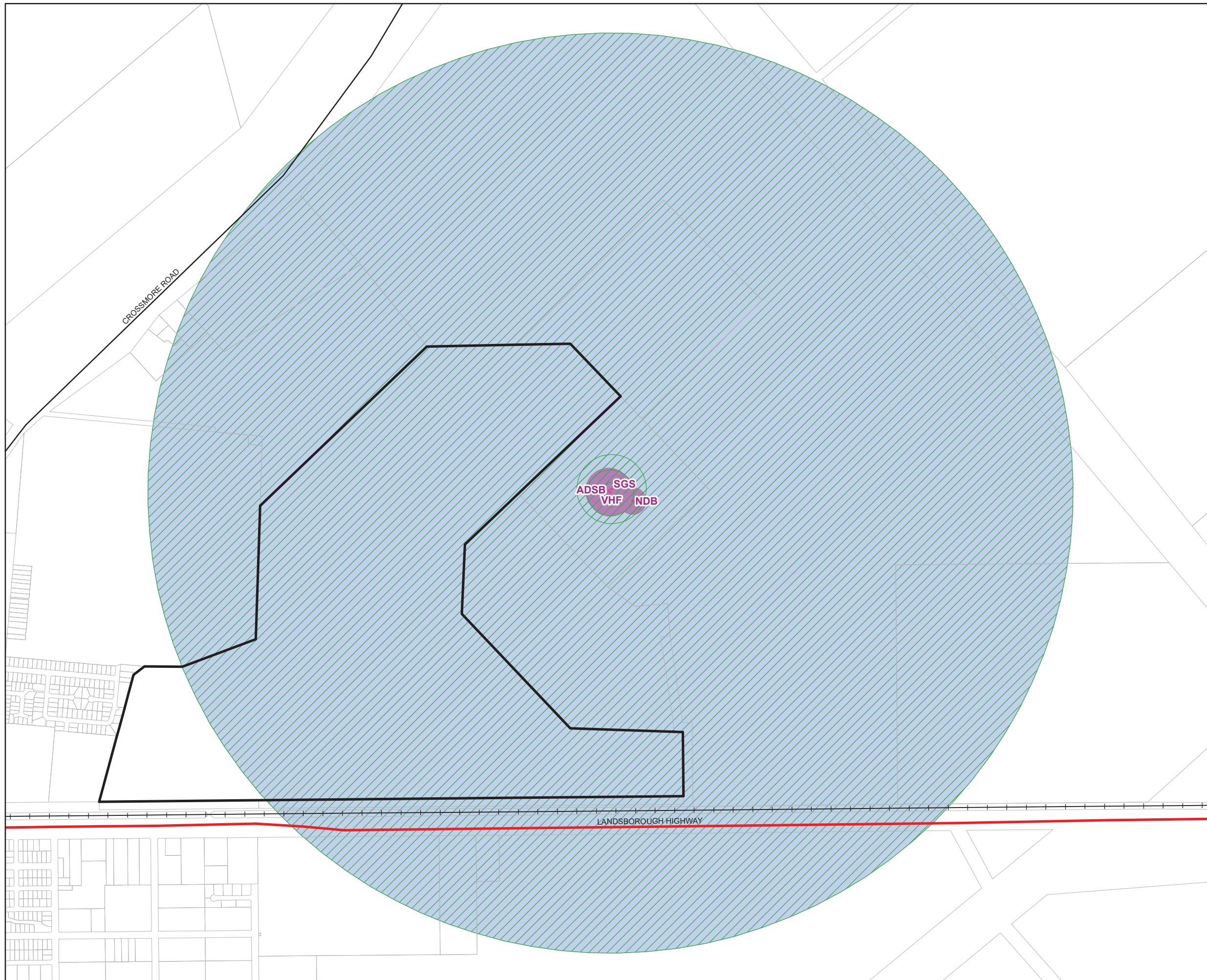
27/07/2022

Approx Scale @ A3 1:120,000



Overlay Map - 02c

Longreach Regional Council



Legend

- Airport Boundary
- Aviation facility**
- Location
- Zone A
- Zone A/B
- Area of interest
- ADSB** Automatic Dependent Surveillance-Broadcast
- NDB** Non-Directional Beacon
- SGS** Satellite Ground Stations
- VHF** Very High Frequency
- Cadastral boundary
- Longreach local government boundary
- Surrounding local government areas
- Railway
- Highway
- Major road
- Minor road
- Waterways

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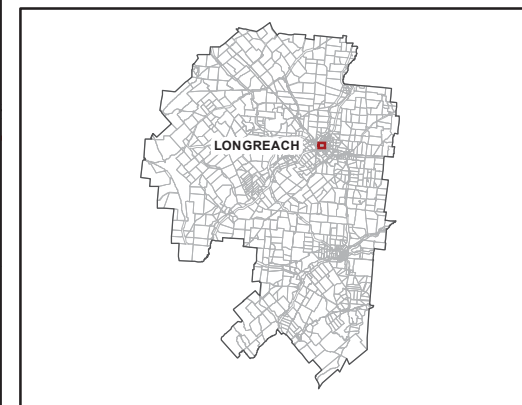
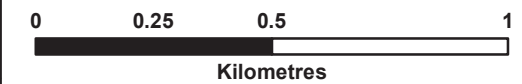
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 Airport data supplied by Department of Transport and Main Road July 2022.

Datum and Projection: GDA 2020 zone 55

27/07/2022

Approx Scale @ A3 1:16,000



Overlay Map - 02a

Longreach Regional Council



LONGREACH REGION

Legend

- - - State-controlled road centreline
- Transport noise corridor - State-controlled roads (voluntary)**
 - █ Category 0: Noise Level < 58 dB(A)
 - █ Category 1: 58 dB(A) =< Noise Level < 63 dB(A)
 - █ Category 2: 63 dB(A) < Noise Level < 68 dB(A)
 - █ Category 3: 68 dB(A) =< Noise Level < 73 dB(A)
 - █ Category 4: Noise Level >= 73 dB(A)
- Cadastral boundary
- Longreach local government boundary
- Surrounding local government areas
- + Railway
- Major road
- Minor road

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Note: The Transport noise corridor overlay is contained in the planning scheme for information purposes only. The transport noise overlay identifies land affected by transport noise in accordance with Chapter 8B of the Building Act 1975. In these areas building work will be assessable against the Queensland Development Code Part 4.4 – Buildings in a Transport Noise Corridor.

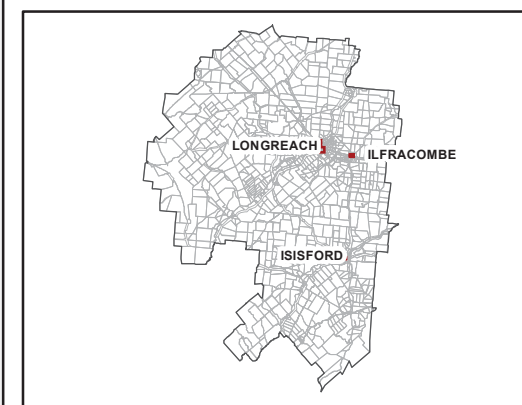
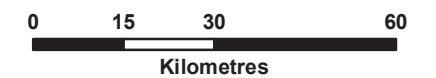
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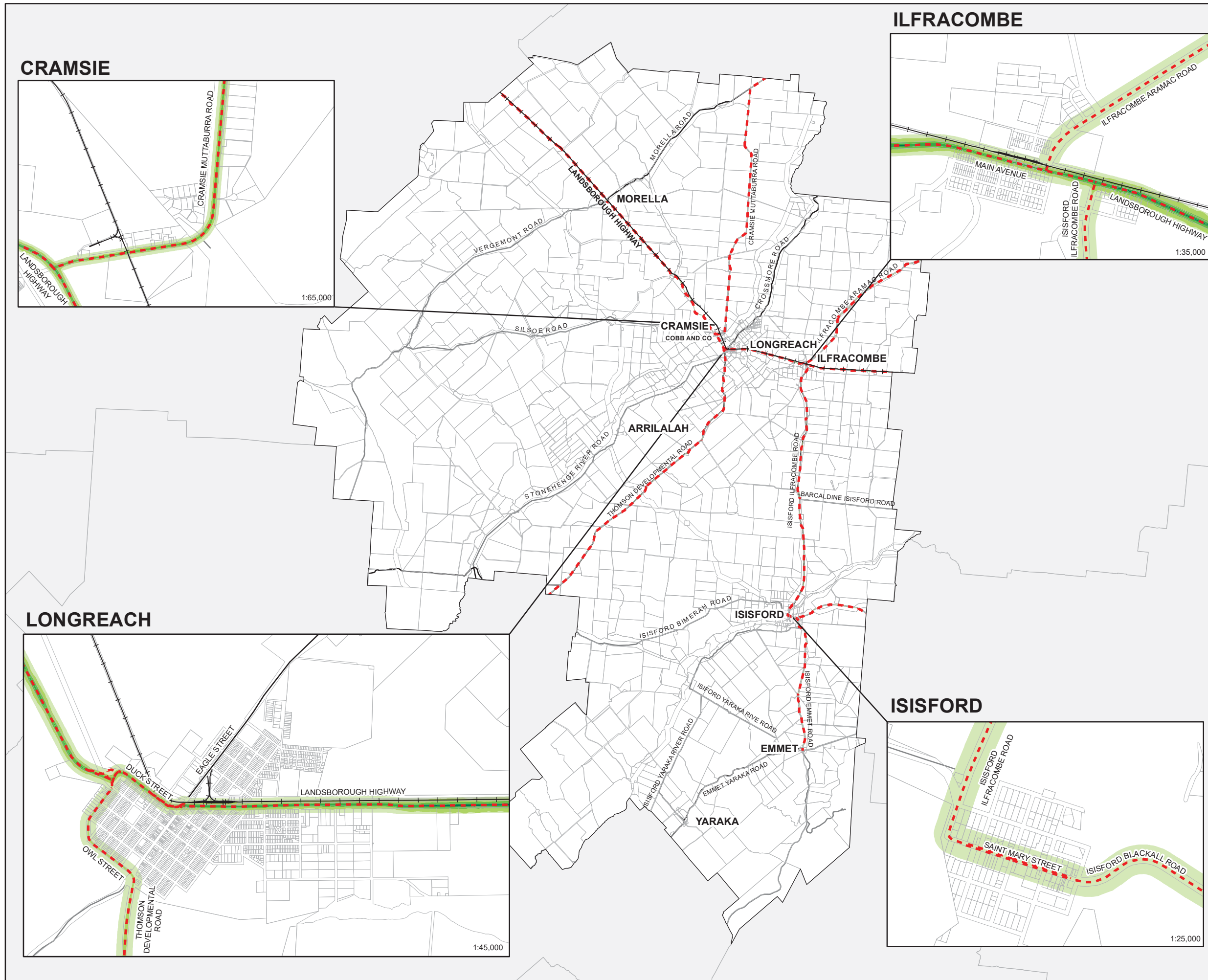
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27/07/2022

Approx Scale @ A3 1:1,250,000



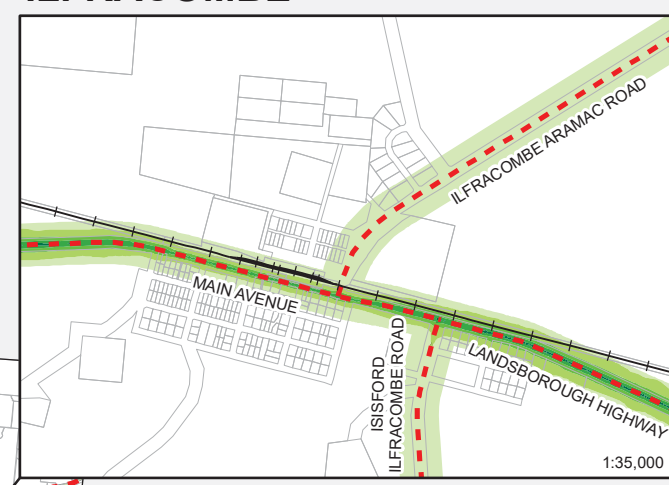
Overlay Map - 03



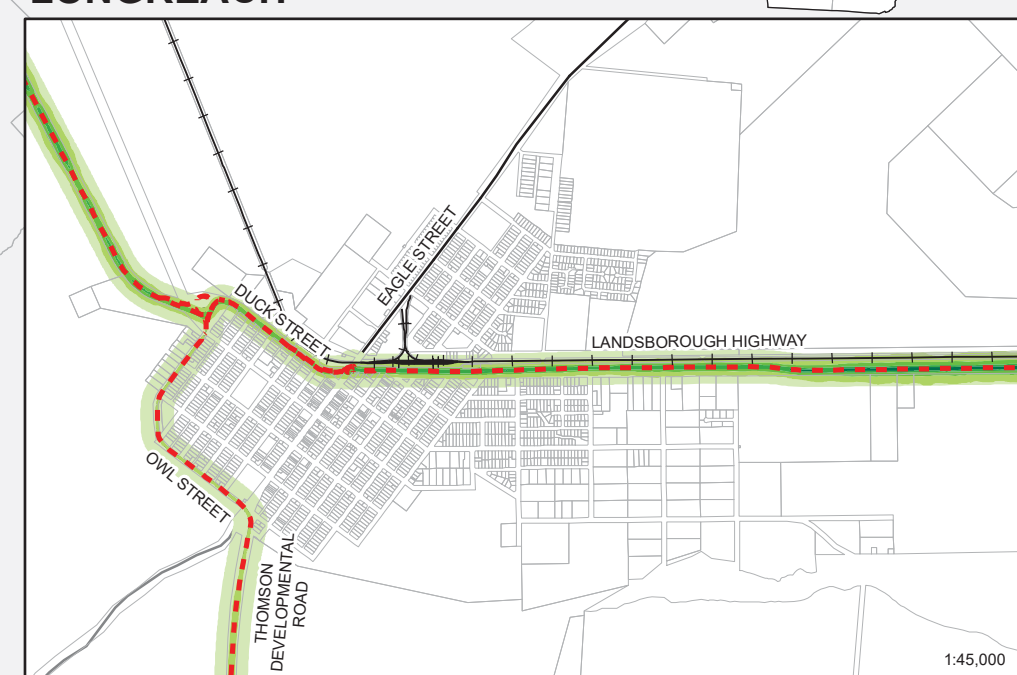
CRAMSIE



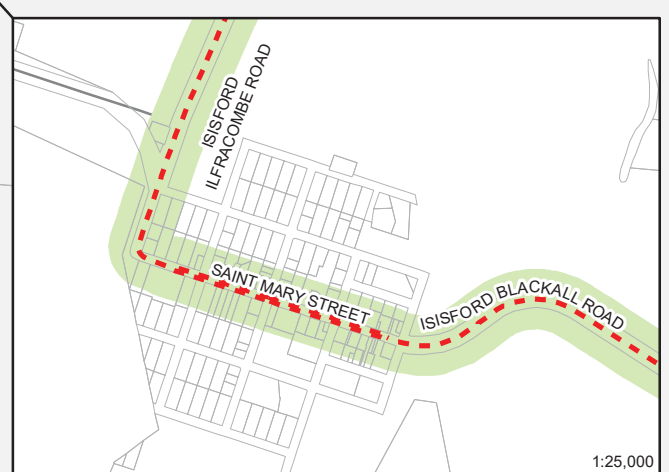
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LONGREACH



ISISFORD

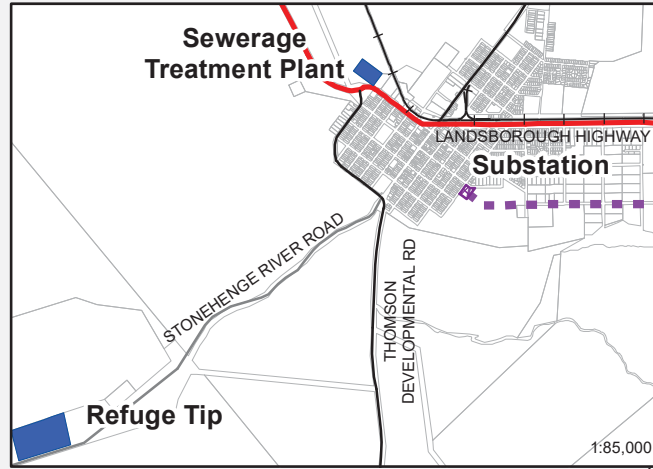


Longreach Regional Council

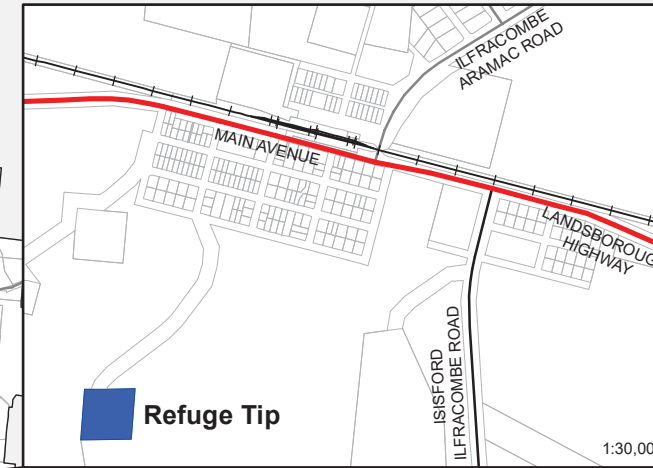


Longreach Regional Council
 Planning Scheme
 Significant Infrastructure,
 Extractive Industries and
 Mining Tenements
 Other Planning Scheme Map
 LONGREACH REGION

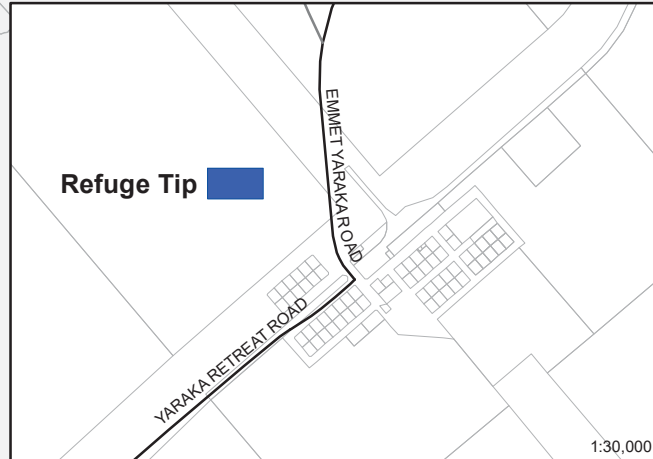
LONGREACH



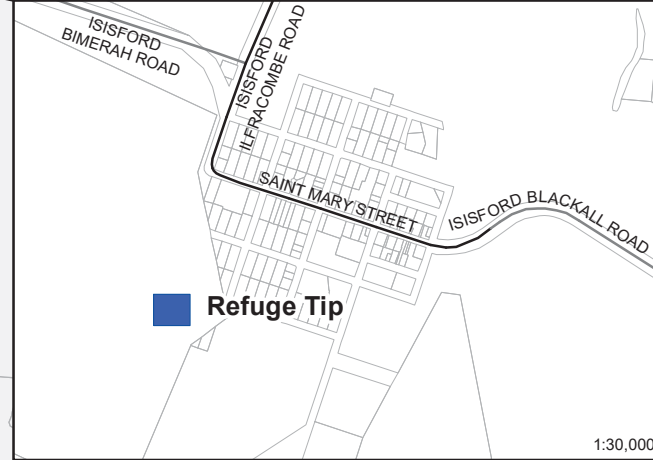
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YARAKA



ISISFORD



Legend

- Major electricity infrastructure (Ergon)
- Substation (Ergon)
- Infrastructure
- Cadastral boundary
- Longreach local government boundary
- Surrounding local government areas
- Railway
- Highway
- Major road
- Minor road

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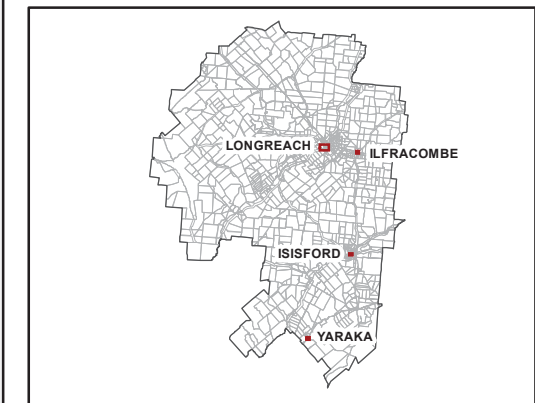
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Datum and Projection: GDA 2020 zone 55

5/08/2022

Approx Scale @ A3 1:1,250,000



Longreach Regional Council



Longreach Regional Council
 Planning Scheme
 Significant Infrastructure,
 Extractive Industries and
 Mining Tenements
 Other Planning Scheme Map
LONGREACH REGION

Legend

-  Quarry
-  Mining tenement (mining claims and mining leases)
-  Cadastral boundary
-  Longreach local government boundary
-  Surrounding local government areas
-  Railway
-  Highway
-  Major road
-  Minor road

Note:
 1. The Sustainable Planning Act 2009 does not apply to development in the area authorised under the Mining Resources Act 1989, other than for administering IDAS for the Queensland Heritage Act 1992 in relation to a Queensland Heritage Place under Queensland Heritage Act 1992.
 2. Mining tenement details may be obtained from the Chief Executive of the Department that administers the Mining Resources Act 1989. Information on mining leases can also be found at <http://mines.industry.qld.gov.au/geoscience/interactive-resource-tenure-maps.htm>

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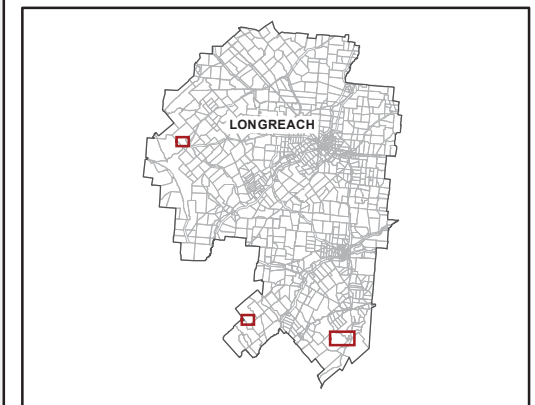
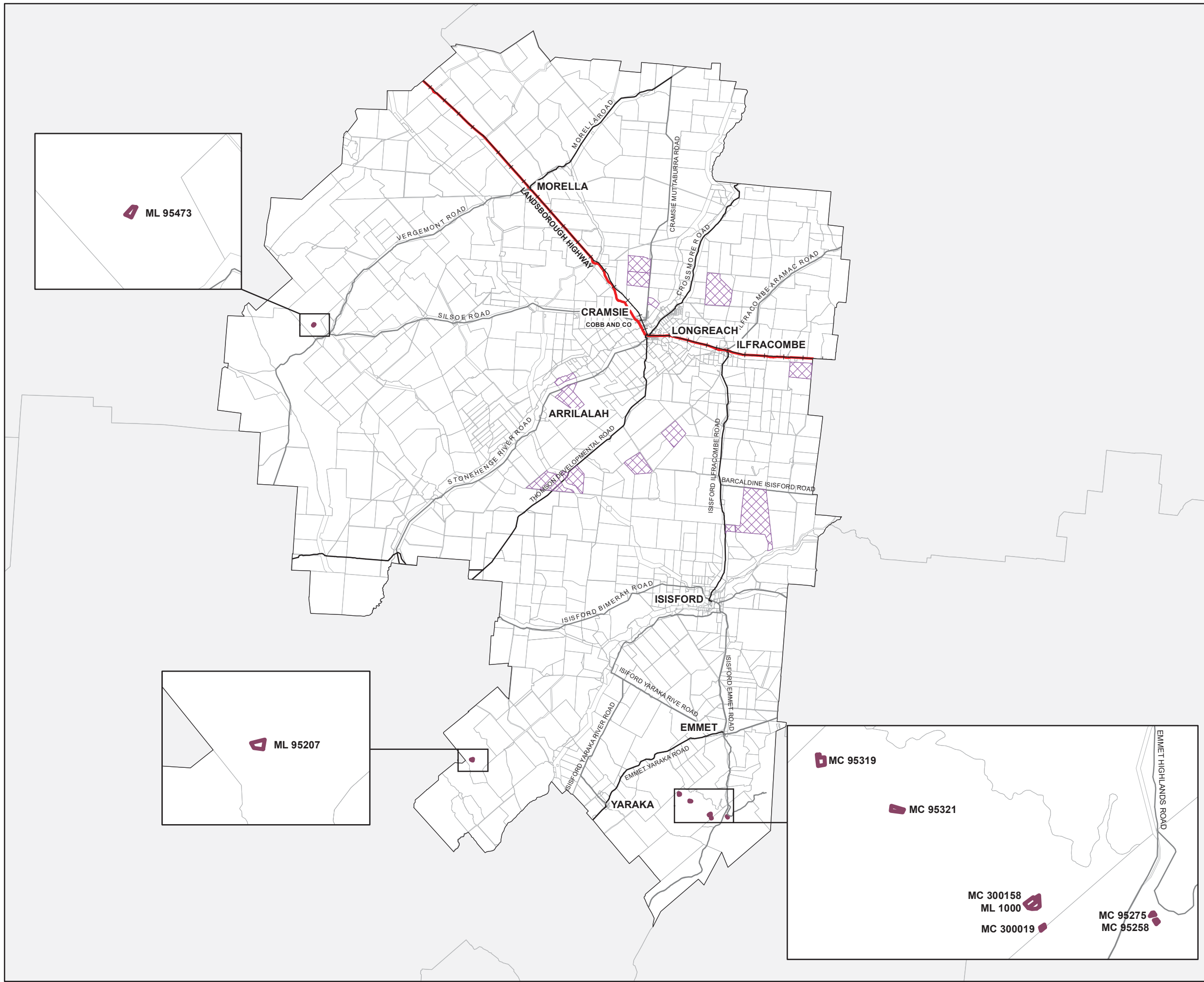
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Data Source: Longreach Regional Council and QSpatial 2022.
 Mining Lease, Mining Development Licenses and Mining Claim data sourced from Department of Natural Resources and Mines July 2022.

Datum and Projection: GDA 2020 zone 55

27/07/2022

Approx Scale @ A3 1:1,250,000



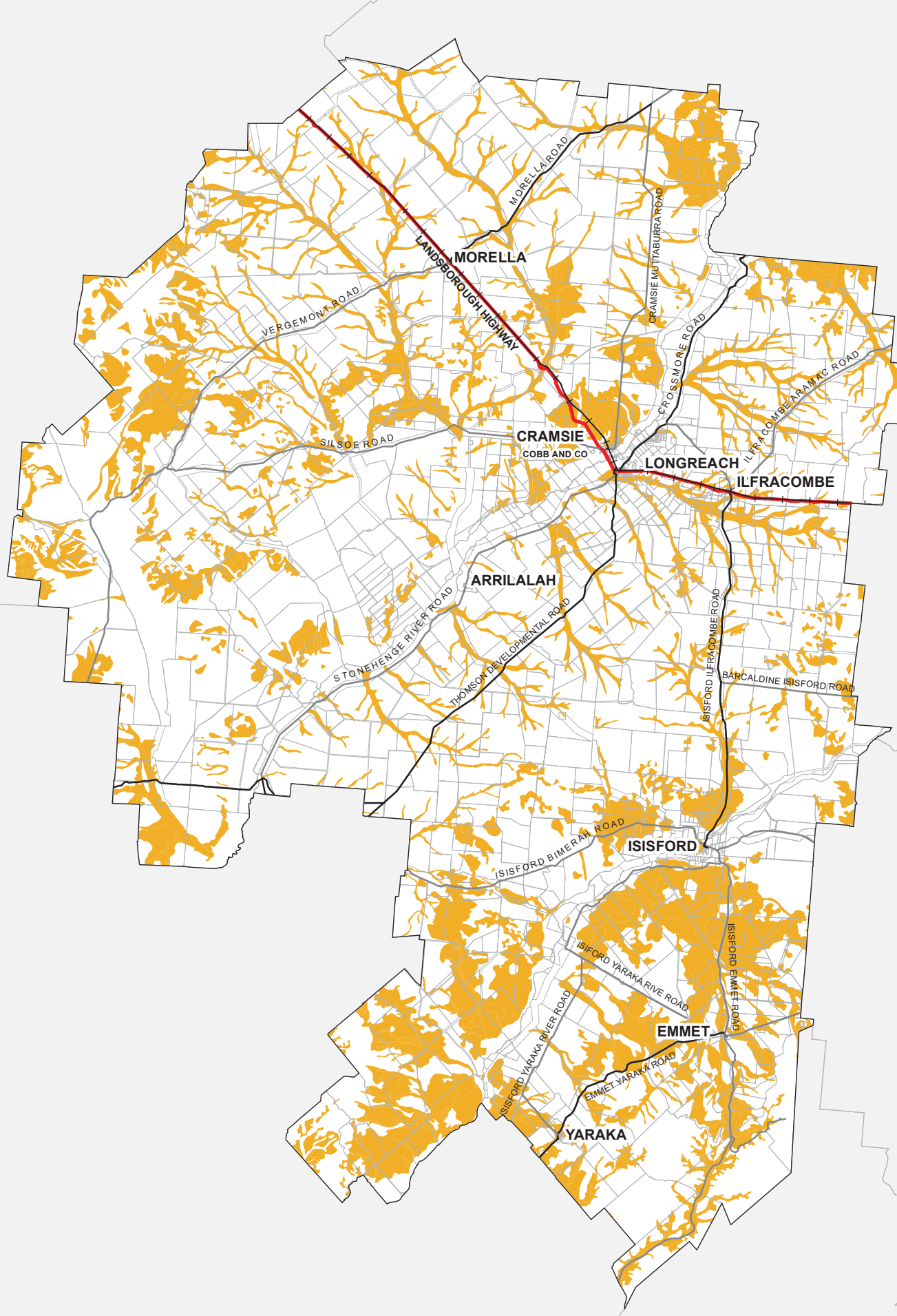
Longreach Regional Council



Longreach Regional Council
 Planning Scheme
 Agricultural Land
 Other Planning Scheme Maps
 LONGREACH REGION

Legend

- Agricultural land
- Cadastral boundary
- Longreach local government boundary
- Surrounding local government areas
- Railway
- Highway
- Major road
- Minor road



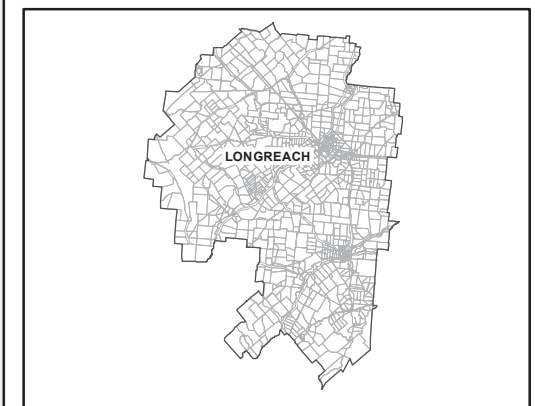
Editor's Note: This map is based on the best available mapping information as carried forward from the superseded planning schemes. It does not necessarily reflect the State Planning Policy (SPP) as more recent mapping for the SPP is not available for the Longreach Regional Council area.

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 Agricultural land based on FWA2 and BWA2 (Class C1)

Datum and Projection: GDA 2020 zone 55
 4/08/2022

Approx Scale @ A3 1:1,250,000

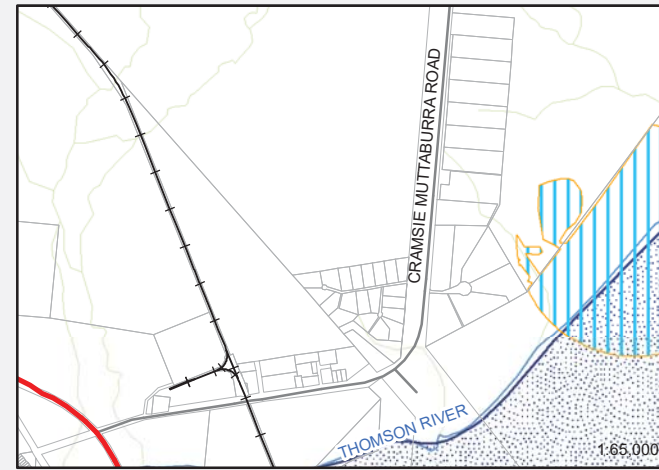


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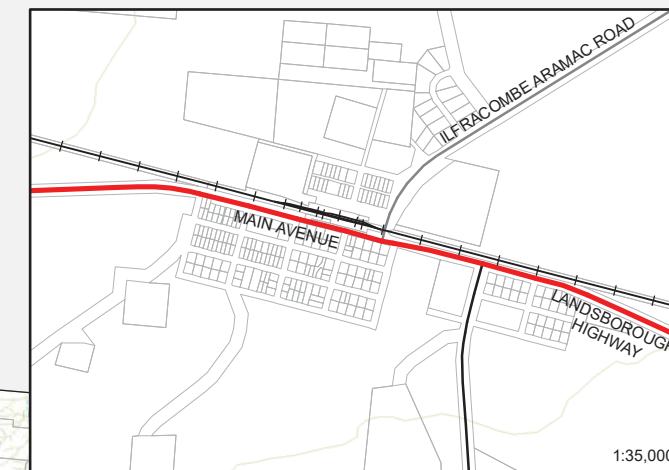


Longreach Regional Council
 Planning Scheme
 Matters of State
 Environmental Significance
 Other Planning Scheme Map
LONGREACH REGION

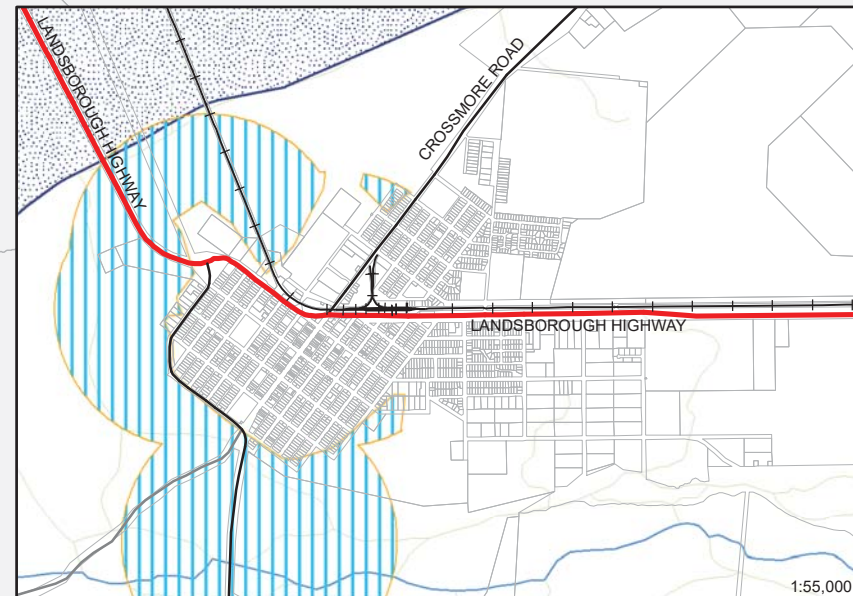
CRAMSIE



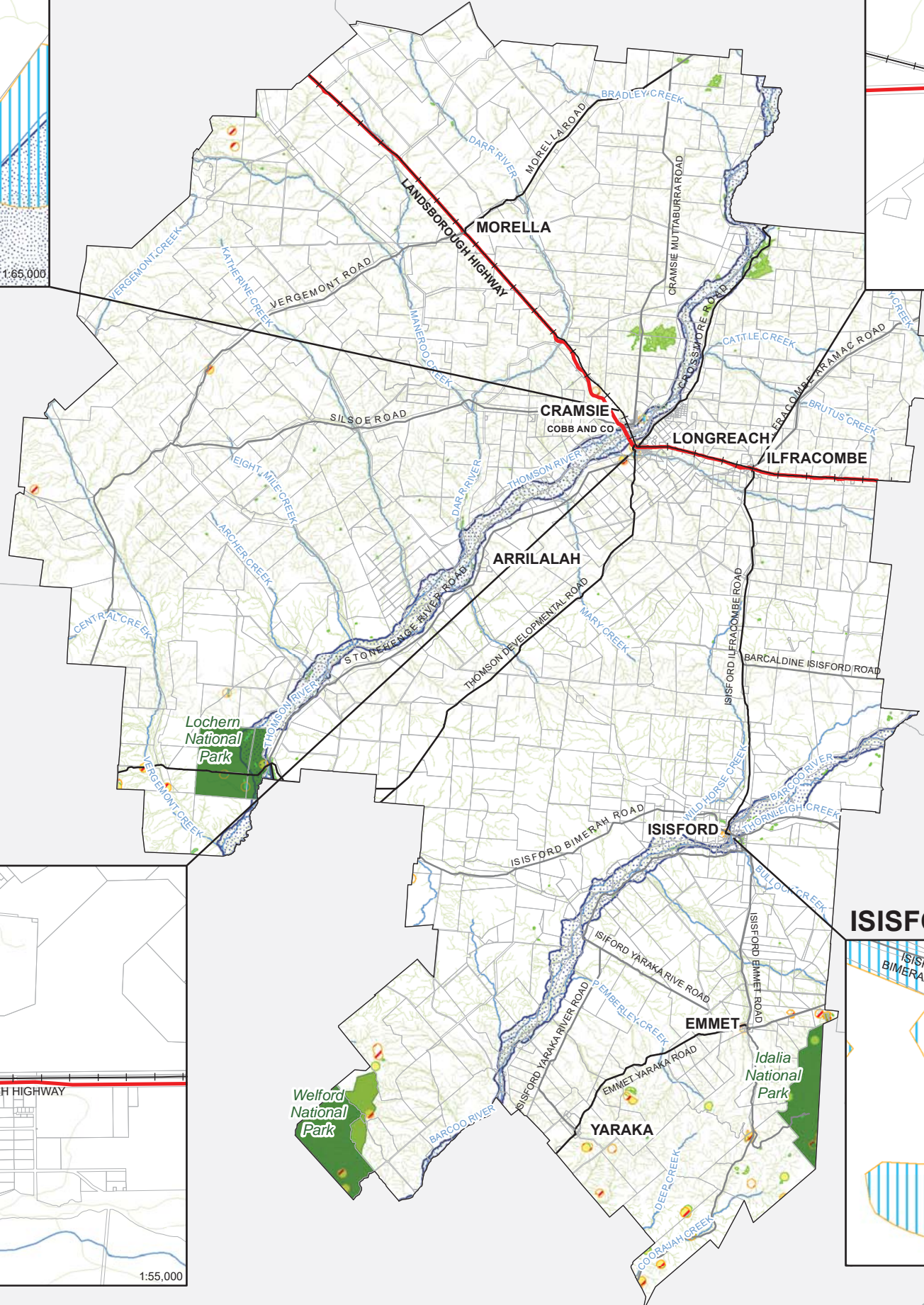
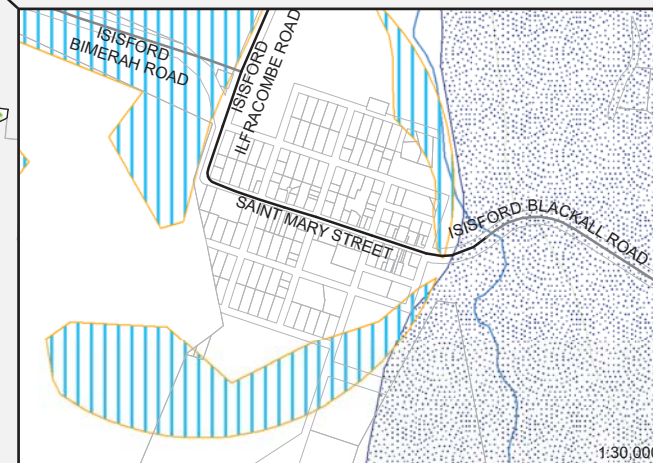
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LONGREACH



ISISFORD



Legend

- Matters of State Environmental Significance (MSES)**
- Protected areas (estates)
 - Protected areas (nature refuge)
 - Regulated vegetation (category B)
 - Regulated vegetation (category C)
 - Regulated vegetation (essential habitat)
 - Regulated vegetation (wetland)
 - MSES - Regulated vegetation (intersecting a watercourse)
 - Wildlife habitat (endangered or vulnerable)
 - Wildlife habitat (special least of concern)
 - Strategic environmental areas (designated precinct)
 - Cadastral boundary
 - Longreach local government boundary
 - Surrounding local government areas
 - Railway
 - Highway
 - Major road
 - Minor road
 - Waterways

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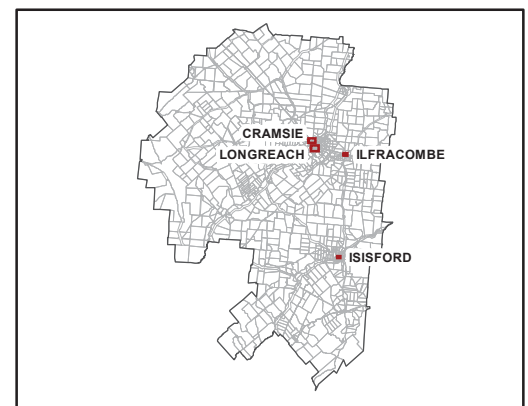
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Data Source: Longreach Regional Council and QSpatial 2022
 Matters of State Environmental Significance (MSES) July 2022

Datum and Projection: GDA 2020 zone 55

29/07/2022

Approx Scale @ A3 1:30,000

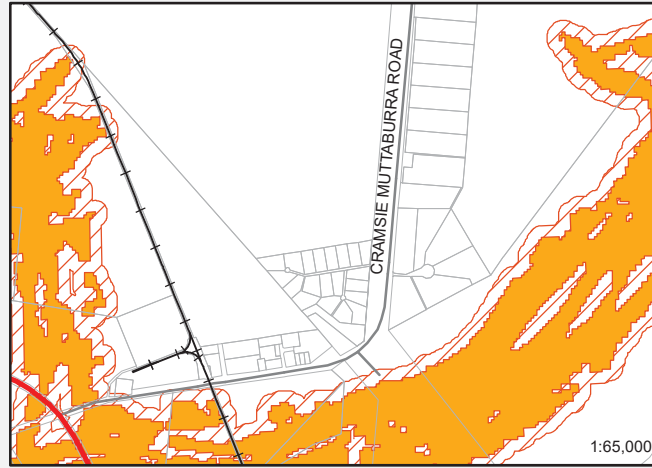


Longreach Regional Council

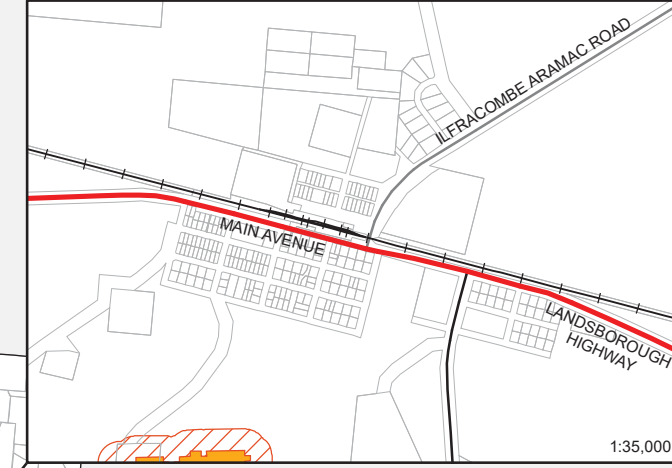


Longreach Regional Council
 Planning Scheme
 Bushfire Hazard
 Other Planning Scheme Map
 LONGREACH REGION

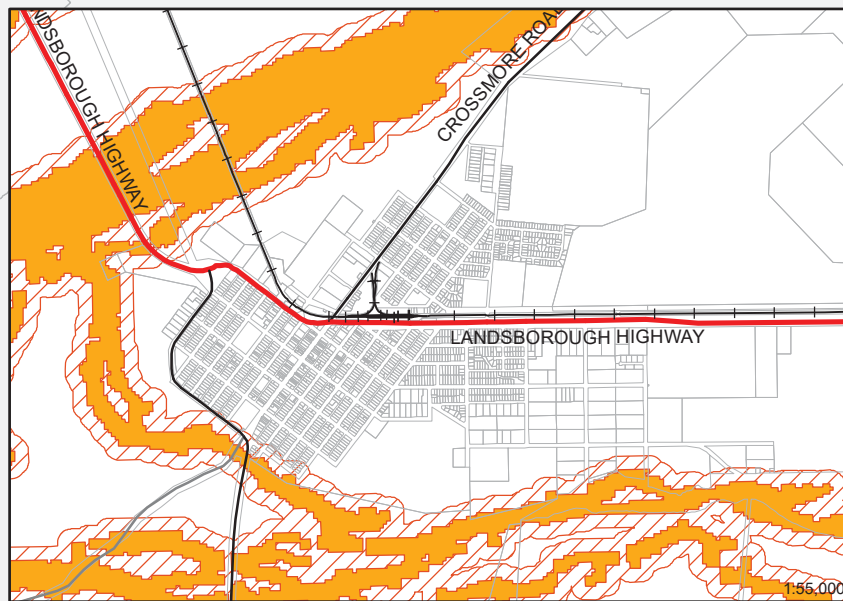
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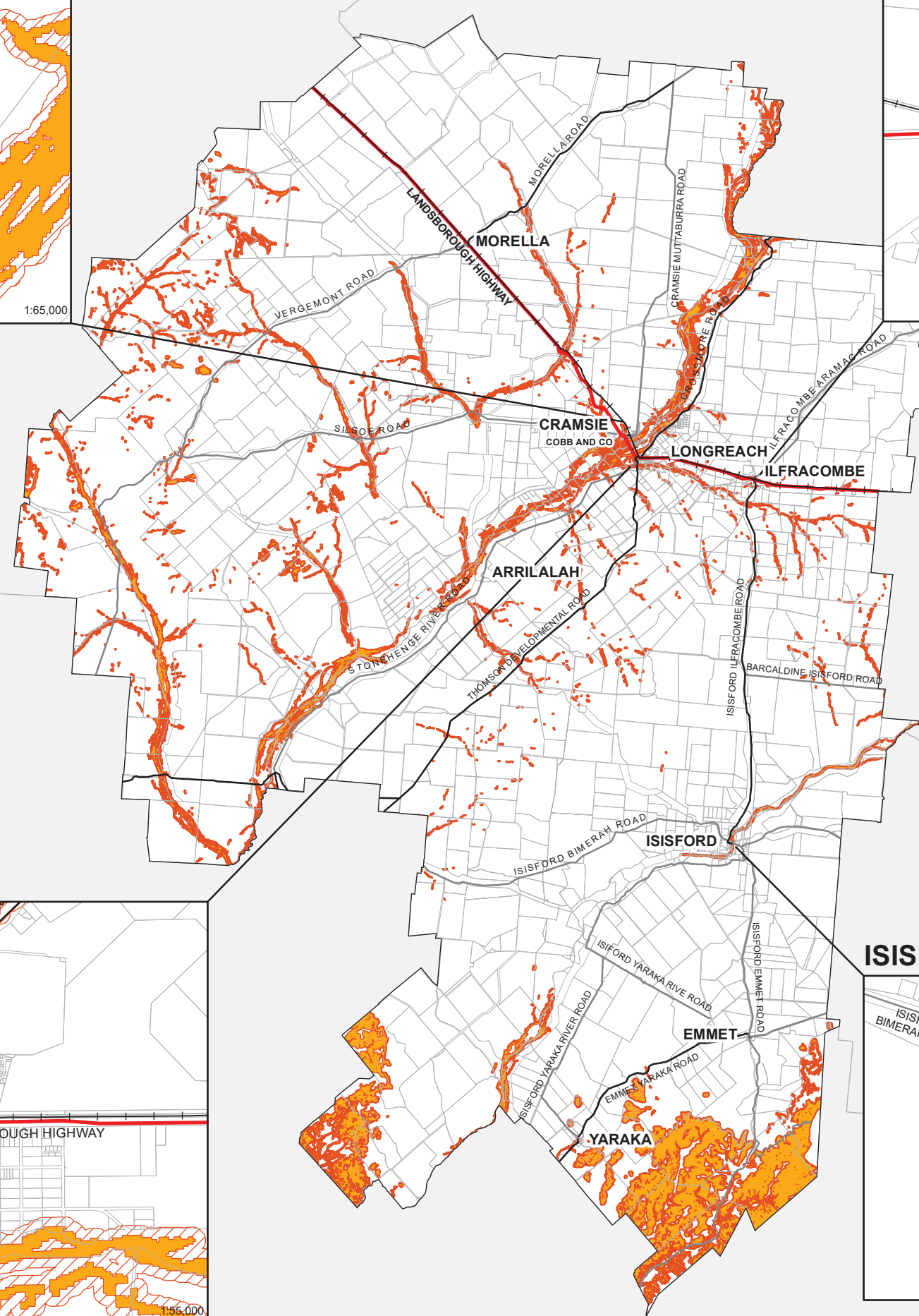
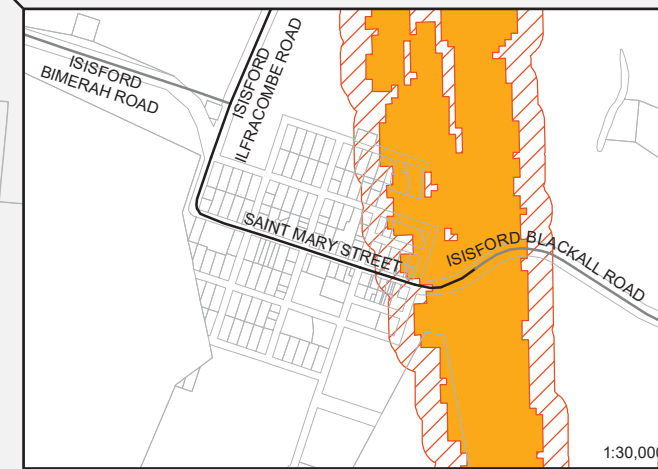
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LONGREACH



ISISFORD



Legend

- Bushfire Hazard**
- Very High Potential Bushfire Intensity
 - High Potential Bushfire Intensity
 - Medium Potential Bushfire Intensity
 - Potential Impact Buffer
 - Cadastral boundary
 - Longreach local government boundary
 - Surrounding local government areas
 - Railway
 - Highway
 - Major road
 - Minor road

Editor's note—
 Longreach Regional Council designates the hazard area shown on overlay Map OPSM-04 as the bushfire prone area for the purposes of section 12 of the Building Regulation 2006. The bushfire hazard area (bushfire prone area) includes land covered by very high, high, and medium hazard areas, as well as the potential impact buffer category, on the overlay map.

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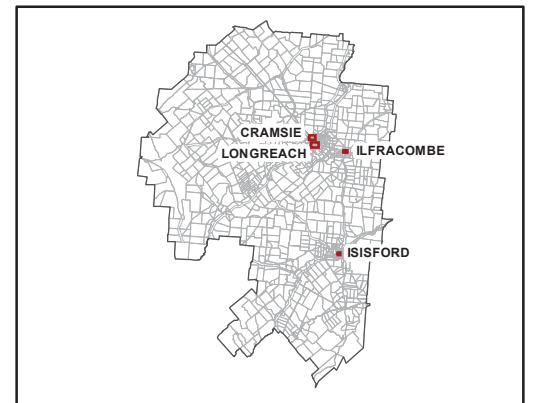
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 Bushfire hazard sourced from QSpatial, published September 2014.

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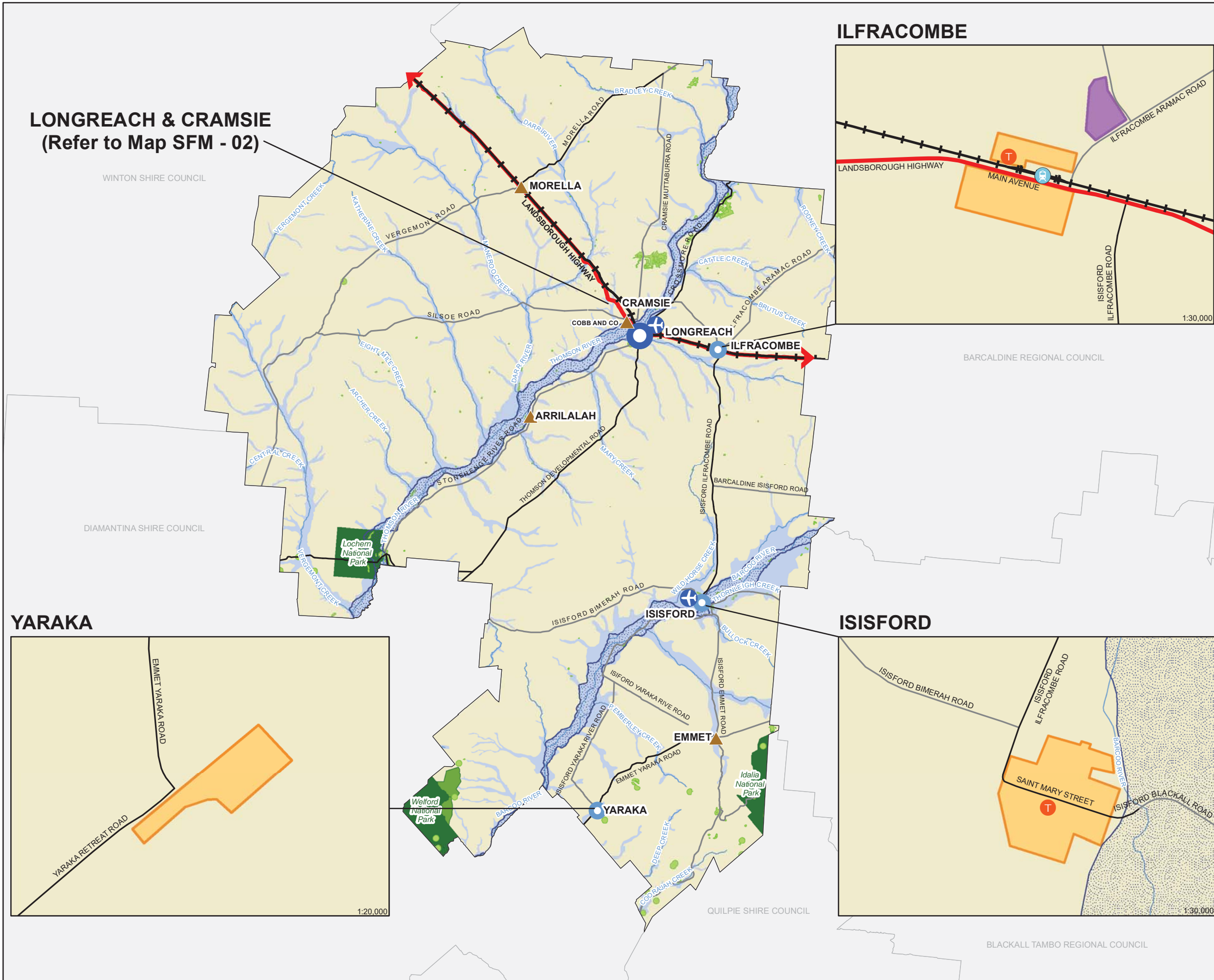
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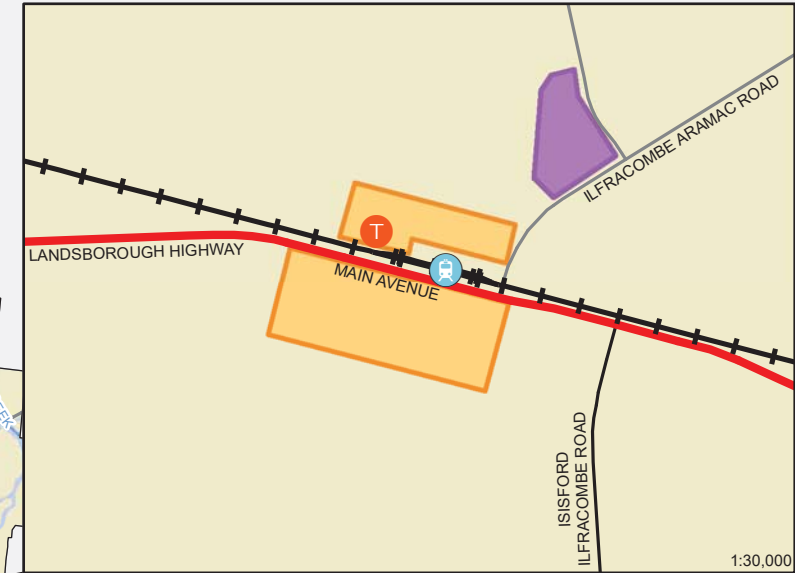
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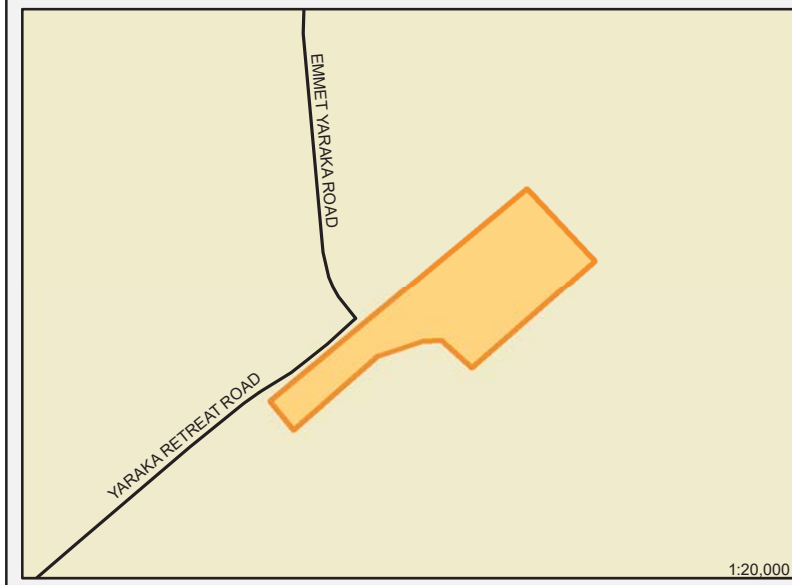
LONGREACH & CRAMSIE (Refer to Map SFM - 02)



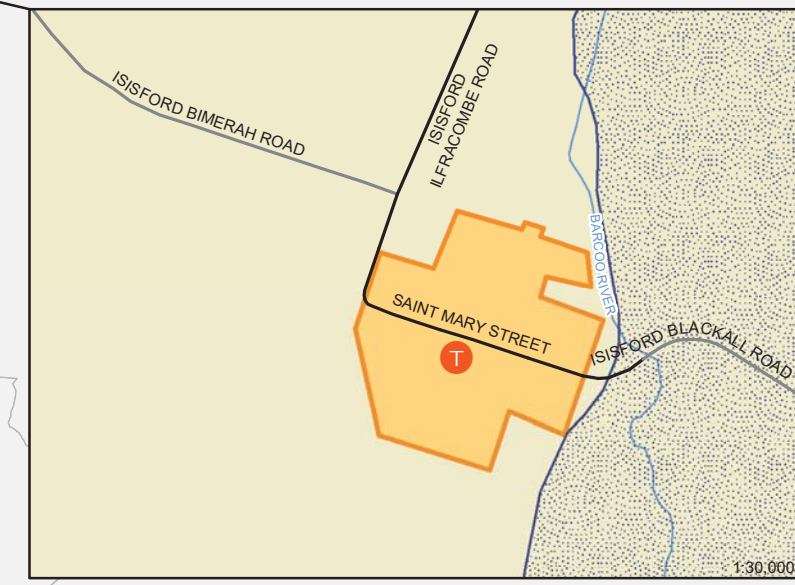
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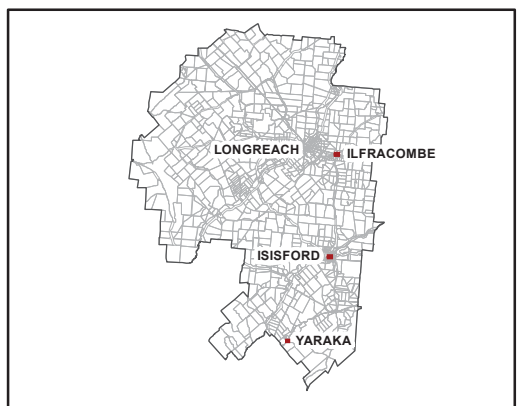


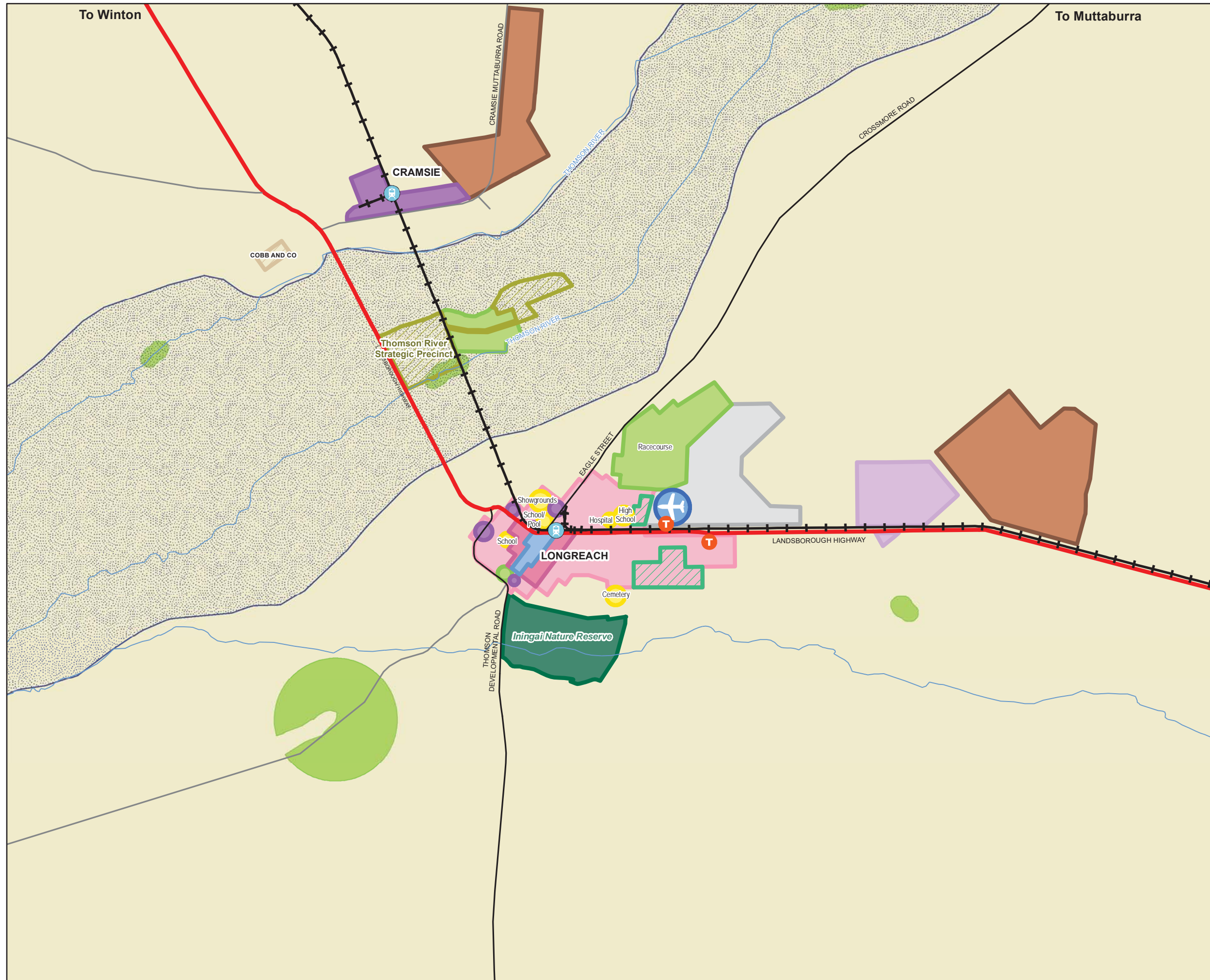
Legend

- Town of Longreach
- Town
- Historical subdivision
- Airports
- Train station
- Tourism facilities
- Railway
- Highway
- Major road
- Minor road
- Waterways
- Industry
- Township
- Rural
- Floodplain
- Protected areas (estates)
- Protected areas (nature refuge)
- Regulated vegetation (MSES categories)
- Strategic environmental areas (designated precinct)
- Longreach local government boundary
- Surrounding local government areas

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Legend

- Train station
- Tourism facilities
- Railway
- Highway
- Major road
- Minor road
- Waterways
- Urban
- Housing mix area
- Eagle Street town centre
- Industry
- Industry investigation
- Rural residential
- Community
- Open Space
- Reserve
- Airport location
- Airport parcel
- Thomson River Strategic Precinct
- Historical subdivision
- Greenfield
- Rural
- Protected areas (estates)
- Protected areas (nature refuge)
- Regulated vegetation (MSES categories)
- Strategic environmental areas (designated precinct)

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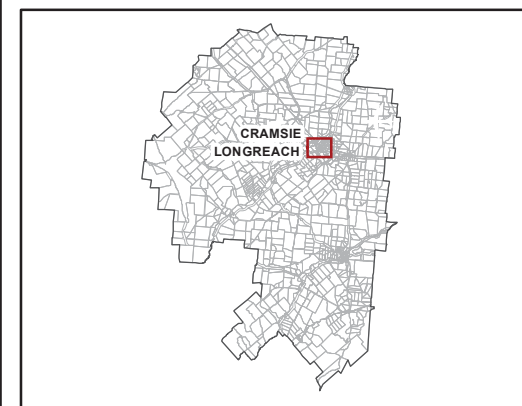
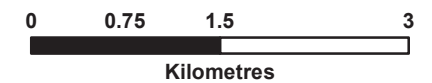
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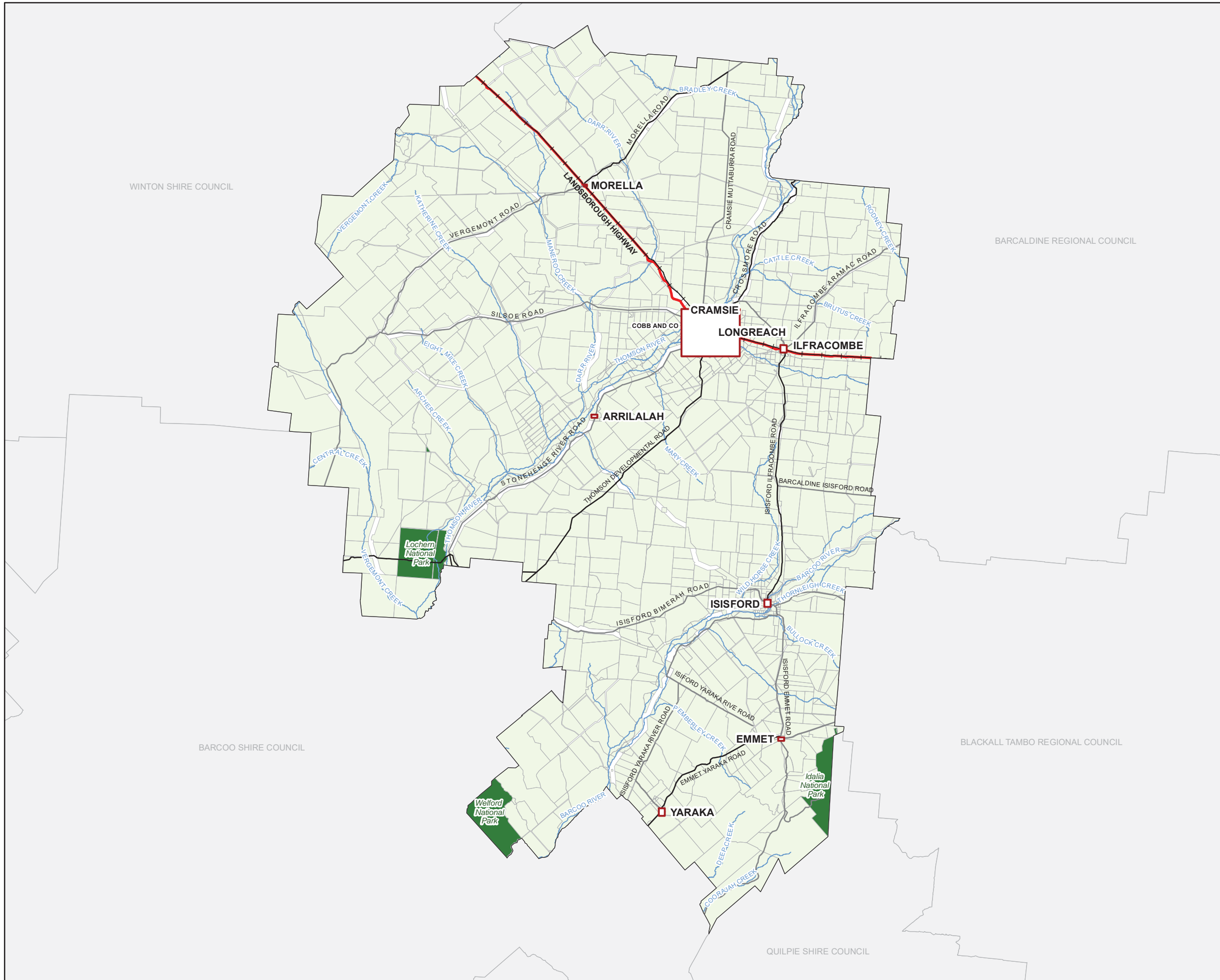
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Longreach Regional Council



Longreach Regional Council
 Planning Scheme
 Zone map
 RURAL AREAS



Legend

Zoning

- Centre
- Community Facilities
- Environmental Management and Conservation
- Industry
- Industry investigation
- Low Density Residential
- Medium Density Residential
- Recreation and Open Space
- Rural
- Rural Residential
- Tourism
- Township
- Refer to ZM-02a-b and ZM-03
- Cadastral boundary
- Longreach local government boundary
- Surrounding local government areas
- Railway
- Highway
- Major road
- Minor road
- Waterways

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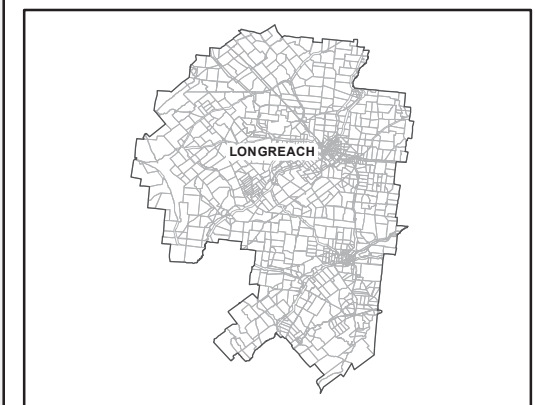
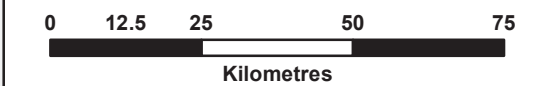
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Zone Map - 01


Longreach Regional
Planning Scheme

DRAFT V1.2 (FOR SIR)

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REEL PLANNING – DRAFTING IN PROGRESS

Version control – Draft 1.2					
Project Manager		Kate Lipke			
Prepared By		Kate Lipke			
Approved for issue					
Rev No.	Date	Description	Signature or Typed Name		
			Prepared by	Checked	Approved
Draft 1.0	26/07/22	Initial draft for review – emailed to LRC (LY & KD)	KL	n/a	n/a
Draft 1.1	09/08/2022	Draft incorporating RRZ, RLLs and general edits – emailed to LRC (LY & KD)	KL	n/a	n/a
<u>Draft 1.2</u>	<u>05/11/2022</u>	<u>For agenda report and endorsement to submit for SIR</u>	<u>KL & JR</u>	<u>KL</u>	

Citation and commencement

This planning scheme may be cited as the Longreach Regional Planning Scheme.

A notice was published in the Government Gazette No. 82 on Friday, 24 April 2015 for the planning scheme for the region of Longreach.

The commencement date for the planning scheme was 1 June 2015.

Amendments to the planning scheme are included at Appendix 2.

DRAFT V1.2 (FOR SIR)

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Part 1 About the planning scheme

1.1 Introduction

- (1) The Longreach Regional Planning Scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 8th September 2017.
- (3) In seeking to achieve this purpose, the planning scheme sets out Longreach Regional Council's intention for the future development in the planning scheme area, over the next ten years.
- (4) The planning scheme seeks to advance state and regional strategies, including state planning policies and the Central West regional plan, through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with a ~~ten-year~~ ten-year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (6) The planning scheme applies to the planning scheme area of the Longreach Regional Council including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in Map 1.

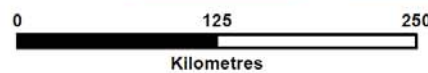
Editor's note—State legislation may state that the planning scheme does not apply to certain areas eg. priority development areas.

Map 1—Local government planning scheme area and context

Longreach Regional Council



- Major Cities
- ▨ Longreach Local Government Area
- Local Government Areas
- Central West Regional Planning Area
- ▭ QLD Regional Planning Boundaries (2009)
- Ocean



Map 1



**Longreach Regional Council
Planning Scheme
Local government planning
scheme area and context**

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. The map layers displayed are compiled from various sources. Therefore, Buckley Vann gives no warranty in relation to the data displayed on this map (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data.

Data Source: Cadastre downloaded 07/09/2012 from QGIS
Zoning data recreated from Longreach Planning Scheme

Generated Date: 7/02/2013 1:4,000,000

QPP Version 3.0

Datum: GDA 94

Approx Scale @ A3



1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
 - (a) about the planning scheme;
 - (b) state planning provisions;
 - (c) the strategic framework;
 - (d) the local government infrastructure plan;
 - (e) ~~tables of assessment~~ categories of development and assessment tables;
 - (f) the following zones:
 - (i) Centre zone;
 - (ii) Community facilities zone;
 - (iii) Environmental management and conservation zone;
 - (iv) Industry zone;
 - (v) Industry investigation zone;
 - (vi) Low density residential zone;
 - (vii) Medium density residential zone;
 - (viii) Recreation and Open space zone;
 - (ix) Rural zone;
 - (x) Rural residential zone;
 - (xi) Tourism zone;
 - (xii) Township zone;
 - (g) the following overlays:
 - (i) Airport environs overlay;
 - (ii) Flood overlay;
 - (h) the following development codes:
 - (i) Telecommunications code;
 - (ii) Reconfiguring a lot code;
 - (iii) Works code; and
 - (iv) Landscape code.
 - (i) schedules and appendices.
- (2) The following planning scheme policies support the planning scheme:
 - (a) Planning scheme policy 1 – works.

1.3 Interpretation

1.3.1 Definitions

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

- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

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

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

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified by the title “note” and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, 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.

Footnote¹—See example at bottom of page.

1.3.3 Punctuation

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

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

- (1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
- 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
 - 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
 - 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
 - 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:
- accepted development

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

- assessable development
 - code assessment

¹ Footnote—this is an example of a footnote.

(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, part 4 of the Regulation prescribes prohibited development.

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

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

1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions within the planning scheme, the following rules apply:
- relevant assessment benchmarks or requirements for accepted development specified in the Planning Regulation prevail over the planning scheme to the extent of any inconsistency;
 - the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment;
 - relevant codes as specified in Schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency;
 - overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency;
 - zone codes prevail over use codes and other development codes to the extent of the inconsistency.

Editor's note—in this planning scheme there are no local area plans.

1.6 Building work regulated under the planning scheme

- (1) Section 17(b) of the Regulation identifies that a local planning instrument must not be inconsistent with the effect of the building assessment provisions stated in the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.
- Editor's note—the building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).
- (3) This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

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

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 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 clearance and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

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

- (4) The building assessment provisions are contained in the following parts of this planning scheme:
 - (a) dwelling requirements in the low density residential, medium density residential, rural and rural residential zone codes;
 - (b) 7.1 Identification of transport noise corridors; and
 - (c) 7.2.24 Flood overlay code.

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

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

- (5) For the purposes of section 7 of the *Building Regulation 2021*, Longreach Regional Council designates the following areas on map OPSM-04 to be the designated bushfire prone area:
 - (a) Very High Potential Bushfire Intensity;
 - (b) High Potential Bushfire Intensity;
 - (c) Medium Potential Bushfire Intensity; and
 - (d) Potential Impact Buffer.
- (6) For the purposes of section 8 of the *Building Regulation 2021*, Longreach Regional Council designates a flood hazard area and related matters in 7.2.2 Flood overlay code.

1.7 Local government administrative matters

1.7.1 Temporary uses not assessable under planning scheme

- (1) Council may determine that a temporary use that is unlikely to create significant detrimental impact on the amenity of nearby land is not a material change of use of premises and is therefore not development as defined under the Act. The following area deemed to be temporary:
 - (a) any sport, recreation, entertainment or cultural activity or 'not for profit' community activity which does not exceed 20 days in any 12-month period, with no one single period exceeding 10 days in duration;
 - (b) activities undertaken by a local government associated with construction or maintenance of infrastructure.

Editor's note—while not assessable under the planning scheme, a temporary use will need to adhere to all other applicable laws, such as local laws, subordinate local laws and environmental protection regulations.

1.7.2 Mining tenements

- (1) The Planning Act does not apply to development in mining tenements authorised under the *Mineral Resources Act 1989*, other than for development on a Queensland heritage place.
- (2) Details of the mining tenements may be obtained from the chief executive of the State government department within which the *Mineral Resources Act 1989* is administered.

1.7.3 Aboriginal cultural heritage duty of care

- (1) The *Aboriginal Cultural Heritage Act 2003* applies separately from the Planning Act and this planning scheme. The *Aboriginal Cultural Heritage Act 2003* requires a person who carries out an activity to take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage. This is referred to as the cultural heritage duty of care. Development (regardless of whether accepted or assessable) may constitute an activity for the purposes of the *Aboriginal Cultural Heritage Act 2003*.

(2) A cultural heritage database and cultural heritage register have been established under the *Aboriginal Cultural Heritage Act 2003*. Details of Aboriginal parties and Aboriginal cultural heritage information may be obtained from the State government department within which the *Aboriginal Cultural Heritage Act 2003* is administered.

1.7.4 General environmental duty and duty to notify

(1) The *Environmental Protection Act 1994* includes duties and obligations which apply separately from the *Planning Act* and this planning scheme. The *Environmental Protection Act 1994* requires a person who carries out an activity to take all reasonable and practicable measures to ensure the activity does not harm the environment. This is referred to as the general environmental duty. Development (regardless of whether accepted or assessable) constitutes an activity to which this duty applies. The *Environmental Protection Act 1994* also includes a duty to notify when an incident has occurred that may have caused or threatens environmental harm.

There are none.

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Part 2 State planning provisions

2.1 State planning policy

The Minister has identified that the state planning policy (July 2014) is integrated in the planning scheme in the following ways:

State interests in the state planning policy appropriately integrated

- Liveable communities and housing:
 - Liveable communities;
 - Housing supply and diversity;
- Economic growth:
 - Agriculture;
 - Development and construction;
 - Mining and extractive resources;
 - Tourism;
- Environment and heritage:
 - Biodiversity;
 - Cultural heritage;
 - Water quality;
- Hazards and safety:
 - Emissions and hazardous activities;
 - Natural hazards, risk and resilience;
- Infrastructure:
 - Energy and water supply;
 - State transport infrastructure;
 - Strategic airports and aviation facilities.

State interests in the state planning policy not integrated

Nil.

State interests in the state planning policy not relevant to Longreach Regional Council

- Environment and heritage:
 - Coastal environment;
- Infrastructure:
 - Strategic ports.

Editor's note—in accordance with section 8(4)(a) of the Act the state planning policy applies to the extent of any inconsistency.

2.2 Regional plan

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

2.3 Regulated requirements

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

Editor's note—The planning scheme reflects is based on the Queensland Planning Provisions Version 4.0 dated January 2016. The use definitions have been updated as part of the 2022 Major Amendment No. 2 package to reflect the regulated requirements. The zone purpose statements in this planning scheme differ from the purpose statement stated opposite the zone in column 2 of Schedule 2 of the Planning Regulation 2017. The zone purpose statements in this planning scheme pre-date the commencement of the Planning Regulation 2017.

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 articulating the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent;
 - (b) two themes that work together to articulate the complete policy direction, which are:
 - (i) our towns; and
 - (ii) primary industries, natural resources and natural hazards;
 - (c) the strategic outcomes sought for development in the planning scheme area for each theme;
 - (d) the element(s) that refine and further describe the strategic outcome(s);
 - (e) the specific outcomes sought for each or a number of elements; and
 - (f) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework is read in its entirety as the policy direction for the planning scheme.

Note—the planning scheme has adopted a ~~25-year~~25-year planning horizon. However, the planning scheme itself (as a statutory document) is likely to have an operational life of up to 10 years before it is substantively reviewed.

3.2 Strategic intent

Maps SFM-01 and SFM-02 support this section.

Longreach – the capital of the Outback: recognising our past, valuing what we have, and focussing on the future.

To 2037, the Longreach community aspires to maintain and enhance our:

- strong and unique **outback identity** – created by our towns and rural and natural landscape;
- **healthy environment** built on a respect for the outback landscape and all its natural values, and increasing our resilience to climate change and ecological sustainability;
- **good quality of life**, based on our safe, relaxed and outdoors lifestyle, which provides for and connects everyone in the community; and
- **prosperous economy**, linking and ensuring the sustainability of all the region's communities, connected to the State and national economy, and underpinned by a skilled local resident workforce.

The Longreach **r**egion is a special place and is unlike anywhere else in Queensland or Australia. Located almost in the geographic centre of Queensland, for a small community it punches above its weight.

The region consists of land and waters of the Iningai, Malintji and Kuunkari peoples. The knowledge, culture and traditions of First Nations People and traditional custodians are valued, protected and promoted. The Elders past, present and future are acknowledged and respected.

The region also consists of a network of communities, including Longreach, Isisford, Ilfracombe, Yaraka and the wider rural community. We are linked by a strong sense of connectedness – we are a number of communities within one community.

Isolated from large urban centres, over many generations we have created our own very separate and robust identity, ~~built on~~reflecting the spirit of the outback pioneers who established settlements and pastoral enterprises in the midst of a vast landscape.

Our community is proud of its achievements in taking stewardship of our special natural and built environments, and creating a lifestyle which is healthy, safe, relaxed and affordable.

We will continue to protect the natural resource values of our landscape, and recognise the role of rural landholders as custodians in the management of their land while maintaining successful pastoral enterprises and appropriately expanding agri-business in the region.

We welcome and encourage a range of new businesses which are a good fit for our culture, identity and lifestyle and which are appropriately located within our communities and landscapes. We will accommodate businesses which contribute to employment diversity and the development of skills within our community, and which increase benefits to our region from traditional industry sectors as well as from the resources sector (including mining services, clean energy, and transport).

Our tourism industry will also grow from strength to strength, and will continue to attract visitors from all over Australia and the world.

Community facilities such as health and medical facilities, community services, schools and child-care centres, sporting facilities and open space underpin strong communities. Our essential community services and facilities, which we have fought hard to establish and keep over many generations, are vital to our future. We seek to continue to build partnerships with government and business to ensure the continuation of services in the most efficient way.

The majority of the region's residents will continue to live in the **town of Longreach**. It will remain the major centre of the Central West and the '*capital of Outback Queensland*'. The town will continue to accommodate the region's main government, health, professional and education services, and a range of businesses servicing both Longreach and the wider Central West region. It will become recognised as an alternative service and industrial centre for the Galilee basin mining activities.

It will also continue to mature as a town, with an increasing variety of housing types to meeting future community needs, and more efficient use of infrastructure and land. Eagle Street will remain and be strengthened as the heart of the Longreach region, with commercial and community activity consolidated in this area. This will reinforce its vibrancy, accessibility, character and functionality.

The town of Longreach will also accommodate the most substantial industrial development in the region, within a new, well serviced industrial estate to the east of the airport.

Ilfracombe, Isisford and Yaraka remain the only other townships in the region. They each have a strong sense of independent history, character and identity, and continue to thrive. As far as possible, additional employment opportunities and new businesses are attracted to these townships, particularly those which build on outback tourism opportunities or provide local services.

New development will contribute to the character and identity of these towns and be commensurate with the capacity of local infrastructure.

Industrial development in Isisford and Ilfracombe predominantly provides local services which generally do not compete with the establishment of a regionally significant industrial estate in the town of Longreach. However, a range of industrial development is encouraged in Ilfracombe in the short term, provided infrastructure is available, while the Longreach estate is planned and developed.

Growth and development will assist in consolidating all of our towns within the designated town boundaries. This will assist in strengthening the identity of our communities, maintaining the viability of infrastructure and services, avoiding natural hazards and reducing pressure on our valuable water and land resources.

3.3 Theme 1—Our towns

3.3.1 Strategic outcomes

- (1) The town of Longreach continues to strengthen its role as the 'major rural activity centre' of the Central West region.
Editor's Note—Central West Regional Plan – planning for a stronger, more liveable and sustainable community, Queensland Government, Sept 2009. Pages 14 and 16 – 'Major rural activity centres serve catchments of subregional and regional significance, with populations typically in the range of 2,500 to 5,000'.
- (2) Ilfracombe, Isisford and Yaraka, as 'community activity centres', continue to provide a strong heart for their respective communities. Growth supports the sustainability of each town in a way which is balanced with the community's capacity to pay for new infrastructure.
Editor's Note—the Regional Plan indicates: "Community activity centres... provide essential functions for the surrounding subregions. They are characterised by low populations, usually fewer than 300 residents,... provide weekly and essential services, such as grocery shopping and postal services. Outlying properties may face a travel time of up to three hours to access these centre".
- (3) Development does not extend beyond the zoned extent of the towns or rural residential land, other than master planned recreation and tourist development in the Thomson River strategic precinct on the southern side of the Thomson River from the Landsborough Highway to the Longreach Outback Watersports Club, incorporating Apex Park. A sufficient supply of suitable land exists within the zoned area to accommodate growth for the horizon of this planning scheme.
- (4) Within all towns, development contributes to a consolidation of the settlement pattern, and efficient use of land and infrastructure.
- (5) A wider range of housing types is provided within the towns to meet the changing needs of the community and ensure the availability of affordable housing.
- (6) The lifestyle, character and amenity of the towns of the region are protected and strengthened.
- (7) As far as possible, residents have access to community services and facilities which support their health and well-being, and bring people together. Each town provides services and facilities for its community in central, accessible locations. The highest order facilities and services are located in the town of Longreach.
- (8) Shopping, office, community and civic uses are consolidated in the region's towns, preferably within the main streets. The highest order and greatest concentration of such uses occurs in the centre zone designated over Longreach's Eagle Street.
- (9) Development in the centre zone or main street areas is consistent with the built form character of the area and contributes to the creation of an active pedestrian environment at street level.
- (10) The designated industry investigation area near the town of Longreach is protected for its likely long-term development as a regionally significant industrial estate.
- (11) The Cramsie industrial area accommodates a mix of industrial uses which do not require full urban services. It does not expand beyond the zoned area.

- (12) Elsewhere within the town of Longreach, industrial development is limited to service or low impact industries that predominantly provide a local service, or the expansion of existing lawful industrial activities where residential amenity will not be adversely affected.
- (13) In the townships of Isisford and Yaraka, industries primarily provide a local service and minimise impacts on local amenity. The designated industrial area in Ilfracombe accommodates a range of industries, provided adequate infrastructure is available.
- (14) New development does not limit the continued operation and potential expansion of existing tourist attractions, including:
- (a) Australian Stockman's Hall of Fame;
 - (b) Longreach School of Distance Education;
 - (c) Qantas Museum and Outback Founders Museum;
 - (d) Powerhouse Museum;
 - (e) Great Machinery Mile and Langenbaker House at Ilfracombe;
 - (f) Wellshot Centre and Pub at Ilfracombe;
 - (g) the Emmet Railway Station; and at Isisford
 - (h) the Outer Barcoo Interpretation Centre;
 - (i) Whitman's Museum;
 - (j) the Major Mitchell Monument.
- (15) Expansion of existing tourist facilities and establishment of new tourism assets is facilitated where they would build on, but would not compromise, local character or amenity of the region's towns.
- (16) Development is commensurate with the capacity of available infrastructure or provides for the efficient expansion of infrastructure, consistent with Council's desired standards of service and financial capacity to support the ongoing operation of the infrastructure.
- (17) Major transport corridors and infrastructure, including the airport, the railway, highways and major roads, are protected from encroachment by development which would detract from their safety or operational efficiency.

(17)(18) The Thomson River strategic precinct is developed as a destination with many experiences. Centred on the region's most iconic natural asset, defined by a variety of land-based activities and opportunities to engage with the river, this strategic precinct will be a delightful backyard for the local community, as well as a major attraction for visitors.

3.3.2 Element 1—The town of Longreach

3.3.2.1 Specific outcomes

The town centre, commercial and community activities

- (1) The success and vibrancy of the Eagle Street centre zone, as the town's heart, is strengthened. The highest order retail, commercial, government and civic services, medical uses, community facilities and entertainment in the region are consolidated within this centre.
- (2) Higher order shops such as supermarkets, discount department stores and showrooms are located within the centre zone, and have their primary pedestrian entries directly visible and accessible from Eagle Street.
- (3) The vibrancy of Eagle Street, its distinct character and main street feel, is reinforced by:
 - (a) the establishment of uses at street level in Eagle Street, including shops, cafes, banks and the like, which encourage pedestrian movement and interaction.

- Generally less active uses, such as offices and 'shop top' housing are encouraged above ground level;
- (b) maintaining a strong and consistent building facade along the Eagle Street frontage, with awnings above the footpath;
 - (c) prioritising the experience of pedestrians through wide footpaths and convenient, shaded pedestrian walkways between blocks;
 - (d) maintaining and promoting street trees and streetscaping to provide shade, pedestrian comfort and places for people to sit and interact; and
 - (e) providing driveways and car parking that does not dominate the street or interrupt the continuous building line or pedestrian movement.
- (4) Development with frontage to other streets and lanes in the centre zone ensures buildings are generally built to the street alignment, address the street and driveways and service and car parking areas are not visually dominant.
 - (5) Development for commercial activities occurs outside the Eagle Street centre zone only in the following circumstances:
 - (a) the establishment of a small convenience centre servicing the needs of the immediately surrounding neighbourhood and including a limited number of convenience services, such as a convenience store, newsagent or hairdresser; or
 - (b) the continued use or redevelopment, at the same scale, of existing commercial or industrial development fronting the Landsborough Highway between Bower and Curlew Streets, for activities such as service stations, food and drink outlets, tourist –related development including tourist accommodation and tourist attractions.
 - (6) Other existing lawful commercial activities operating outside the Eagle Street centre zone may continue to operate but do not significantly expand. Residential redevelopment of these sites is preferred in the event that any of the current uses cease.
 - (7) Highest order and regional level community services and facilities are established in the town of Longreach, primarily in the Eagle Street centre zone.
 - (8) Some community services and facilities such as child-care centres, schools and recreational facilities may be established in other locations within the town, where suitable access arrangements can be provided and impacts on residential amenity can be minimised.
 - (9) The stables precinct is retained for equestrian-related uses and continue to be separated from sensitive land uses to ensure the area's original function is maintained.

Housing

- (10) The creation of new neighbourhoods occurs only within residential zoned land.
- (11) Where they are created, new neighbourhoods facilitate the establishment of a range of housing types for families and smaller households, including:
 - (a) larger detached housing lots from 600m² to 800m² and, in greenfield areas in some instances, larger lots, providing for larger houses and gardens, and semi-rural lifestyle choices;
 - (b) smaller lots (less than 600m²) providing for smaller houses and outdoor living and storage areas; and
 - (c) duplexes and detached dual occupancies.
- (12) Where they are created, new neighbourhoods:
 - (a) are well integrated with and connected to surrounding areas;
 - (b) are designed to be easy to walk around, and primarily based on the traditional grid pattern; and

- (c) have good access to local parks.
- (13) An increasing proportion of multiple dwellings (such as apartments and townhouses) are available within central parts of the town, within and in the area surrounding the Eagle Street centre zone. These will be low rise and designed to sit comfortably within the existing streetscape.
- ~~(14)~~ In other parts of the town, detached houses will remain predominant, with the flexibility to split existing lots to provide opportunities for a range of smaller lot sizes and residential development which is compatible with the existing residential scale and character.
- ~~(14)~~~~(15)~~ Rural residential ~~subdivision~~~~development~~ is limited to the two distinct rural residential zoned areas; the existing established area at Cramsie and the greenfield area provide for on the eastern approach to Longreach. ~~existing area at Cramsie. The creation of new rural residential zoned lots by way of subdivision is limited to the area east of Longreach.~~ No additional rural residential development is intended in the life of the planning scheme other than that which ~~may be provided as part of a mix of housing options within the town's designated greenfield residential areas,~~ is envisaged and can be accommodated within the rural residential zone.
- ~~(15)~~~~(16)~~ All residential activities, including accommodation intended for visitors, ~~non-resident~~~~non-resident~~ workers, and temporary residents, are designed to integrate effectively with the surrounding town character. ~~Non-resident~~~~Workforce~~ accommodation, whether permanent or temporary, is well integrated with the surrounding town area, small in scale and designed to encourage adaptive re-use and social integration with the local population.

Industry

- ~~(16)~~~~(17)~~ Land in the industry investigation zone, (known as the old Agricultural College land) is protected for future development as a regionally significant industrial estate, accommodating transport and logistics activities, mining related industries and other medium and heavy industries. Interim uses which may prejudice its ~~long-term~~~~long-term~~ capacity for industrial development are not established.
- ~~(17)~~~~(18)~~ Industrial development within the industry investigation zone does not occur prior to the preparation of a master plan and commitment by Council to servicing the area with water, sewer, stormwater / drainage, telecommunications and electricity infrastructure.
- ~~(18)~~~~(19)~~ Other industry zoned land in the town of Longreach is used for service and low impact industry uses. Existing medium or high impact industry uses continue to operate, but their expansion is constrained to a level where impacts on surrounding residential land and other sensitive land uses are not increased.
- ~~(19)~~~~(20)~~ Industry zoned land at Cramsie continues to accommodate a mix of industrial uses, to the limit of available infrastructure and provided development is sited and designed to be compatible with the flood hazard affecting the land. Medium impact industries are well separated from land in the nearby rural residential zone.
- ~~(20)~~~~(21)~~ Existing industrial operations on land included in a non-industry zone continue to operate in accordance with their lawful use rights but do not expand or redevelop, other than in a way that is consistent with the intent of the zone in which they are included.

Tourism activities

- ~~(21)~~~~(22)~~ A variety of short-term accommodation options are available within the town of Longreach, primarily in the Tourism zone fronting the Landsborough Highway, within the Eagle Street centre zone or within the medium density residential zone. Small scale accommodation, in the form of such as bed and breakfasts establishments and the

reuse of existing dwellings via the share economy may be established in other residential areas, but not within the rural residential zone.

~~(22)~~(23) New development in the eastern parts of the town, near the Qantas Founders Museum and the Stockman's Hall of Fame and School of Distance Education, does not compromise the continued operation and potential expansion of these important attractions.

~~(23)~~(24) New tourist attractions are established within the Eagle Street centre zone or in the Tourism zone, or along the highway between Bower and Curlew Roads provided they are of a nature and form that is compatible with surrounding development.

~~(24)~~(25) Tourist related development contributes to the attractiveness and vibrancy of the town and does not unduly impact on local amenity.

Thomson River strategic precinct

~~(26)~~ The Thomson River, as one of the region's most iconic and greatest natural assets, is developed to create a remarkable waterfront precinct with postcard attributes that will attract tourism from near and far, enhancing the broader network of outback tourism experiences in Australia.

~~(27)~~ The land on the southern side of the Thomson River from the Landsborough Highway to the Longreach Outback Watersports Club and incorporating Apex Park, enhances the river as a destination for active recreation for the local community and visitors by creating a wide range of additional recreational spaces, land uses, events, activities and experiences, that will create a memorable destination and encourage longer stays and repeat visitation.

~~(28)~~ The riverfront history, both Indigenous and European, will be integrated throughout the strategic precinct and in key places, spaces and traditions. The strategic precinct will also focus on safety as a key consideration, being accessible both during the day and night, as well as catering for all ages and abilities.

~~(29)~~ This strategic precinct will become a place for creating community awareness and opportunities for people to learn about history, culture, environment, nature, climate and sustainable outcomes.

~~(30)~~ Navigation and wayfinding to be optimised through improved pedestrian access, cycling opportunities, wayfinding and signage, whilst safety will be improved through better consideration of activity precincts and zoning.

~~(31)~~ Development will give strong consideration to climatic and environmental issues, and how best to provide new spaces and activities that are both adaptable and responsive to the natural environment.

~~(32)~~ The focus in the vicinity of Longreach Outback Watersports Club will be towards community recreation activities and access to the river. Ultimately, the more intense area of new development, activity and visitation will be in closer proximity to the Landsborough Highway and Apex Park.

Editor's note—In May 2021, Longreach Regional Council adopted its Thomson River Master Plan.

3.3.3 Element 2—Isisford, Ilfracombe and Yaraka

3.3.3.1 Specific outcomes

The townships

- (1) The towns of Isisford, Ilfracombe and Yaraka provide services and facilities for the residents of immediate and surrounding rural communities, as well as visitors.
- (2) New shop, showroom or office based businesses, hotels, food and drink outlets and community services and facilities are accommodated in the main streets of these towns where possible, or co-located with existing facilities of a compatible nature.
- (3) The distinct rural town character and main street feel in these locations is reinforced by:
 - (a) the establishment of buildings which are orientated to the street frontage and built to the street alignment;
 - (b) the provision of an awning along the frontage for the full width of the footpath;
 - (c) the establishment of buildings that are of a compatible scale with other buildings in the main street; and
 - (d) the provision of driveways and car parking that does not dominate the street.
- (4) Housing is predominantly in the form of dwelling houses and duplexes, but may also include small scale multiple dwellings, retirement or residential care facilities and short-term accommodation to provide for 'whole of life' accommodation choices. New housing and accommodation facilities occur only within township zoned land. (As in the past, Council will continue to play a role in contributing directly to housing supply in some circumstances.)
- (5) ~~Non-resident w~~orkforce accommodation is limited in its extent and is only established within the town boundaries. Where such facilities are established, they are well integrated with the surrounding town area, are small in scale and are designed to encourage social integration with the local population.
- (6) The opportunity exists to establish a wider range of tourist accommodation within the towns, including short-term accommodation, bed and breakfasts and possibly tourist parks.
- (7) Industrial uses contributing to local employment and economic development are encouraged in the towns. In Ilfracombe, industrial development occurs on industry zoned land in the east of the town when infrastructure is available. In the short term, this provides for regionally significant industry uses while master planning of the industry investigation zone in Longreach is undertaken. In Isisford and Yaraka, small scale industrial activities are located on flood free land within the town boundaries, where impacts on neighbours can be managed. In Isisford, industry requiring larger footprints may be appropriate on rural zoned land to the west of the town where it can connect to town services.
- (8) Development assists in consolidating the township areas wherever possible.
- (9) Development contributes to the attractiveness and vibrancy of the towns and does not unduly impact on local amenity.

3.3.4 Element 3—All towns – infrastructure

3.3.4.1 Specific outcomes

Infrastructure and services

- (1) New development only occurs where water and sewerage can be cost effectively and efficiently serviced.
- (2) Development is designed to reduce water demand, improve water quality and maximise natural filtration processes.
- (3) Development contributes to the provision of infrastructure to meet the desired standards of service identified by Council in the local government infrastructure plan.

Transport

- (4) The Longreach Airport, a central element of the local and regional transport network, is protected for its contribution to the regional community and economy. New development does not compromise the continued safe and efficient operation of the airport or its capacity to expand to meet future demands.
- (5) The safety and operational efficiency of the region's major highways and roads are protected from the impacts of new development.
- (6) Development adjoining these major road corridors maintains a high standard of visual amenity, ensuring the character of the towns and quality of the town 'gateways' to the towns are not diminished.
- (7) The local road network is maintained and enhanced as an important infrastructure element necessary to support the community.
- (8) Queensland Rail corridors are protected from encroachment by development which would detract from their safety or operational efficiency.
- (9) New development involving potentially sensitive land uses incorporates measures to minimise the impacts of transport infrastructure and corridors.

3.4 Theme 2—Primary industries, natural resources and natural hazards

3.4.1 Strategic outcomes

- (1) Longreach's natural environmental assets, including its habitat and biodiversity values and biophysical and ecological processes are protected from the impacts of development.
- (2) The outback landscape elements including scenic plains, grasslands, rocky outcrops and mountain ranges, are critical to Longreach's identity, and are protected for the enjoyment of current and future generations.
- (3) The region's waterways and water resources are protected from the impacts of development, to maintain high standards of water quality and aquatic ecosystem health, and to support the region's economy and lifestyle.

- (4) The productive capacity of all rural land is maximised, within its environmental constraints. Agricultural land is not permanently alienated by development unless there is an overriding public benefit and need, and no other site is suitable for the development.
- (5) ~~Non-resident w~~Workforce accommodation and rural workers' accommodation may be appropriate in rural areas where it is directly related to rural activities or a natural-resource related activity on the same site.
- (6) Development in towns is contained and consolidated to preserve the integrity of the surrounding agricultural areas, grass lands and outback landscapes, as well as to maintain their integrity and character as independently defined towns.
- (7) Risk to life, property and ecosystems as a result of natural hazards is minimised.

3.4.2 Element 1—Rural resources and activities

3.4.2.1 Specific outcomes

- (1) Rural land is protected from fragmentation or encroachment from uses which would reduce its productivity.
- (2) Agricultural land is not permanently removed from agricultural use.
- (3) Opportunities for diversification of activities within rural areas (including rural industries and tourism related uses) are encouraged, provided that:
 - (a) the productive capacity of the land is not significantly altered and conflicts with existing or likely future rural activities in the area are not created;
 - (b) landscape and natural resource values are maintained and risks from natural hazards minimised; and
 - (c) the development is not more appropriately located in one of the region's towns.
- (4) Industries do not establish within the rural zone unless they are directly related to the farming activities in the locality or require separation from towns due to their likely impacts and cannot be accommodated on zoned industrial land.
- (5) The Longreach Saleyards at Cramsie are protected from encroachment by uses which are incompatible with their continued operation.
- ~~(6)~~ Existing residential lots in rural zoned land on the edges of Longreach, and at Emmet and historic settlements including 'Cobb and Co', Morella and Arrilalah as indicated on Maps ZM01, ZM02a, ZM02b, and ZM03 are not developed for residential or other non-rural uses.
- ~~(6)~~ (7) Commercial-use chiller boxes for the storage of animal carcasses (for example, associated with macropod or wild boar harvesting) and commercial or retail food manufacturing are recognised as valuable local economic contributors. 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. Chiller boxes are supportable in industrial areas and rural areas, when appropriately service, designed and operated to prevent adverse neighbour amenity, public health and environmental impacts. Elsewhere, chiller boxes are likely to represent a conflict with residential and township amenity.

3.4.3 Element 2—Other natural assets

3.4.3.1 Specific outcomes

Natural environmental assets

- (1) Significant natural areas are protected from incompatible development. These include, but are not limited to:
 - (a) the Mitchell grass downs;
 - (b) Channel country;
 - (c) the Thomson and Barcoo River systems;
 - (d) Idalia and Welford national parks;
 - (e) Mt Slowcombe and the Yang Yang Range;
 - (f) Longreach Town Common;
 - (g) areas identified by the State as being matters of environmental significance.
- (2) Development avoids and is buffered from areas of environmental significance and protects the integrity and viability of habitat and biodiversity values, and biophysical and ecological processes.
- (3) Development maintains habitat connectivity and significant ecological corridors.
- (4) Development does not impact on areas and items of cultural heritage significance within the natural environment and rural landscape.
- (5) Development does not detract from significant views and scenic attributes of the outback landscape.

Waterways and water resources

- (6) The hydrological and ecological processes of waterways are protected, and as far as possible, the natural state of waterways is restored.
- (7) Development avoids impacts on ground and surface water quality and the release of runoff into waterways, and ultimately, the Lake Eyre Basin.
- (8) Development is separated from waterways and water extraction areas to protect:
 - (a) water quality and the integrity of water supply sources; and
 - (b) riparian ecological and habitat functions.
- (9) The natural state and ecological and environmental integrity of the Cooper Creek Wild River Channel Country strategic environmental area, high preservation areas, floodplain management areas and sub-artesian management areas are protected from the direct or indirect impacts of development.

Editor's note—

- the Channel Country strategic environmental area and its designated precinct and environmental attributes are prescribed under the *Regional Planning Interests Regulation 2014* (which replaced the Cooper Creek Wild River declaration made under the repealed Wild Rivers legislation);
- the designated precinct of the Channel Country strategic environmental area is a matter of state environmental significance (MSES) under the State Planning Policy, July 2017;
- development in the wild river area Channel Country strategic environmental area could also be subject to assessment in accordance with the *Cooper Creek Wild River Declaration Regional Planning Interests Act 2014*;
- high preservation area includes major tributaries (the Thomson, Darr, Alice and Barcoo Rivers, Maneroo Creek and Vergemont Creek) and off-stream special features.

3.4.4 Element 3—Natural hazards

3.4.4.1 Specific outcomes

- (1) New development or the intensification of uses in areas potentially affected by flooding or bushfire is avoided, other than where development can be designed or sited to minimise risk to people, property and the environment.
- (2) Development considers the potential for extreme weather events and wherever possible is located and designed to suit the local climate, particularly by reducing reliance on non-renewable energy and water consumption, especially during times of drought.

Editor's note—~~Longreach Regional Council designates the hazard area shown on map OPSM-04 as the bushfire prone area for~~For the purposes of section 127 of the *Building Regulation 2006*~~2021~~, section 1.6 defines the designated bushfire prone area. The bushfire hazard area (bushfire prone area) includes land covered by very high, high, and medium hazard areas, as well as the potential impact buffer category, on the map.

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Part 4 Local government infrastructure plans

4.1 Preliminary

4.1.1 Introduction

This local government infrastructure plans for the former local government areas of Longreach, Isisford and Ilfracombe have been prepared in accordance with the requirements of the *Integrated Planning Act 1997*, pursuant to Section 779 of the *Sustainable Planning Act 2009* (repealed).

4.1.2 Purpose

The purpose of the local government infrastructure plans is:

- (a) to integrate and coordinate land use planning and infrastructure planning;
- (b) to ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.

4.1.3 Structure of Local Government Infrastructure Plans

The local government infrastructure plans:

- (a) identify in Section 4.2 (application of local government infrastructure plan) how the local government infrastructure plans will be applied to development;
- (b) state in Section 4.3 (planning assumptions) the projections of future urban growth and the assumptions of demand for each trunk infrastructure network, which have informed the preparation of the local government infrastructure plan;
- (c) identify in Section 4.4 (priority infrastructure area) the area which will accommodate future urban growth;
- (d) state in Section 4.5 (desired standards of service) for each network of development infrastructure the desired standard of performance;
- (e) identify in Section 4.6 (plans for trunk infrastructure) the existing and planned trunk infrastructure for the following networks:
 - (i) for Longreach, Cramsie and Ilfracombe:
 - (A) water supply;
 - (B) sewerage;
 - (C) storm water;
 - (D) transport;
 - (E) public parks and land for community facilities;
 - (ii) for Isisford, Yaraka and Emmet:
 - (A) water supply;
 - (B) sewerage;
 - (C) public parks.

4.2 Application of the Local Government Infrastructure Plans

4.2.1 Applying the Local Government Infrastructure Plans to development

The local government infrastructure plans state the basis for:

- (a) the imposition of a condition on development requiring:
 - (i) the supply of necessary trunk infrastructure;
 - (ii) the payment of additional trunk infrastructure costs.
- (b) the imposition by a state infrastructure provider of a condition:

- (i) about protecting or maintaining the safety or efficiency of the provider's infrastructure network; or
- (ii) for additional infrastructure costs; or
- (iii) about protecting or maintaining the safety and efficiency of public passenger transport.

4.2.2 Supply of necessary Trunk Infrastructure

A condition may be imposed for the supply of necessary trunk infrastructure where:

- (a) existing trunk infrastructure necessary to service the premises is not adequate and trunk infrastructure adequate to service the premises is identified in the local government infrastructure plan; or
- (b) trunk infrastructure to service the premises is necessary, but is not yet available and is identified in the local government infrastructure plan; or
- (c) trunk infrastructure identified in the local government infrastructure plan is located on the premises.

4.2.3 Payment of additional Trunk Infrastructure costs

A condition may be imposed requiring the payment of additional infrastructure costs where:

- (a) the development:
 - (i) is inconsistent with the assumptions set out in Schedule 3 SC3.1; or
 - (ii) is located completely or partly outside the priority infrastructure area.

4.2.3.1 Test for inconsistency with assumptions for development inside the PIA

Development is inconsistent with the assumptions if:

- (a) the type of development was not anticipated to occur in that location based on the planning scheme land uses; or
- (b) the development results in the total number of dwellings forecasted for the relevant priority infrastructure area (PIA) locality being exceeded in tables SC3.1.1.1 – SC3.1.1.3; or
- (c) the development results in the total amount of non-residential Gross Floor Area (GFA) forecasted for the relevant planning infrastructure area (PIA) locality being exceeded in tables SC3.1.2.1 – SC3.1.2.3.

4.3 Planning assumptions

The planning assumptions summarised in tables SC3.1.1.1 – SC3.1.1.3 and SC3.1.2.1 – SC3.1.2.3 outline the projections of residential and non-residential development for the area to which the local government infrastructure plan applies.

The assumptions have been developed in accordance with the land use planning provisions of the planning scheme and the anticipated growth in population and employment within the area to which the LGIP applies. They form a logical basis for the planning of the networks.

Further detailed background information concerning the planning assumptions is referenced in Section 4.7 (extrinsic material).

4.4 Priority Infrastructure Area

4.4.1 Purpose

The priority infrastructure area (PIA) identifies the area where council plans to provide trunk infrastructure for urban development up to 2020.

The PIA is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.

4.4.2 The Priority Infrastructure Area

4.4.2.1 Determination of the PIA

The PIA is determined by the extent of the existing trunk infrastructure networks.

The boundary of the PIA is the area which is serviced by all the trunk infrastructure networks.

The boundary of the PIA is the area serviced by both the reticulated water supply system and the reticulated sewerage system.

In Longreach, where there is no reticulated sewerage system, stormwater, transport and public parks and land for community facilities, the boundary of the PIA is the area serviced by the reticulated water supply system.

4.4.2.2 PIA maps

The PIA is shown on the following maps contained in Schedule 3 SC3.2:

- (a) Ilfracombe:
 - (i) Map Ref: 17PIA1 – Priority Infrastructure Area - Town of Ilfracombe;
- (b) Isisford:
 - (i) Map Ref: 18PIA1 – Priority Infrastructure Area - Town of Isisford;
 - (ii) Map Ref: 18PIA2 – Priority Infrastructure Area - Towns of Yaraka and Emmet;
- (c) Longreach:
 - (i) Map Ref: 13PIA1 – Priority Infrastructure Area - Town of Longreach;
 - (ii) Map Ref: 13PIA2 – Priority Infrastructure Area - Town of Cramsie.

4.5 Desired standards of service

See Schedule 3 SC3.3 tables SC3.3.1 – SC3.3.5.

4.6 Plans for Trunk Infrastructure

The plans for trunk infrastructure (PFTI) identify the existing and proposed trunk infrastructure networks intended to service urban development. Schedule SC3.4 contains the plans for trunk infrastructure supporting material.

4.7 Extrinsic material

The extrinsic material provides detailed background information relevant to the preparation of this local government infrastructure plan. Copies of this material are available for inspection and / or purchase.

- (a) LGIP-RICS calculator version 10;
- (b) Population, dwelling and employment projections are based on the 2008 edition of population projections by the Planning Information and Forecasting Unit (PIFU) (now the Queensland Statistician) in combination with 2006 Census data. The 2008 edition

includes projections up to 2021. Populations for 2026 and 2031 have been estimated by applying the average annual growth rate used in the 2011 edition of the Queensland Statistician medium series projection to the 2008 projections.

4.8 Plans for Trunk Infrastructure – maps

The plans for trunk infrastructure are contained in SC3.2.

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Part 5 Tables of assessment Categories of development and assessment tables

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

- (1) The category of development:
 - (a) prohibited;
 - (b) accepted, including accepted subject to requirements; and
 - (c) assessable development, that requires either code or impact assessment.
- (2) The category of assessment, code or impact, for assessable development in:
 - (a) a zone and, where used, a precinct of a zone;
 - (b) an overlay where used.
- (3) The assessment benchmarks for assessable development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the “assessment benchmarks” column);
 - (b) if there is an overlay:
 - (i) whether an overlay code applies (shown in the table in section 5.8); or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the “assessment benchmarks” column) applies;
 - (c) any other applicable code(s) (shown in the “assessment benchmarks” column).
- (4) Any variation to the category of assessment (shown as an “if” in the “categories 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 as prohibited development in Schedule 10 of the Regulation.

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

5.3 Categories of development and assessment

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

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

- (1) For a material change of use, establish the use by reference to the use definitions in Schedule 1.
- (2) For all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
 - (b) if an overlay applies to the premises, by reference to the overlay map in Schedule 2.
- (3) Determine if the development is accepted development under Schedules 6 and 7 of the Regulation or is assessable or prohibited development under Schedule 10 of the Regulation.

Editor's note—Schedule 6 of the Regulation prescribes development of a planning scheme cannot categorise as assessable. Schedule 7 of the Regulation identifies development the state makes accepted. Some development in schedule 7 may still be made assessable under this planning scheme.

- (4) Otherwise, determine the initial category of assessment by reference to the tables in:
 - section 5.4 Categories of development and assessment—Material change of use
 - section 5.5 Categories of development and assessment—Reconfiguring a lot
 - section 5.6 Categories of development and assessment—Building work
 - section 5.7 Categories of development and assessment—Operational work
- (5) A precinct of a zone may change the category of development or assessment and this will be shown in the “categories of development and assessment” column of the tables in sections 5.4, 5.5, 5.6 and 5.7.
- (6) If an overlay applies, refer to section 5.8 Categories of development and assessment—Overlays, to determine if the overlay further changes the category of development or assessment.

5.3.2 Determining the category of development and categories of assessment

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

- (8) The Regulation prescribes development that the planning scheme cannot make assessable in Schedule 6.

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

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

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

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

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the categories of development and assessment tables ~~of assessment~~, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s);

- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified;

- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment.

- (4) Accepted subject to requirements:

- (a) is to be assessed against all the relevant acceptable outcomes in codes identified in the assessment benchmarks column.

Editor's note—if there is no acceptable outcome supporting a performance outcome in the specified code, there is no requirement.

- (5) Code assessable development:

- (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column;
- (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2), must:

- (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)

- (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(1), other than those mentioned in sub-section 5.3.3(2);

- (c) that complies with:

- (i) the purpose and overall outcomes of the code complies with the code;
- (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;

- (d) is to be assessed against any assessment benchmarks for the development identified in Section 26 of the Regulation.

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

- (6) Impact assessable development:

- (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column;

Note—the whole of the planning scheme is the assessment benchmark for impact assessable development in this planning scheme. is to be assessed against any assessment benchmarks for the development identified in Section 30 of the Regulation.

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

5.4 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 5.4.1—Centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation Dwelling unit Home-based business Park Sales office	Accepted	
Utility installation	Accepted	
	If provided by a public sector entity	
Substation	Accepted	
	If augmentation of an existing substation and there is no material increase in height or proportion of the site utilised	
	Code assessment	
	Otherwise	Centre zone code Landscape Code Works code
Major electricity infrastructure	Accepted	
	If installation or erection of a new transmission line within an existing corridor in which a transmission line has already been erected	
Telecommunications facility	Accepted	
	If aerial cabling for broadband purposes	
	Code assessment	
	Otherwise	Centre zone code Telecommunications facilities code Landscape Code Works code
Car wash Child-care centre Community care centre Community residence Community use Club Educational establishment Emergency services Food and drink outlet	Accepted	
	If in an existing building	
	Code assessment	
	Otherwise	Centre zone code Landscape code Works code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Health care services Hostel Hotel Function facility Indoor sport and recreation Market Multiple dwelling Office Place of worship Service station Short-term accommodation Shop Showroom Service industry Veterinary services		
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “categories of development and assessment” column. Any other undefined use.		The planning scheme

Table 5.4.2—Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	Accepted	
Utility installation	Accepted	
	If provided by a public sector entity or is on an existing sewage treatment plant site	
	Code assessment	
	Otherwise	Community facilities zone code Landscape Code Works code
Cemetery	Accepted	
	Where at the site of the existing Longreach cemetery	
	Code assessment	
	Otherwise	Community facilities zone code Landscape Code Works code
Substation	Accepted	
	If augmentation of an existing substation and there is no material increase in height or proportion of the site utilised, or within the Longreach Airport site	
	Code assessment	
	Otherwise	Community facilities zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Landscape Code Works code
Major electricity infrastructure	Accepted	
	If installation or erection of a new transmission line within an existing corridor in which a transmission line has already been erected	
	Code assessment	
	Otherwise	Community facilities zone code Landscape Code Works code
Telecommunications facility	Accepted	
	If aerial cabling for broadband purposes	
	Code assessment	
	Otherwise	Community facilities zone code Telecommunications code Landscape code Works code
Caretaker's accommodation Community care centre Community residence Community use Club Dwelling unit Emergency services	Accepted subject to requirements	
	Where not located in the Longreach airport site	Community facilities zone code Landscape code Works code
Child-care centre Health care services Hostel Hospital Indoor sport and recreation Outdoor sport and recreation Retirement facility Residential care facility Educational establishment Market Place of worship	Code assessment	
	Where not located in the Longreach Airport site	Community facilities zone code Landscape code Works code
Food and drink outlet Shop	Code assessment	
	If gross floor area does not exceed 100m ²	Community facilities zone code Landscape code Works code
Crematorium Correctional facility Funeral parlour	Code assessment	
		Community facilities zone code Landscape code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the	The planning scheme	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
description listed in the “categories of development and assessment” column. Any other undefined use.		

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Table 5.4.3—Environmental management and conservation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	Accepted	
Utility installation	Accepted If provided by a public sector entity	
Substation	Accepted If augmentation of an existing substation and there is no material increase in height or proportion of the site utilised	
Major electricity infrastructure	Accepted If installation or erection of a new transmission line within an existing corridor in which a transmission line has already been erected	
Telecommunications facility	Code assessment	Environmental management and conservation zone code Telecommunications facilities code Landscape code Works code
Environmental facility Nature-based tourism Outdoor sport and recreation	Code assessment	Environmental management and conservation zone code Landscape code Works code
Caretaker's accommodation Dwelling unit Food and drink outlet Shop	Code assessment If gross floor area does not exceed 100m ²	Environmental management and conservation zone code Landscape code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the "categories of development and assessment" column. Any other undefined use.		The planning scheme

Table 5.4.4—Industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation Park Sales office	Accepted	
Utility installation	Accepted If provided by a public sector entity	
	Code assessment	
	Otherwise	Industry zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Landscape code Works code
Substation	Accepted	
	If augmentation of an existing substation and there is no material increase in height or proportion of the site utilised	
	Code assessment	
	Otherwise	Industry zone code Landscape code Works code
Major electricity infrastructure	Accepted	
	If installation or erection of a new transmission line within an existing corridor in which a transmission line has already been erected	
	Code assessment	
	Otherwise	Industry zone code Landscape code Works code
Telecommunications facility	Accepted	
	If aerial cabling for broadband purposes	
	Code assessment	
	Otherwise	Industry zone code Telecommunications facilities code Landscape code Works code
Agricultural supplies store Bulk landscape supplies Car wash Emergency services Garden centre Low impact industry Outdoor sales Research and technology industry Service industry Warehouse	Accepted subject to requirements	
	If in existing building	Industry zone code
	<u>If for one or more commercial-use chiller box</u>	<u>Chiller box code</u>
	Code assessment	
	<u>If for one or more commercial-use chiller box and not complying with all accepted development requirements</u>	Industry zone code <u>Chiller box code</u> Works code
	Otherwise	Industry zone code Landscape code Works code
Food and drink outlet	Code assessment	
	If gross floor area does not exceed 100m ²	Industry zone code Landscape code Works code
Indoor sport and	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
recreation Service station Transport Depot		Industry zone code Landscape code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “categories of development and assessment” column. Any other undefined use.		The planning scheme

Table 5.4.5—Industry investigation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal keeping Animal husbandry Cropping Park	Accepted	
Utility installation	Accepted	
	If provided by a public sector entity	
Substation	Accepted	
	If augmentation of an existing substation and there is no material increase in height or proportion of the site utilised	
	Code assessment	
	Otherwise	Industry investigation zone code Landscape code Works code
Telecommunications facility	Accepted	
	If aerial cabling for broadband purposes	
	Code assessment	
	Otherwise	Industry investigation zone code Telecommunications facilities code Landscape code Works code
Major electricity infrastructure	Accepted	
	If installation or erection of a new transmission line within an existing corridor in which a transmission line has already been erected	
	Code assessment	
	Otherwise	Industry investigation zone code Landscape code Works code
Caretaker's accommodation Emergency services Sales Office	Code assessment	
		Industry investigation zone code Landscape code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the		The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
description listed in the “categories of development and assessment” column. Any other undefined use.		

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Table 5.4.6—Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park Sales office	Accepted	
Utility installation	Accepted	
	If provided by a public sector entity	
Substation	Accepted	
	If augmentation of an existing substation and there is no material increase in height or proportion of the site utilised	
Major electricity infrastructure	Accepted	
	If installation or erection of a new transmission line within an existing corridor in which a transmission line has already been erected	
Telecommunications facility	Accepted	
	If aerial cabling for broadband purposes	
Caretaker's accommodation Dwelling house Dwelling unit Dual occupancy Home-based business	Accepted subject to requirements	
	Low density residential zone code Works code	
<u>Short-term accommodation</u>	<u>Accepted subject to requirements</u>	
		<u>Short-term accommodation (dwelling reuse) code</u>
	<u>Impact assessment</u>	
	<u>If not complying with all accepted development requirements</u>	<u>The planning scheme</u>
Emergency services	Code assessment	
		Low density residential zone code Landscape code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “categories of development and assessment” column. Any other undefined use.		The planning scheme

Table 5.4.7—Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park Sales office	Accepted	
Utility installation	Accepted If provided by a public sector entity	
Substation	Accepted If augmentation of an existing substation and there is no material increase in height or proportion of the site utilised	
Major electricity infrastructure	Accepted If installation or erection of a new transmission line within an existing corridor in which a transmission line has already been erected	
Telecommunications facility	Accepted If aerial cabling for broadband purposes	
Caretaker's accommodation Dwelling house Dwelling unit Dual occupancy Home-based business	Accepted subject to requirements Medium density residential zone code Works code	
<u>Short-term accommodation</u>	<u>Accepted subject to requirements</u>	
		<u>Short-term accommodation (dwelling reuse) code</u>
	<u>Code assessment</u>	
If not complying with all <u>accepted development requirements</u>	<u>Medium density residential zone code</u> <u>Short-term accommodation (dwelling reuse) code</u> <u>Landscape code</u> <u>Works code</u>	
Child-care centre Community use Community care centre Emergency services Hostel Multiple dwelling Non-resident workforce accommodation Residential care facility Retirement facility <u>Workforce accommodation</u> Short term accommodation	Code assessment Medium density residential zone code Landscape code Works code	
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the	The planning scheme	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
description listed in the “categories of development and assessment” column. Any other undefined use.		

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Table 5.4.8—Recreation and open space zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	Accepted	
Utility installation	Accepted	
	If provided by a public sector entity	
Substation	Accepted	
	If augmentation of an existing substation and there is no material increase in height or proportion of the site utilised	
	Code assessment	
	Otherwise	Recreation and open space zone code Landscape code Works code
Major electricity infrastructure	Accepted	
	If installation or erection of a new transmission line within an existing corridor in which a transmission line has already been erected	
	Code assessment	
	Otherwise	Recreation and open space zone code Landscape code Works code
Caretaker's accommodation	Accepted	
	If not located in the stables precinct	
	Code assessment	
	Otherwise	Recreation and open space zone code Works code
Telecommunications facility	Accepted	
	If aerial cabling for broadband purposes	
	Code assessment	
	Otherwise	Recreation and open space zone code Telecommunications facilities code Landscape code Works code
Outdoor sport and recreation	Accepted subject to requirements	
	If provided by a public sector entity	Recreation and open space zone code Landscape code Works code
Club	Accepted subject to requirements	
	If gross floor area does not exceed 300m ²	Recreation and open space zone code Works code
	Code assessment	
	Otherwise	Recreation and open space zone code Landscape code Works code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Food and drink outlet	Code assessment	
	If gross floor area does not exceed 100m ²	Recreation and open space zone code Landscape code Works code
Community care centre Community use Market	Code assessment	
		Recreation and open space zone code Landscape code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “categories of development and assessment” column. Any other undefined use.		The planning scheme

Table 5.4.9—Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal keeping Animal husbandry Note—Council’s local laws also establish requirements regarding the keeping of animals. Cropping Emergency services Park Permanent plantation Roadside stall Substation	Accepted	
Air services	Accepted	
	Where limited to an airstrip only	
Intensive horticulture	Accepted	
	If not: (a) within 1,000 m of land in a residential or Township zone; (b) exceeding 250m ² in gross floor area.	
	Code assessment	
	Otherwise	Rural zone code
Community use Cemetery Crematorium Utility installation	Accepted	
	If: (a) provided by a public sector entity; and (b) not within a bushfire hazard area. Editor’s note—the bushfire hazard area is shown on map OPSM-04	
Major electricity infrastructure	Accepted	
	If installation or erection of a new transmission line within an existing corridor in which a transmission line has already been erected	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	Otherwise	Rural zone code Landscape code Works code
Telecommunications facility	Accepted	
	If aerial cabling for broadband purposes	
	Code assessment	
	Otherwise	Rural zone code Telecommunications facilities code Landscape code Works code
Dwelling house Community residence	Accepted subject to requirements	
	If not in Emmet or the historic subdivision of Cobb and Co, Morella or Arrilalah as shown on Map ZM03	Rural zone code Works code
Caretaker's accommodation Dwelling unit	Accepted subject to requirements	
	If it will not result in more than two dwellings of any kind on the site	Rural zone code Works code
	Code assessment	
	Otherwise	Rural zone code Works code
Home-based business	Accepted subject to requirements	
		Rural zone code Works code
Rural workers' accommodation	Accepted subject to requirements	
	If not within a bushfire hazard area <small>Editor's note—the bushfire hazard area is shown on map OPSM-04</small>	Rural zone code Works code
	Code	
	Otherwise	Rural zone code Works code
Intensive animal industry	Code assessment	
	If: (a) located more than 500 metres from a dwelling; and (b) not an environmentally relevant activity.	Rural zone code Landscape code Works code
<u>Short-term accommodation</u>	<u>Accepted subject to requirements</u>	
	<u>If involving the reuse of an existing dwelling house or existing rural workers' accommodation.</u>	<u>Short-term accommodation (dwelling reuse) code</u>
	<u>Code assessment</u>	
	<u>If:</u> <u>(a) not accepted development; and</u>	<u>Rural zone code</u> <u>Landscape code</u> <u>Works code</u>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<u>(b) involving up to 15 accommodation units on the site at any time</u>	
<u>Tourist park</u>	<u>Accepted subject to requirements</u>	
	<u>If involving only camping within self-contained recreational vehicles and not more than 15 sites</u>	<u>Rural zone code</u>
	<u>Editor's note-a 'self-contained recreational vehicle' is an administrative term defined in SC1.3.</u>	
	<u>Code assessment</u>	
	<u>If not accepted development</u>	<u>Rural zone code</u> <u>Landscape code</u> <u>Works code</u>
Non-resident workforce accommodation Nature-Nature-based tourism Workforce accommodation Renewable energy facility Short-term accommodation Tourist park	<u>Code assessment</u>	
	<u>If involving not more than up to 15 camping sites, dwellings or accommodation units on the site-premises at any time</u>	<u>Rural zone code</u> <u>Landscape code</u> <u>Works code</u>
<u>Renewable energy facility</u>	<u>Code assessment</u>	
		<u>Rural zone code</u> <u>Landscape code</u> <u>Works code</u>
Rural industry	<u>Accepted</u>	
	<u>If only storing and packaging products produced on the site</u>	
	<u>Code assessment</u>	
	<u>Otherwise</u>	<u>Rural zone code</u> <u>Landscape code</u> <u>Works code</u>
<u>Low impact industry</u>	<u>Accepted subject to requirements</u>	
	<u>If for one or more commercial-use chiller box</u>	<u>Chiller box code</u>
	<u>Code assessment</u>	
	<u>If for one or more commercial-use chiller box and not complying with all accepted development requirements</u>	<u>Rural zone code</u> <u>Chiller box code</u> <u>Works code</u>
Outdoor sport and recreation	<u>Code assessment</u>	
	<u>If the total gross floor area of all buildings does not exceed 150m²</u>	<u>Rural zone code</u> <u>Landscape code</u> <u>Works code</u>
Aquaculture Bulk landscape supplies	<u>Code assessment</u>	
		<u>Rural zone code</u>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Wholesale nursery		Landscape code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “categories of development and assessment” column. Any other undefined use.		The planning scheme

Table 5.4.10—Rural residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker’s accommodation Park Roadside stall	Accepted	
Utility installation	Accepted	
	If provided by a public sector entity	
Substation	Accepted	
	If augmentation of an existing substation and there is no material increase in height or proportion of the site utilised	
Major electricity infrastructure	Accepted	
	If installation or erection of a new transmission line within an existing corridor in which a transmission line has already been erected	
Telecommunications facility	Accepted	
	If aerial cabling for broadband purposes	
Dual occupancy Dwelling house Dwelling unit Home-based business	Accepted subject to requirements	
		Rural residential zone code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “categories of development and assessment” column. Any other undefined use.		The planning scheme

Table 5.4.11—Tourism zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker’s accommodation Market Park Roadside stall	Accepted	
Utility installation	Accepted	
	If provided by, or on behalf of, a public sector entity	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Substation	Accepted	
	If augmentation of an existing substation and there is no material increase in height or proportion of the site utilised	
Major electricity infrastructure	Accepted	
	If installation or erection of a new transmission line within an existing corridor in which a transmission line has already been erected	
Telecommunications facility	Accepted	
	If aerial cabling for broadband purposes	
Community use Emergency services Food and drink outlet Sales office Tourist attraction	Accepted subject to requirements	
	If the reuse of existing premises where not involving external building works.	Tourism zone code
	Code assessment	
	Otherwise	Tourism zone code Landscape code Works code
Nature Nature -based tourism Outdoor sport and recreation Short-term accommodation Tourist park	Code assessment	
		Tourism zone code Landscape code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “categories of development and assessment” column. Any other undefined use.		The planning scheme

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Table 5.4.12—Township zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park Sales office Market Roadside stall Cemetery	Accepted	
Utility installation	Accepted If provided by, or on behalf of, a public sector entity	
Substation	Accepted If augmentation of an existing substation and there is no material increase in height or proportion of the site utilised	
Major electricity infrastructure	Accepted If installation or erection of a new transmission line within an existing corridor in which a transmission line has already been erected	
Telecommunications facility	Accepted If aerial cabling for broadband purposes	
Caretaker's accommodation Dwelling house Dwelling unit Dual occupancy Home-based business	Accepted subject to requirements Township zone code Works code	
<u>Short-term accommodation</u>	<u>Accepted subject to requirements</u>	
		<u>Short-term accommodation (dwelling reuse) code</u>
	<u>Code assessment</u>	
	If: (a) <u>not complying with all accepted development requirements; and</u> (b) <u>gross floor area is less than or equal to 300m²</u>	<u>Township zone code</u> <u>Landscape code</u> <u>Works code</u>
Child-care centre Club Food and drink outlet Garden centre Hardware and trade supplies Office Service Industry Shop Veterinary services	Accepted subject to requirements	
	If: (a) the reuse of existing premises where not involving external building works; and (b) not in a bushfire hazard area. Editor's note—the bushfire hazard area is shown on map OPSM-04	Township zone code
	<u>Code assessment</u>	
	If: (a) not accepted subject to requirements; and (b) gross floor area is less than or equal to 300m ²	Township zone code Landscape code Works code
Community use	Accepted subject to requirements	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	If not in a bushfire hazard area Editor's note—the bushfire hazard area is shown on map OPSM-04	Township zone code Works code
	Code assessment	
	Otherwise	Township zone code Works code
Health care services Hotel Short term accommodation Showroom Warehouse	Code assessment	
	If less than or equal to 300m ² gross floor area	Township zone code Landscape code Works code
Agricultural supplies store Car wash Community care centre Educational establishment Hostel Indoor sport and recreation Low impact industry Nature-Nature- based tourism Outdoor sport and recreation Outdoor sales Place of worship Theatre Tourist attraction Tourist park Wholesale nursery Multiple dwelling Rural workers' accommodation Non-resident workforce accommodation	Code assessment	
	<u>If not involving one or more commercial use chiller-box</u>	Township zone code Landscape code Works code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the “categories of development and assessment” column. Any other undefined use.	The planning scheme	

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

5.5 Categories of development and assessment— Reconfiguring a lot

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

Table 5.5.1—Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	Code assessment	
		Reconfiguring a lot code The relevant zone code Landscape code Works code
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the “categories of development and assessment” column.		

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

5.6 Categories of development and assessment—Building work

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

Editor's note—certain overlays may trigger requirements for assessment of some building work against the planning scheme.

Table 5.6.1—Building work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential zone	Accepted <u>subject to requirements</u>	
	<u>If not self assessable</u>	<u>The relevant zone code</u>
Medium density residential zone	Accepted <u>subject to requirements</u> <u>Code assessable</u>	
Rural residential zone	<u>If not complying with all accepted development requirements</u>	The relevant zone code
Township zone		
Accepted development		
Any other building work not listed in this table. Development approval is not required for any other building work not listed in this table or any building work listed in this table and not meeting the description listed in the categories of development and assessment column.		

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

5.7 Categories of development and assessment— Operational work

The following tables identify the categories of development and assessment for operational work.

Table 5.7.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	Accepted subject to requirements	
	If operational works for a: (a) water supply connection; or (b) sewerage connection.	Works code
	If operational works for a driveway crossover	Works Code
	Code assessment	
	If operational works (other than landscaping, stockpiling, filling or excavation) for the associated with reconfiguration of a lot.	Reconfiguration of a lot code Works code
	If operational works (other than landscaping, stockpiling, filling or excavation) for associated with a material change of use on a site with an area exceeding 1,200m ² .	Works code
If stockpiling, filling or excavation: (a) within 1.5m of a lot boundary and exceeding a depth/height of 300mm; or (b) involving: (i) a depth/height exceeding 1m; or (ii) a volume of 50m ³ or more.	Works code	
Accepted development		
Development approval is not for any other operational work not listed in this table and any operational work listed in this table and not meeting the description listed in the “categories of development and assessment” column.		

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

5.8 Categories of development and assessment—Overlays

The following table identifies where an overlay changes the categories of development and assessment from that stated in a zone and the relevant assessment benchmarks.

Table 5.8.1—Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Flood overlay		
Material change of use caretaker's accommodation	<u>Accepted subject to requirements</u>	<u>Flood overlay code</u>
Material change of use for: (a) emergency services (b) telecommunications facility (c) air services (d) major electricity infrastructure (e) substation (f) warehouse	Code assessment	Flood overlay code
Any other material change of use	No change to assessment category	Flood overlay code where the development is accepted subject to requirements or assessable under the <u>categories of development and assessment table of assessment</u> for the relevant zone Note—this overlay code is applicable to accepted subject to requirements development identified in the <u>categories of development and assessment table of assessment</u> for the relevant zone.
Reconfiguration of a lot	<u>Impact Code</u>	Flood overlay code where the development is assessable under the <u>categories of development and assessment table of assessment</u> for reconfiguration of a lot (<u>Table 5.5.1</u>)
Operational works	No change to assessment category	Flood overlay code where the development is assessable under the <u>categories of development and assessment table of assessment</u> for operational works Note—this overlay code is not does not apply applicable to code assessable operational works identified in <u>Table 5.7.1 as development that is accepted subject to requirements</u> . the operational works table of assessment.
Airport environs overlay		
Any material change of use, reconfiguring a lot or operational work within: (a) the public safety areas or the 20 ANEF contour shown on Map OM-02a; (b) the airport's operational airspace shown on overlay	No change to assessment category	Airport environs overlay code where the development is accepted subject to requirements or assessable under the relevant <u>categories of development and assessment table of assessment</u> . Note—this overlay code is applicable to

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Map OM-02c; or (c) aviation facilities' buffer areas shown on overlay Map OM-02b.		accepted subject to requirements development identified in the categories of development and assessment table of assessment for the relevant zone.

Note—the Transport noise corridor overlay is contained in the planning scheme for information purposes only. The transport noise overlay identifies land affected by transport noise in accordance with Chapter 8B of the *Building Act 1975*. In these areas building work will be assessable against the Queensland Development Code Part 4.4 – Buildings in a Transport Noise Corridor. Note—some overlays may only be included for information purposes. This should not change the category of development or assessment or assessment benchmarks in the planning scheme.

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Part 6 Zones

6.1 Preliminary

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

6.2 Zone codes

6.2.1 Centre zone code

6.2.1.1 Application

This code applies to development where the code is identified as applicable in a [categories of development and assessment table of assessment](#).

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

6.2.1.2 Purpose

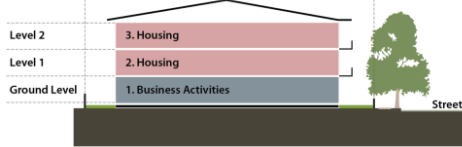
- (1) The purpose of the centre zone code is to provide for a mix of uses and activities.

These uses include, but are not limited to, business, retail, professional, administrative, community, entertainment, cultural and residential activities.

- |
- (2) The local government purpose of the code is to ensure the Longreach town centre at Eagle Street remains the predominant centre of both the Longreach and Central West regions, and the heart of the community. It is the location for the highest order and greatest concentration of shopping, office, entertainment, community and civic uses such as the Council and government offices. New development, which may involve a mix of uses, suits the centre's unique rural town character and contributes to an identifiable, vibrant, compact business core.
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) the zone primarily accommodates shopping, office, entertainment, community and civic uses, but may also include some residential uses (including multiple dwellings (units), caretaker's accommodation, short-term accommodation and hostels;
 - (b) other uses are located in the zone only where there is a clear community need and the distinct character, function and main street feel of the zone is not prejudiced;
 - (c) the ground floor of buildings encourage pedestrian movement and interaction and are predominantly used for uses which contribute to an active streetscape such as shops, banks, and food and drink outlets;
 - (d) uses such as supermarkets and fast-food premises are designed to be compatible with other buildings in the centre and maximise pedestrian access from Eagle Street;
 - (e) new buildings and structures, including those fronting streets other than Eagle Street, are designed to:
 - (i) protect and enhance the unique heritage and rural town character of the centre;
 - (ii) reflect the bulk, style and materials of other buildings in the centre;
 - (iii) be designed to prioritise pedestrian movement and safety, address the street, and create a strong and consistent building façade, by ensuring:
 - (A) buildings are located on the front building line and not set back;
 - (B) buildings have awnings above ground level which are consistent and connected with others in the centre;
 - (C) the provision of street planting and seating in front of buildings;
 - (D) car parking, vehicular access and driveways do not detract from or dominate the frontage of buildings; and
 - (E) pedestrian entry points are directly visible and easily identified and accessed but driveways are not visually dominant.

6.2.1.3 Specific benchmarks for assessment

Table 6.2.1.3—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
<p>PO1 Development which provides retail, commercial, entertainment and short-term accommodation services to the local and regional population is encouraged in the zone. Other uses, not including industry uses, may be appropriate where there is a clear community need and the character of the zone is not prejudiced.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO2 Development is designed to maximise activity and pedestrian accessibility to services at ground level.</p>	<p>AO2 Residential or office uses are accommodated above ground floor level.</p> 
Built form	
<p>PO3 Buildings are designed to match the alignment, scale and height of other buildings in the street, and to provide a continuous building façade which is safe for pedestrians, attractive and shady.</p>	<p>AO3.1 (a) Buildings and structures are not greater than 3 storeys or 10m in building height. (b) Outbuildings including sheds have a maximum total floor area of 90m² and a maximum eaves height of 3m.</p>
	<p>AO3.2 Buildings and structures: (a) align with the front boundary; (b) are not set back from the street frontage; (c) do not include blank walls; (d) contain disabled access ramps within the building envelope, not the footpath.</p>
	<p>AO3.3 Buildings fronting Eagle Street do not provide driveway access from Eagle Street.</p>
	<p>AO3.4 Buildings do not exceed 75% of the site area.</p>
	<p>AO3.5 The frontage of buildings include: (a) an awning matching the height and style of adjacent buildings; (b) tree planting and streetscaping in accordance with the Landscape Code; but do not include a fence</p>
<p>PO4 Uses and activities are connected to essential services including electricity, water, sewer, effluent disposal and communications infrastructure.</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>PO54 Vehicle parking, service vehicle areas, loading and unloading areas (including areas for refuse disposal) are located at the rear of buildings. No vehicle access is provided from Eagle Street.</p>	<p>No acceptable outcome is nominated.</p>
Amenity and safety	
<p>PO65 Development does not adversely impact on the character, amenity or scenic values of the land in the zone, having regard to:</p> <ul style="list-style-type: none"> (a) likely emissions including water-borne contaminants, noise, dust, lighting and odour; (b) the nature or volume of traffic generated; (c) hours of operation; and (d) hours of loading and unloading and unloading of goods. 	<p>AO65.1 Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 20082019</i>, as amended.</p>
	<p>AO65.2 Development achieves the air quality objectives set out in the <i>Environmental Protection (Air) Policy 20082019</i>, as amended.</p>
	<p>AO65.3 Materials that are capable of generating air contaminants are wholly enclosed in storage bins.</p>
	<p>AO65.4 All external areas are sealed, turfed or landscaped.</p>
	<p>AO65.5 Light emanating from any source complies with <u>the latest version of</u> Australian Standard AS4282 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> <u>in effect</u>, as amended.</p>
	<p>AO65.6 Outdoor lighting is provided in accordance with <u>the latest version of</u> Australian Standard AS 1158.1.1 – <i>Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> <u>in effect</u>, as amended.</p>
	<p>AO65.7 Hours of operation are limited to between 7.00am and 11.00pm.</p>
	<p>AO65.8 Loading and unloading of vehicles is limited to between 7.00am and 6.00pm on Mondays – Fridays, and 7.00am and 12.00 noon on Saturday. No loading and unloading occurs on Sundays or public holidays.</p>
Crime prevention through environmental design	
<p>PO76 Site layout facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety and deter graffiti; (c) adequate definition of uses and ownership; (d) adequate lighting; 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>(e) appropriate signage and way finding; (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.</p> <p>Note—applicants may find useful guidance in the Queensland Government's <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	

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6.2.2 Community facilities zone code

6.2.2.1 Application

This code applies to development where the code is identified as applicable in a [categories of development and assessment table of assessment](#).

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

6.2.2.2 Purpose

- (1) The purpose of the community facilities zone code is to provide for community related activities and facilities whether under public or private ownership.

These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.

- (2) The local government purpose of the code is to ensure the protection of existing community facilities in Longreach so they continue to operate and meet the needs of the whole regional community, are safe, provide an attractive environment, and minimise impacts on surrounding land uses.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) the zone accommodates the highest level community related activities and facilities in the region, namely the Longreach Airport, hospital, schools, showgrounds, Longreach sewage treatment plant, substation and the cemetery, as well as the QANTAS Museum;
 - (b) other complementary uses may occur within the zone, where community-related activities and facilities remain the dominant use and continue to effectively meet community needs, do not detract from on amenity of neighbours or the functioning of the centre zone;
 - (c) development does not restrict the ongoing operation and expansion of existing community activities and facilities;
 - (d) where appropriate, development enables the co-location of community related activities and facilities, particularly within the hospital and showgrounds sites;
 - (e) development is easy to access by walking and cycling, and by all community members regardless of age and mobility;
 - (f) any expansion of the existing uses in the zone, particularly the high school, hospital and Airport where they adjoin the low density residential zone, is well designed to fit with the local character and minimises impacts on adjoining and nearby uses;
 - (g) new buildings and associated works provide for an attractive, pedestrian-friendly environment; and
 - (h) development is sited, designed and operated to minimise impacts on surrounding land.

6.2.2.3 Specific benchmarks for assessment

Table 6.2.2.3—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Preserving character, safety and amenity	
PO1 Development does not substantially exceed the height of existing buildings in the area.	AO1 Building height does not exceed 2 storeys or 8.5m.
PO2 Buildings and structures provide for an attractive streetscape that is compatible with existing character of the local area.	AO2.1 Buildings and structures are set back from any road frontage: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 6m.
	AO2.2 Buildings are set back 3m or half the height of that part of the building, whichever is the greater, from any boundary shared land within a residential zone.
PO3 Development minimises the visual impact of bulky buildings to assist integration with character of the surrounding area.	AO3 Walls are stepped and recessed to not exceed a length of 15m without a change in plane of at least 0.75m in depth.
PO4 Development for a sensitive land use within 100 metres of a railway line mitigates the impact of rail noise to an acceptable level of amenity. Editor's note—impacts from road noise in declared transport noise corridor (refer OM 03) are addressed through Queensland Development Code MP4.4.	AO4 Habitable rooms within 100 m of a railway line are constructed of materials which achieve the Rw value specified for Category 1 in the <i>Queensland Development Code MP4.4</i> .
For assessable development	
PO5 Development within the Longreach Airport site is set back from land in the low density residential zone and the recreation and open space zone, to protect the safety and amenity of existing and future residents and site users.	No acceptable outcome is nominated.
Uses	
PO6 The site accommodates community-related activities or facilities in a manner that safely and efficiently meet community needs.	No acceptable outcome is nominated.
PO7 Other uses occur on a site where they: (a) support or are otherwise complementary to the community related activities or facilities on the site; (b) are subordinate to those activities or facilities; and (c) would not be better located in the industry or centre zone.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
<p>PO8 Development does not prejudice the on-going operation and possible expansion of existing community facility uses on the site. The Longreach Airport and the Qantas Founders Museum, located on the airport site, continue to operate.</p>	No acceptable outcome is nominated.
<p>PO9 Development facilitates opportunities for appropriate co-location of community related activities or facilities with other complementary uses.</p>	No acceptable outcome is nominated.
Amenity	
<p>PO10 Development maintains a level of amenity appropriate to the use and minimises impacts on surrounding land, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. Editor's note—applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.</p>	No acceptable outcome is nominated.
<p>PO11 Landscaping is provided to enhance the appearance of the development screen unsightly components, create an attractive on-site environment and provide shading.</p>	No acceptable outcome is nominated.
Accessibility	
<p>PO12 Convenient and legible connections are provided for pedestrians and cyclists to and from the site.</p>	No acceptable outcome is nominated.

6.2.3 Environmental management and conservation zone code

6.2.3.1 Application

This code applies to development where the code is identified as applicable in a [categories of development and assessment table of assessment](#).

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

6.2.3.2 Purpose

- (1) The purpose of the environmental management and conservation zone code is to provide for the protection, restoration and maintenance of areas identified as supporting significant biological diversity and ecological integrity.
- (2) The local government purpose of the code is to ensure that areas which tell the story of Longreach's natural heritage, landscape and identity, including Lochern National Park, Welford National Park, Idalia National Park and the Iningai ~~Nature~~ Park [Nature Reserve](#), are maintained and protected from potentially harmful impacts of development.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) areas within the zone remain undeveloped, apart from small scale facilities that support conservation, environmental research, low impact nature-based recreational activities and essential infrastructure;
 - (b) development does not detract from the conservation and ecological values of the land.

6.2.3.3 Specific benchmarks for assessment

Table 6.2.3.3—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development only	
PO1 Development is limited to that which: <ol style="list-style-type: none"> (a) promotes conservation activities on the land or which provides information to, or for the education of, visitors directly connected with the values of the land; or (b) is ancillary to and directly supports visitation to the land for conservation or recreation purposes consistent with (a), for example restrooms or small scale supply of refreshments; or (c) provides the establishment of infrastructure that cannot practicably be located elsewhere. 	No acceptable outcome is nominated.
PO2 The footprint of any development is minimal and built form is of a low key, unobtrusive and low rise scale, located in areas of least environmental impact and does not involve any clearing of vegetation.	No acceptable outcome is nominated.
PO3 Environmental values on the site are	No acceptable outcome is nominated.

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Performance outcomes	Acceptable outcomes
maintained or enhanced.	

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6.2.4 Industry zone code

6.2.4.1 Application

This code applies to development where the code is identified as applicable in a [categories of development and assessment table of assessment](#).

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

6.2.4.2 Purpose

- (1) The purpose of the industry zone code is to provide for a range of service, low, medium, or high impact industrial uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.
- (2) The local government purpose of the industry zone code is to facilitate the safe and efficient use of land for industry purposes in Longreach, Cramsie and Ilfracombe, while not detracting from the amenity of nearby sensitive land uses or the effectiveness and vitality of the town centres, particularly the Longreach town centre in Eagle Street.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the zone primarily accommodates a range of industrial uses, from those that provide local services to the general public to medium and high impact industries which require separation from sensitive land uses;
 - (b) In particular:
 - (i) within the town of Longreach, industry uses are limited to service and low impact uses;
 - (ii) in Cramsie, a mix of industrial low to medium impact industry uses is accommodated, to the limit of available infrastructure and provided development is sited and designed to be compatible with the flood and bushfire hazard potentially affecting the land. Development does not expand beyond the existing zoned area;
 - (iii) in Ilfracombe, a range of service, low and medium impact industries which contribute to local employment and economic development occurs when services are available; and
 - (iv) the Longreach Saleyards at Cramsie are protected from encroachment by uses which are incompatible with its continued operation;
 - (c) industrial development in Ilfracombe does not compete with the establishment of a regionally significant industrial estate in the town of Longreach;
 - (d) the zone also accommodates storage, wholesale and trade supplies and other uses which are difficult to locate in other areas;
 - (e) non-industrial uses occur where they are ancillary to or primarily intended to directly support the industrial functions of the area, and are limited in extent;
 - (f) the zone does not accommodate uses which are primarily oriented to retail sales and which are more appropriately located in the centre or township zones, such as shops;
 - (g) the intrusion of incompatible uses, or uses which are more appropriately accommodated in other zones, is avoided to protect the availability of land for industrial purposes and the viability and efficient operation of existing and future industry uses;
 - (h) any interface between industrial uses and sensitive land uses, including in Spoonbill St and Eagle Street North, is designed and managed to minimise adverse impacts;
 - (i) development is safe and legible and designed to establish safe and efficient movement systems, including accessibility for pedestrians;
 - (j) development is neat and attractive when viewed from the street; and
 - (k) development is protected as far as possible from the risk of bushfire hazard.

6.2.4.3 Specific benchmarks for assessment

Table 6.2.4.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Built form	
PO1 Development is consistent with the height and scale of any surrounding buildings and includes features that contribute to an attractive streetscape.	AO1.1 Site cover does not exceed 75%.
	AO1.2 New building height does not exceed 3 storeys or 10m, whichever is the lesser.
	AO1.3 Buildings are set back a minimum of 4m from street frontages.
PO2 Building entrances are legible and safe.	AO2.1 Pedestrian entries to buildings are visible from the street and visitor car parking areas, and are separate to vehicle access points.
	AO2.2 Doorway recesses in building facades are not of a size or configuration that would conceal a person, unless lighting, mirrors, transparent materials or angled approaches are included to offset the potential for impacts on safety.
	AO2.3 Each building or tenancy is provided with a highly visible street and unit number respectively.
	AO2.4 Premises are provided with external lighting sufficient to provide safe ingress and egress for site users.
Amenity	
PO3 Where adjoining a residential or township zone, development provides adequate buffering and screening so that adverse impacts on privacy and amenity are minimised.	AO3.1 New buildings, plant and equipment, active outdoor use areas, site access and car parking, servicing or outdoor storage areas are set back a minimum of 5m from any boundary adjoining a residential zone.
	AO3.2 Within the setback area adjoining residential zone, the following are provided: (a) a minimum 1.8m high solid fence; or (b) a densely planted landscape strip, having a minimum width of 3m and the balance setback area turfed.
	AO3.3 Windows or openings that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 50% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.

Performance outcomes	Acceptable outcomes
<p>PO4 Utility elements (including refuse areas, outdoor storage, plant and equipment, loading and unloading areas) are screened from view from the street and land within other zones.</p>	<p>A04 Utility elements are: (a) located within or behind the building; or (b) screened by a 1.8m high solid wall or fence; or (c) behind landscaping having the same screening effect as a 1.8m screen fence.</p>
<p>PO5 Landscaping is provided to contribute positively to the streetscape.</p>	<p>A05 Landscaping is provided along all road frontages of the site for a minimum width of 2m.</p>
For assessable development	
Industrial uses in specific locations	
<p>PO6 In Longreach, the zone primarily accommodates low impact and service industry uses which minimise impacts on nearby sensitive land uses and do not attract high volumes of heavy vehicle movement or generally involve operation outside of business hours.</p>	No acceptable outcome is nominated.
<p>PO7 Medium or high impact industry uses in Longreach continue to operate where existing, but expansion is small in scale and only supported where impacts on surrounding residential land and other sensitive land uses are not increased.</p>	No acceptable outcome is nominated
<p>PO8 In Cramsie, the zone primarily accommodates low impact, service and medium impact industry uses which: (a) minimise impacts on nearby sensitive land uses; (b) do not require the extension or augmentation of existing infrastructure; (c) do not detract from the continued operation of the Longreach Saleyards; and (d) do not expand beyond the existing zoned area. Editor's note—applicants should also have regard to the flood overlay.</p>	No acceptable outcome is nominated
<p>PO9 In Ilfracombe: (a) the zone accommodates low impact, service and medium impact industry uses which minimise impacts on nearby sensitive land uses; (b) Industry is only established at such time as adequate infrastructure, including road access, drainage, water supply and sewage disposal is available to the land; and (c) Regionally significant industry uses are only supported where unable to be</p>	No acceptable outcome is nominated

Performance outcomes	Acceptable outcomes
<p>accommodated in Cramsie and while master planning of the industry investigation zone in Longreach is being undertaken.</p>	
General	
<p>PO10 Development minimises impacts on surrounding land having regard to noise, vibration, odour, dust, light or other emissions. Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised.</p> <p>Note—applicants should also have regard to other relevant legislative, industry and licensing requirements.</p>	<p>AO10.1 Development for a medium impact industry is separated by a minimum of 250m from a sensitive land use or a residential zone.</p> <p>AO10.2 Development for a high impact industry is separated by a minimum of 500m from a sensitive land use or a residential zone.</p> <p>AO10.3 Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008/2019</i>, as amended.</p> <p>AO10.4 Development achieves the air quality objectives set out in the <i>Environmental Protection (Air) Policy 2008/2019</i>, as amended.</p> <p>AO10.5 Materials that are capable of generating air contaminants are wholly enclosed in storage bins.</p> <p>AO10.6 All external areas are sealed, turfed or landscaped.</p> <p>AO10.7 Light emanating from any source complies with <u>the latest version of</u> Australian Standard <i>AS4282 Control of the Obtrusive Effects of Outdoor Lighting in effect</i>, as amended.</p> <p>AO10.8 Outdoor lighting is provided in accordance with <u>the latest version of</u> Australian Standard <i>AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements in effect</i>, as amended.</p>
<p>PO11 Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur.</p> <p>Note—applicants should also have regard to the Works Code and other relevant legislative, industry and licensing requirements.</p>	<p>No acceptable outcome is nominated</p>
Non-industrial uses	
<p>PO12 A non-industrial use within the zone: (a) is not primarily oriented to retail sales, except where involving a predominantly outdoor sales related activity and is</p>	<p>AO12.1 Retail uses: (a) are limited to agricultural supplies store, outdoor sales or garden centre, and (b) do not exceed 250m² in gross floor area.</p>

Performance outcomes	Acceptable outcomes
<p>small in scale; and</p> <p>(b) is difficult to locate in other zones due to land area or operational requirements; and</p> <p>(c) where an office or trade related use, is small in scale and ancillary to or directly support the industrial use of the site.</p>	<p>AO12.2</p> <p>The area used for the office or trade related use is directly associated with the industry use on the site and does not exceed 150m² or 10% of the gross floor area (whichever is the lesser).</p>
<p>PO13</p> <p>Development does not compromise the use of land for industry purposes.</p>	No acceptable outcome is nominated.
Crime prevention through environmental design	
<p>PO14</p> <p>Site layout facilitates the security of people and property having regard to:</p> <p>(a) opportunities for casual surveillance and sightlines;</p> <p>(b) exterior building designs which promote safety and deter graffiti;</p> <p>(c) adequate definition of uses and ownership;</p> <p>(d) adequate lighting;</p> <p>(e) appropriate signage and way finding;</p> <p>(f) minimisation of entrapment locations; and</p> <p>(g) building entrances, loading and storage areas being well lit and lockable after hours.</p> <p>Note—applicants may find useful guidance in the Queensland Government’s <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	No acceptable outcome is nominated.
Community and environmental risk	
<p>PO15</p> <p>Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to life and property.</p>	No acceptable outcome is nominated.
<p>PO16</p> <p>The site layout and design responds sensitively to on-site and surrounding drainage patterns and ecological values by:</p> <p>(a) maximising retention of natural drainage patterns;</p> <p>(b) ensuring existing drainage capacity is not reduced; and</p> <p>(c) providing buffers to protect the ecological functions of waterways.</p>	No acceptable outcome is nominated.
Bushfire hazard	
<p>PO17</p> <p>A vulnerable use listed in table 6.2.4.3(b) is not established or materially intensified within a bushfire hazard area unless there is an overriding need or other exceptional circumstance.</p>	<p>AO17</p> <p>Vulnerable uses listed in table 6.2.4.3(b) are not established or expanded.</p>
<p>PO18</p> <p>Development in a bushfire hazard area is located and designed to meet a radiant heat</p>	<p>AO18</p> <p>Buildings or building envelopes located in a bushfire hazard area identified on Bushfire</p>

Performance outcomes	Acceptable outcomes
<p>level at the edge of the building or designated building envelope which results in a tolerable level of risk.</p> <p>Editor's note—building works are assessed against the provisions of the latest version of Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas when undertaken in a declared bushfire prone area. In those areas included on the bushfire hazard map OPSM-04, this assessment is also to occur at the planning stage ie. at the stage the development application is lodged with the Council.</p>	<p>Hazard Map OPSM-04 are separated from hazardous vegetation by a distance that achieves a radiant heat level of 29kW/m² at the edge of the building or envelope respectively.</p> <p>Editor's note—separation distances may be achieved by existing cleared developed areas external to the site or other land whose tenure or use ensures it will retain a low level of hazard.</p>
<p>PO19 Development outside town water supply areas has on-site water storage that is available for use for fire fighting.</p>	<p>AO19 If a reliable water supply is not available on site from other sources (eg. a bore or dam), a water tank is provided within 100m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) is of non-flammable construction; (b) has a take off connection at a level that allows 5,000 litres to be left available for access by fire fighters; (c) includes shielding of tanks and pumps.
<p>PO20 Development involving hazardous materials manufactured or stored in bulk ensures those materials are not located in or near areas at risk of bushfire hazard.</p>	<p>AO20 The manufacture or storage of hazardous material in bulk does not occur within or adjoining a bushfire hazard area as identified on Bushfire Hazard Map OPSM-04.</p>
<p>PO21 Where a fire trail would serve a practical fire management purpose, a formed fire trail is provided between the hazardous vegetation and the site boundary or building envelope.</p> <p>Editor's note—fire trails are unlikely to be required where a development site involves less than 2.5ha.</p>	<p>AO21 Where required for fire management purposes, a fire trail is readily accessible at all times for the type of fire fighting vehicles servicing the area and has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m which is at least 6m clear of standing flammable vegetation; (c) a minimum of 4m vertical clearance above the trail or road; (d) passing bays and turning areas for fire-fighting appliances; (e) a maximum gradient of 12.5%; (f) a cross fall of no greater than 10 degrees; (g) drainage and erosion control devices; and (h) vehicular access at each end.

Table 6.2.4.3(b)—Vulnerable uses

Vulnerable uses are those involving:

- (1) The accommodation or congregation of vulnerable sectors of the community such as child-care sectors, community care sectors, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or
- (2) The provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electrical infrastructure.

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6.2.5 Industry investigation zone code

6.2.5.1 Application

This code applies to development where the code is identified as applicable in a [categories of development and assessment table of assessment](#).

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

6.2.5.2 Purpose

- (1) The purpose of the industry investigation zone code is to identify and protect land that may be suitable for industrial activities where further detailed planning investigations and studies are required to determine the suitability of the investigation zone for use as an industry zone.
- (2) The local government purpose of the industry investigation zone code is to protect land for the future development of regionally significant industries, including transport and logistics, mining and related industries and other medium and heavy industries, while land use and infrastructure planning investigations are undertaken. Any development which occurs prior to the master planning of the land in the zone maintains its suitability and capacity of future development and does not detract from nearby sensitive land uses.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) master planning of land within the zone is undertaken and services made available, including water, sewer, stormwater/drainage, telecommunications and electricity infrastructure, in advance of development of the land for permanent uses or activities;
 - (b) acceptable uses in the interim are likely to include rural, recreation and other passive and / or temporary uses and activities which do not require water or sewer infrastructure or impact on nearby sensitive land uses; and
 - (c) development which is, or has the potential to become, incompatible with future urban development of the area does not occur.

6.2.5.3 Specific benchmarks for assessment

Table 6.2.5.3—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For all assessable development	
General	
PO1 Development does not reduce or preclude the long-term use of the site or nearby land for urban purposes, having regard to the scale and nature of the activity and its likely impacts, and would not compromise the implementation of a future master plan over the site.	No acceptable outcome is nominated.
PO2 Development of land within the zone is not undertaken until there is a demonstrated ability for the development to be serviced with water, sewer, stormwater/drainage, telecommunications and electricity infrastructure.	No acceptable outcome is nominated.
PO3 Site layout and design: (a) minimises earthworks; (b) maximises retention of natural drainage patterns; and (c) ensures existing drainage capacity is not reduced.	No acceptable outcome is nominated.
Community and environmental risk	
PO4 Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to life and property.	No acceptable outcome is nominated.

6.2.6 Low density residential zone code

6.2.6.1 Application

This code applies to development where the code is identified as applicable in a [categories of development and assessment table of assessment](#).

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

6.2.6.2 Purpose

- (1) The purpose of the low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the zone code is to provide for a contained settlement pattern which helps to preserve landscapes and rural areas, reduce the impacts of flooding, promote efficient infrastructure servicing and protect the quiet residential amenity that residents are used to, and a living environment that builds on the established Longreach lifestyle. The zone accommodates the majority of the region's residential accommodation, predominantly through detached dwellings and dual occupancy development on a range of lot sizes as infill in existing neighbourhoods, and in new neighbourhoods. Some small scale community and convenience shop uses may be appropriate where they meet community needs and their impacts can be managed. Existing non-residential uses fronting the Landsborough Highway may continue where they do not expand.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) the zone accommodates predominantly dwelling houses on a range of lot sizes, however dual occupancy, community services and facilities, and small scale aged persons' accommodation which is designed to be compatible with amenity and the existing Longreach character are also encouraged in the zone;
 - (b) infill of existing neighbourhoods through reconfiguration where new, smaller lots have frontage to existing streets and sealed laneways is encouraged;
 - (c) reconfiguring of larger undeveloped greenfield areas contributes to an efficient expansion of existing town areas and creates safe, convenient, attractive, connected and integrated neighbourhoods;
 - (d) greenfield areas are integrated with surrounding areas, provide for a range of lot sizes, including small lots and a small proportion of very low density lifestyle lots facilitating semi-rural activities and home-based businesses may be appropriate in these areas where they contribute to a mix of lot sizes and housing diversity; multiple dwellings are not generally encouraged in the zone, although more intense residential development such as residential care or retirement facilities and non-resident workforce accommodation may be acceptable where they are of a scale and design that is compatible with the low density local character;
 - ~~(e)~~ (e) small scale convenience shop uses servicing the needs of neighbourhoods, such as a convenience store, hairdresser or newsagent, may be appropriate where they would not detract from residential amenity or the economic vitality of the centre zone;
 - ~~(e)(f)~~ (f) existing commercial or industrial development (including short-term accommodation, service stations, child-care centre, tourist-related food and drink outlets) fronting the Landsborough Highway may continue to operate but do not significantly expand;
 - ~~(f)(g)~~ (g) home-based business is encouraged where it is small in scale, reflects local character, does not take business away from the Longreach town centre and does not impact on the residential amenity of neighbours; and
 - ~~(g)(h)~~ (h) development is protected as far as possible from the risk of bushfire hazard.

6.2.6.3 Specific benchmarks for assessment

Table 6.2.6.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Caretaker's accommodation, dwelling house, dwelling unit and dual occupancy	
<p>PO1 The design and density of dwellings, dual occupancies and any associated outbuildings or other structures:</p> <ul style="list-style-type: none"> (a) contributes to and does not detract from the residential amenity and character of the neighbourhood; (b) limits impacts on neighbours in terms of privacy, overlooking or overshadowing; and (c) ensures outbuildings and structures are ancillary to the residential floor area. 	<p>AO1.1 Each lot contains no more than one caretaker's accommodation unit, dwelling house, dwelling unit or dual occupancy.</p> <p>AO1.2 Domestic outbuildings including sheds have a maximum total enclosed or enclosable floor area of 120m²-180m² and a maximum eaves height of 3.55m.</p> <p><i>Editor's note—"Enclosable" in this context means there is an open side or opening which is provided with partitions or doors or the like which can be used to enclose the area. Open sided verandah or similar shade structure components of a domestic outbuilding, including a shed is not included when calculating the total floor area. Relevant setback requirements still apply to such roofed or covered areas.</i></p>
	<p>AO1.3 Except for a corner lot, where a lot has frontage to both a street and a sealed laneway and the sealed laneway adjoins the rear boundary, domestic outbuildings including sheds are setback:</p> <ul style="list-style-type: none"> (a) if no vehicular access is provided from the laneway to the outbuilding, a minimum of 0.75m from the rear boundary; or (b) if vehicular access is provided from the laneway to the outbuilding, a minimum of 6m from the rear boundary.
	<p>AO1.3-4 Direct lighting or lighting does not exceed 8.0 lux at 1.5m beyond the boundary of the site.</p>
<p>PO2 Development for a sensitive land use within 100 metres of a railway line mitigates the impact of rail noise to an acceptable level of amenity.</p> <p><i>Editor's note—impacts from road noise in declared transport noise corridor (refer OM-03) are addressed through Queensland Development Code MP4.4</i></p>	<p>AO2 Habitable rooms within 100 m of a railway line are constructed of materials which achieve the Rw value specified for Category 1 in the <i>Queensland Development Code MP4.4</i></p>
Home-based business	
<p>PO3 Home-based business uses contribute to local employment while not adversely impacting on the amenity of the surrounding residential land uses and local character.</p>	<p>AO3 The home basedhome-based business:</p> <ul style="list-style-type: none"> (a) is carried out in an existing dwelling house or other building or structure; (b) does not use more than half of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house;

Performance outcomes	Acceptable outcomes
	<p>(d) involves not more than one non-resident employee;</p> <p>(e) where bed and breakfast accommodation, does not exceed the use of three bedrooms;</p> <p>(f) does not generate more than one heavy vehicle trip per day;</p> <p>Note—a heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <p>(g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. (These trips are additional to normal domestic trips associated with the dwelling); and</p> <p>(h) delivery of goods occur only between the hours of 7.00am and 6.00pm;</p> <p>(i) where not a bed and breakfast, the use operates only between the hours of 7.00am and 6.00pm.</p>
For assessable development	
Amenity	
<p>PO4 Development minimises impacts on surrounding land and provides for an appropriate level of amenity, having regard to:</p> <p>(a) noise;</p> <p>(b) traffic;</p> <p>(c) visual impact;</p> <p>(d) odour and emissions;</p> <p>(e) lighting;</p> <p>(f) access to sunlight;</p> <p>(g) privacy; and</p> <p>(h) outlook.</p>	No acceptable outcome is nominated.
<p>PO5 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p>	No acceptable outcome is nominated.
<p>PO6 Development for a sensitive land use abutting land in the Community Facilities zone (particularly the Longreach Airport and the Sewage Treatment Plant):</p> <p>(a) achieves indoor noise levels consistent with the objectives set out in the <i>Environment Protection (Noise) Policy 2008-2019</i> (as amended);</p> <p>(b) achieves air quality levels consistent with the objectives set out in the <i>Environment Protection (Air) Policy 2008-2019</i> (as amended), and the relevant national standard; and</p> <p>(c) does not experience offensive odours.</p> <p><i>Note</i> Editor's note—sensitive land uses is a defined</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
term – refer to SC1.3.2, are defined in the Planning Regulation 2017	
Non-residential development	
<p>PO7 Non-residential uses are established only where they are:</p> <ul style="list-style-type: none"> (a) are unable to be accommodated in a more appropriate zone; (b) are compatible with local character and amenity; (c) support the day to day needs of the immediate community; and (d) do not detract from centre activities in the centre zone. 	No acceptable outcome is nominated.
Bushfire hazard	
<p>PO8 A vulnerable use listed in table 6.2.6.3(b) is not established or materially intensified within a bushfire hazard area unless there is an overriding need or other exceptional circumstance.</p>	<p>AO8 Vulnerable uses listed in table 6.2.6.3(b) are not established or expanded.</p>
<p>PO9 Development in a bushfire hazard area is located and designed to meet a radiant heat level at the edge of the building or designated building envelope which results in a tolerable level of risk.</p> <p>Editor's note—building works are assessed against the provisions of the latest version of Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas Australian Standard 3959 when undertaken in a declared bushfire prone area. In those areas included on the bushfire hazard map OPSM-04, this assessment is also to occur at the planning stage ie. at the stage the development application is lodged with the Council.</p>	<p>AO9 Buildings or building envelopes located in a bushfire hazard area identified on Bushfire Hazard Map OPSM-04 are separated from hazardous vegetation by a distance that achieves a radiant heat level of 29kW/m² at the edge of the building or envelope respectively.</p> <p>Editor's note—separation distances may be achieved by existing cleared developed areas external to the site or other land whose tenure or use ensures it will retain a low level of hazard.</p>
<p>PO10 Development outside town water supply areas has on-site water storage that is available for use for fire fighting.</p>	<p>AO10 If a reliable water supply is not available on site from other sources (eg. a bore or dam), a water tank is provided within 100m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) is of non-flammable construction; (b) has a take off connection at a level that allows 5,000 litres to be left available for access by fire fighters; (c) includes shielding of tanks and pumps.
<p>PO11 Development involving hazardous materials manufactured or stored in bulk ensures those materials are not located in or near areas at risk of bushfire hazard.</p>	<p>AO11 The manufacture or storage of hazardous material in bulk does not occur within or adjoining a bushfire hazard area as identified on Bushfire Hazard Map OPSM-04.</p>

Table 6.2.6.3(b)—Vulnerable uses

Vulnerable uses are those involving:

- (1) The accommodation or congregation of vulnerable sectors of the community such as child-care sectors, community care sectors, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or
- (2) The provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electrical infrastructure.

DRAFT V1.2 (FOR SIR)

6.2.7 Medium density residential zone code

6.2.7.1 Application

This code applies to development where the code is identified as applicable in a [categories of development and assessment table of assessment](#).

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

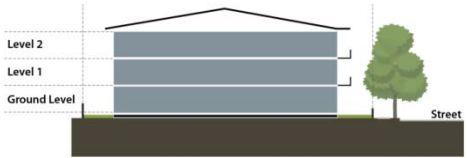
6.2.7.2 Purpose

- (1) The purpose of the medium density zone code is to provide for a range and mix of dwelling types in the town of Longreach, including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) The local government purpose of the code is to provide for a range of medium density housing options in the form of low-rise apartments, townhouses and other types of multiple dwellings surrounding the central area of Longreach at Eagle Street where it is close to community facilities and employment. New housing is well serviced by infrastructure, well-designed, and contributes to the character of the streetscape.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) The zone predominantly contains a variety of medium density housing types, predominantly in the form of low-rise multiple dwellings up to 3 storeys, including townhouse style dwellings, duplex and detached dual occupancy housing and residential care, retirement facilities, and aged persons' accommodation, hostels, ~~non-resident~~ workforce accommodation, and short-term accommodation;
 - (b) reconfiguration creates a mix of lots with frontage to sealed streets and laneways;
 - (c) the built form of new buildings reflects the existing character of the town of Longreach and contributes to an attractive and pedestrian-oriented streetscape;
 - (d) development maintains a high level of residential amenity on the site and in the neighbourhood;
 - (e) establishment of residential uses on the sites of, or re-using, existing non-residential buildings is encouraged;
 - (f) small scale convenience shop uses servicing the needs of neighbourhoods, such as a convenience store, hairdresser or newsagent, may be appropriate where they would detract from residential amenity or the economic vitality of the centre zone. Other existing lawful commercial activities may continue to operate but do not significantly expand;
 - (g) the existing Longreach Powerhouse Museum, and existing commercial or industrial development fronting the Landsborough Highway in the zone, including those between Galah Street and Pigeon Lane and Emu and Kingfisher Streets, may continue to operate but do not significantly expand. Residential redevelopment of these sites is preferred in the event that the current uses cease; and
 - (h) home-based business and a limited range of community services and facilities are encouraged where small in scale, reflecting local character, do not take business away from the Longreach town centre and do not impact on the residential amenity of neighbours.

6.2.7.3 Specific benchmarks for assessment

Table 6.2.7.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements development	
Caretaker's accommodation, dwelling house, dwelling unit and dual occupancy	
<p>PO1 The design and density of dwellings, dual occupancies and any associated outbuildings or other structures:</p> <ul style="list-style-type: none"> (a) contributes to and does not detract from the residential amenity and character of the neighbourhood; (b) limits impacts on neighbours in terms of privacy, overlooking or overshadowing; and (c) ensures outbuildings and structures are ancillary to the residential floor area. 	<p>AO1.1 Each lot contains no more than one caretaker's accommodation unit, dwelling house, dwelling unit or dual occupancy.</p> <p>AO1.2 Domestic outbuildings including sheds have a maximum total floor area of 90m² <u>180m²</u> and a maximum eaves height of 3.5 <u>5</u>m.</p>
	<p>AO1.3 Except for a corner lot, where a lot has frontage to both a street and a sealed laneway and the sealed laneway adjoins the rear boundary, domestic outbuildings including sheds are setback:</p> <ul style="list-style-type: none"> (a) if no vehicular access is provided from the laneway to the outbuilding, a minimum of 0.75m from the rear boundary; or (b) if vehicular access is provided form the laneway to the outbuilding, a minimum of 6m from the rear boundary.
	<p>AO1.34 Direct lighting or lighting does not exceed 8.0 lux at 1.5m beyond the boundary of the site.</p>
Home-based business	
<p>PO2 The home based <u>home-based</u> business use contributes to local employment without adversely impacting on the amenity of the surrounding residential land uses and local character.</p>	<p>AO2 The home based <u>home-based</u> business:</p> <ul style="list-style-type: none"> (a) is carried out in an existing dwelling house or other building or structure; (b) does not use more than half of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than one non-resident employee; (e) where bed and breakfast accommodation, does not exceed the use of three bedrooms; (f) does not generate more than one heavy vehicle trip per day; <p>Note—a heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> (g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing

Performance outcomes	Acceptable outcomes
	<p>the site. (These trips are additional to normal domestic trips associated with the dwelling); and</p> <p>(h) delivery of goods occur only between the hours of 7.00am and 6.00pm;</p> <p>(i) where not a bed and breakfast, the use operates only between the hours of 7.00am and 6.00pm.</p>
For all assessable development	
Scale and siting of multiple dwellings	
<p>PO3 New development is generally larger in scale than in the low density residential zone, while remaining in keeping with the scale of other buildings in the centre of the town of Longreach. It may include:</p> <p>(a) small multiple dwellings of 3-5 dwelling units;</p> <p>(b) low rise apartment buildings;</p> <p>(c) terrace or row houses on a single lot or multiple lots.</p>	<p>AO3.1 Buildings and structures are a maximum of 3 storeys or 10m in height (whichever is the lesser).</p>  <p>AO3.2 The total site area of all buildings and structures does not exceed:</p> <p>(a) 60% for small multiple dwelling buildings of 3-5 dwelling units and low rise apartment buildings; and</p> <p>(b) 70% for terrace or row houses (either on a single lot or multiple lots).</p> <p>AO3.3 Buildings are set back in accordance with Table 6.2.7.3(b).</p> <p>AO3.4 A planted landscape area at least 2m deep is provided across at least 50% of the site frontages, or both frontages where a corner block or on two street/laneway frontages.</p> <p>AO3.5 Fences on all street frontages are limited to a maximum of 1.2m in height.</p> <p>AO3.6 <u>Domestic</u> outbuildings including sheds have a maximum total floor area of <u>90m²-180m²</u> and a maximum eaves height of <u>3m5.5m</u>.</p>
Design for climate and amenity	
<p>PO4 Buildings are designed for the local climate and lifestyle and include features such as:</p> <p>(a) verandahs, porches or balconies;</p> <p>(b) roof overhangs;</p> <p>(c) window hoods or screens;</p> <p>(d) raised floor levels;</p> <p>(e) cross ventilation;</p> <p>(f) at least one habitable room overlooking the street; and</p> <p>(g) a dedicated pedestrian entry and door,</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
visible and accessible from the street.	
<p>PO5 Private open space is provided to each unit to a standard which permits a range of uses suiting the local lifestyle.</p>	<p>AO5 Each dwelling unit includes either: (a) for ground floor units – a yard or patio that is: (i) at least 12m² in area; and (ii) at least 3m in any one dimension; and (iii) is directly accessible from the living room; and (b) for upper level units – a balcony or deck: (i) at least 6m² in area; and (ii) at least 2m in any one dimension; and (iii) directly accessible from the living room.</p>
<p>PO6 Landscaping is provided to enhance the appearance of the development and screen potentially unsightly components, create an attractive on-site environment and provide shade.</p>	No acceptable outcome is nominated.
<p>PO7 Development in the zone minimises impacts on surrounding land and provides for an appropriate level of amenity, having regard to the following where applicable: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) emissions from lighting; (g) access to sunlight; (h) privacy; and (i) outlook.</p>	No acceptable outcome is nominated.
Crime prevention through environmental design	
<p>PO8 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours.</p> <p>Note—applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>	No acceptable outcome is nominated.

Table 6.2.7.3(b)—Setbacks for multiple dwellings

Multiple dwelling type	Front setback	Rear setback	Side setback
Small multiple dwelling – 3-5 dwelling units	To verandah: 1m	4.5m	2m
	To dwelling wall: 3m		
	To garage/carport: 4.5m		
Low rise apartment buildings (up to 3 storeys)	To verandah: 2m	6m	3m
	To dwelling wall: 4m		
	To garage/carport: behind building line		
Terrace or row houses (on one of more lot)	To verandah: 1m	A minimum of 1m where to a sealed laneway, or 4.5m where to a street.	(a) 0m between houses in the same development (b) 1m between last house and boundary
	To dwelling wall: 3m		
	To garage/carport: 4.5m		

6.2.8 Recreation and open space zone code

6.2.8.1 Application

This code applies to development where the code is identified as applicable in a [categories of development and assessment table of assessment](#).

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

6.2.8.2 Purpose

- (1) The purpose of the open space and recreation zone code is to provide for a range of sporting, recreation, leisure, cultural and educational activities.

It may provide for local, district and regional scale parks that serve the recreation needs of residents and visitors and may include areas for conservation.

Areas such as parks, playing fields and playgrounds are generally accessible to the public; however, access may be limited in certain areas and at certain times.

Where required to meet community needs, development may include built structures, such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, public swimming pools and tennis courts, and other infrastructure to support the activities, provide safe access and support the management of these essential built structures.

- (2) The local government purpose of the code is to provide for open space and recreation areas and facilities in the town of Longreach and to ensure they are safe, attractive and designed to suit community needs.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) the zone includes existing recreation and open space facilities in the town of Longreach, including the swimming pool, the racecourse, the adjacent stables precinct, the sporting precinct on Kite Street, and local parks;
 - (b) the park on the corner of Eagle and Bustard Streets is retained as the highest order park in Longreach. The skate park, drainage and landscaping are all retained and protected;
 - (c) small neighbourhood parks at the corner of Rosella and Cassowary Street North, and Sparrow Street and Teal Street:
 - (i) are protected for a range of informal outdoor recreation activities to service the immediate residential community; and
 - (ii) are generally free from buildings other than ancillary structures which enhance the usability and character of the open space;
 - (d) development directly supports the primary recreational, sporting or environmental function of the site;
 - (e) development provides for safe and convenient internal pedestrian and cyclist pathways, suitable car parking areas and connections to surrounding activities wherever possible;
 - (f) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour;
 - (g) facilities are sited, designed and operated to minimise adverse impacts on surrounding land, particularly adjoining sensitive land uses;
 - (h) adverse impacts on any environmental values are avoided where land includes or adjoin natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas; and
 - (i) development is protected as far as possible from the risk of bushfire hazard.

- (4) The purpose of the stables precinct will also be achieved through the following additional overall outcome:
- (a) the stables precinct is retained for equestrian-related uses, particularly the stabling of horses. Sensitive land uses or other uses which may detract from the functioning of the primary stables use are not established, other than caretaker's accommodation necessary for the supervision and care of horses.

6.2.8.3 Specific benchmarks for assessment

Table 6.2.8.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Preserving character and amenity	
PO1 Building height and size is characteristic of the prevailing open space and recreation character and does not substantially exceed the height of existing buildings in the area.	AO1 Building height does not exceed 2 storeys or 8.5m, whichever is lesser.
PO2 Development minimises the visual impact of bulky buildings to provide integration with the character of the surrounding area.	AO2 Walls are stepped and recessed to not exceed a length of 15m without a change in plane of at least 0.75m depth.
PO3 Development provides adequate separation, buffering and screening from residential uses and land within a residential zone so that adverse impacts on privacy and amenity are minimised.	AO3.1 Buildings and structures are set back at least 6m from any boundary shared with a residential use or land within a residential zone.
	AO3.2 Site access and car parking, servicing or outdoor storage areas are set back 6m from any boundary shared with a residential use or land within a residential zone.
PO4 Residential uses in the stables precinct do not detract from the primary function of the site.	AO4 Residential uses in the stables precinct are limited to caretaker's accommodation directly associated with the stables use.
For assessable development	
Uses	
PO5 New development accommodates uses which support the role and function of existing activities on the site and facilitate optimum use of the land for the intended recreation or open space purpose.	No acceptable outcome is nominated.
PO6 Non recreation uses, including dwelling houses, occur only where they: (a) directly support the primary function of the site; and (b) are a compatible community related activity.	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
Amenity	
<p>PO7 Development maintains a high level of general amenity within the site and as it impacts on surrounding areas, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) signage; (f) odour and emissions; (g) lighting; (h) access to sunlight; (i) privacy; and (j) outlook. <p>Note—applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance criterion.</p>	No acceptable outcome is nominated.
<p>PO8 Landscaping is provided to enhance the appearance of the development, screen potentially unsightly development components, create an attractive on-site environment and provide shade.</p>	No acceptable outcome is nominated.
Accessibility	
<p>PO9 Convenient and legible connections are provided for pedestrians and cyclists, internal and external to the site particularly to allow easy access around the site and to link the open space network, residential areas, Eagle Street and other community related activities.</p>	No acceptable outcome is nominated.
Protection of natural values	
<p>PO10 The site layout and design protects on-site and surrounding topography, drainage patterns, ecological values by:</p> <ul style="list-style-type: none"> (a) minimising earthworks; (b) retaining natural drainage patterns; (c) protecting drainage capacity; (d) retaining and enhancing as much existing vegetation and ecological corridors as possible; and (e) providing buffers to protect the ecological functions of waterways. 	No acceptable outcome is nominated.
Bushfire hazard	
<p>PO11 A vulnerable use listed in table 6.2.8.3(b) is not established or materially intensified within a bushfire hazard area unless there is an overriding need or other exceptional circumstance.</p>	<p>AO11 Vulnerable uses listed in table 6.2.8.3(b) are not established or expanded.</p>

Performance outcomes	Acceptable outcomes
<p>PO12 Development in a bushfire hazard area is located and designed to meet a radiant heat level at the edge of the building or designated building envelope which results in a tolerable level of risk.</p> <p>Editor's note—building works are assessed against the provisions of the latest version of Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas Australian Standard 3959 when undertaken in a declared bushfire prone area. In those areas included on the bushfire hazard map OPSM-04, this assessment is also to occur at the planning stage ie. at the stage the development application is lodged with the Council.</p>	<p>AO12 Buildings or building envelopes located in a bushfire hazard area identified on Bushfire Hazard Map OPSM-04 are separated from hazardous vegetation by a distance that achieves a radiant heat level of 29kW/m² at the edge of the building or envelope respectively.</p> <p>Editor's note—separation distances may be achieved by existing cleared developed areas external to the site or other land whose tenure or use ensures it will retain a low level of hazard.</p>
<p>PO13 Development outside town water supply areas has on-site water storage that is available for use for fire fighting.</p>	<p>AO13 If a reliable water supply is not available on site from other sources (eg. a bore or dam), a water tank is provided within 100m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) is of non-flammable construction; (b) has a take off connection at a level that allows 5,000 litres to be left available for access by fire fighters; (c) includes shielding of tanks and pumps.
<p>PO14 Development involving hazardous materials manufactured or stored in bulk ensures those materials are not located in or near areas at risk of bushfire hazard.</p>	<p>AO14 The manufacture or storage of hazardous material in bulk does not occur within or adjoining a bushfire hazard area as identified on Bushfire Hazard Map OPSM-04.</p>
<p>PO15 Where a fire trail would serve a practical fire management purpose, a formed fire trail is provided between the hazardous vegetation and the site boundary or building envelope.</p> <p>Editor's note—fire trails are unlikely to be required where a development site involves less than 2.5ha.</p>	<p>AO15 Where required for fire management purposes, a fire trail is readily accessible at all times for the type of fire fighting vehicles servicing the area and has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m which is at least 6m clear of standing flammable vegetation; (c) a minimum of 4m vertical clearance above the trail or road; (d) passing bays and turning areas for fire-fighting appliances; (e) a maximum gradient of 12.5%; (f) a cross fall of no greater than 10 degrees; (g) drainage and erosion control devices; and (h) vehicular access at each end.

Table 6.2.8.3(b)—Vulnerable uses

Vulnerable uses are those involving:
(1) The accommodation or congregation of vulnerable sectors of the community such as child-care sectors, community care sectors, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or
(2) The provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electrical infrastructure.

DRAFT V1.2 (FOR SIR)

6.2.9 Rural zone code

6.2.9.1 Application

This code applies to development where the code is identified as applicable in a [categories of development and assessment table of assessment](#).

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

6.2.9.2 Purpose

- (1) The purpose of the rural zone code is to:
 - (a) provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes, and
 - (c) protect or manage significant natural features, resources, and processes, including the capacity for primary production.
- (2) The local government purpose of the code is to ensure the protection of the productive capacity of ~~all~~ rural land in the Longreach region including opportunities to diversify and add value to rural production within the ecological constraints of the land. It is intended that ~~all~~ rural land be protected from the potential for fragmentation or encroachment, and that existing tourism and education facilities in the zone adjacent to the town of Longreach are protected for their continued operation, and possible expansion, as economic and tourism assets building on the rural production history of the region.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the zone primarily accommodates grazing, cropping or animal husbandry uses and detached houses relating to those uses;
 - ~~(b)~~ the zone also includes the Longreach School of Distance Education ~~and~~ the Longreach Saleyards ~~and the Longreach Agricultural College~~ located near the town of Longreach, and limited expansion of these uses occurs;
 - ~~(b)(c)~~ the zone includes the site of the former Longreach Agricultural College and a reuse or redevelopment of this site, which delivers positive employment and economic growth outcomes for the Longreach Region is desirable;
 - ~~(e)(d)~~ identified agricultural land (mapped on OPSM-03) is not permanently removed from agricultural use, unless there is an overriding public benefit and need, and no other site is suitable for the development;
 - ~~(e)(e)~~ development is protected as far as possible from the risk of bushfire and flood hazard;
 - ~~(e)(f)~~ all rural land is protected for its agricultural and scenic importance and ~~is not further fragmented~~ the subdivision of rural land will be regulated by a minimum lot size established to maintain the productive potential and viability of the land, with the amalgamation of existing lots into consolidated larger lots encouraged; Lack of economic viability for existing farm units and small holdings does not justify further subdivision or use for non-rural purposes;
 - ~~(f)(g)~~ new housing in the zone occurs only to the extent that it supports the productive use of the land or in very limited instances on a rural lifestyle lot, being a lot no smaller than 20 hectares and no larger than 100 hectares, established to facilitate a generally self-sufficient off-grid rural living opportunity;
 - ~~(g)(h)~~ town, township and rural residential uses are contained within designated growth areas and do not expand into the rural zone;
 - ~~(i)~~ expansion of existing tourist facilities and establishment of new tourism assets are facilitated where consistent with local character and amenity and do not

compromise the continued use of surrounding land for rural and agricultural activities;

~~(h)(j)~~ within the Thomson River strategic precinct on the southern side of the Thomson River from the Landsborough Highway to the Longreach Outback Watersports Club, staged recreation and tourist development is facilitated, consistent with master planning for the precinct;

~~(i)(k)~~ existing residential lots on the edges of Longreach, and at Emmet and historic settlements including 'Cobb and Co', Morella and Arrilalah as indicated on Maps ZM01, ZM02a, ZM02b and ZM03 are not developed for residential or other non-rural use;

~~(j)(l)~~ rural workers' accommodation and ~~non-resident~~ workforce accommodation may be appropriate in rural areas only where directly related to rural activities or a natural-resource related activity on the site or an adjacent site;

~~(k)(m)~~ new enterprises, including home-based businesses, rural industries and tourism activities, occur where:

- (i) they are directly associated with an existing rural or rural production activity, a natural resource or the natural environment;
- (ii) the productive capacity of the land is not diminished and conflicts with existing and intended activities in the surrounding area are avoided; and
- (iii) the development is not more appropriately located in another zone eg. transport and logistics uses which are provided for in the industry or township zones;

~~(n)~~ renewable energy facilities are facilitated and encouraged where appropriately located and sensitively designed to respect sensitive land uses, viability of productive capacity of land, viability of known extractive resources, natural environmental features, visual amenity and landscape values;

~~(o)~~ extractive resources and existing lawful extractive operations on rural land are protected from encroachment by incompatible uses; and

~~(m)(p)~~ the environmental, character and landscape values of rural land are maintained.

6.2.9.3 Specific benchmarks for assessment

Table 6.2.9.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Caretaker's accommodation, dwelling unit, rural workers' accommodation, community residence or dwelling house	
PO1 Development does not detract from the effective operation of the primary rural use or the rural landscape character and amenity of site.	AO1.1 Dwellings are not established on lots located in Morella, Arrilalah, Emmet, Cobb and Co or other historic subdivision, as identified on Map ZM03, except where lots are amalgamated to form a new lot or lots with a minimum site area of 10 hectares.
	AO1.2 No more than two dwellings, including one used for caretaker's accommodation, are located on any lot in the zone.
	AO1.3 Premises used or intended for use for rural workers' accommodation have a maximum capacity of 15 workers.
	AO1.4 Dwellings are set back from all site boundaries by at least 20m.

Performance outcomes	Acceptable outcomes
<p>PO2 Dwellings have adequate access to basic services to ensure safety and wellbeing of residents.</p>	<p>AO2 A dwelling is connected to electricity and has a constructed road access.</p>
<p>PO3 Dwellings are separated from potentially incompatible activities and infrastructure to:</p> <ul style="list-style-type: none"> (a) protect the ongoing operation of the infrastructure; (b) facilitate access to infrastructure; and (c) protect the safety and amenity of residents. 	<p>AO3.1 Dwellings are separated from quarries and mining tenements shown on OPSM-01(b) by at least 1,000m.</p> <p>AO3.2 Dwellings are separated from infrastructure shown on OPSM-01(a) or listed in tables 6.2.9.3(b) or (c) by the distance shown in tables 6.2.9.3(b) or (c).</p> <p>Editors note—</p> <ol style="list-style-type: none"> 1. The Act does not apply to development in the area authorised under the <i>Mining Resources Act 1989</i>, other than for administering IDAS for the <i>Queensland Heritage Act 1992</i> in relation to a Queensland Heritage Place under the <i>Queensland Heritage Act 1992</i>. 2. Mining tenement details may be obtained from the Chief Executive of the Department that administers the <i>Mining Resources Act 1989</i>. Information on mining leases can also be found at http://mining.industry.qld.gov.au/geoscience/interactivedataresource-tenure-maps.htm
<p>PO4 Development for a sensitive land use within 100 metres of a railway line mitigates the impact of rail noise to an acceptable level of amenity.</p> <p>Editor's note—impacts from road noise in declared transport noise corridor (refer OM-03) are addressed through Queensland Development Code MP4.4</p>	<p>AO4 Habitable rooms within 100 m of a railway line are constructed of materials which achieve the Rw value specified for Category 1 in the <i>Queensland Development Code MP4.4</i></p>
Home-based business	
<p>PO5 Home-based business does not detract from the effective operation of the primary use or the rural landscape character and amenity of site.</p>	<p>AO5.1 The home-basedhome-based business:</p> <ul style="list-style-type: none"> (a) is carried out in an existing dwelling or other building or structure; (b) does not use more than half of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than one non-resident employee; (e) where bed and breakfast accommodation, does not exceed the use of three bedrooms; (f) does not generate more than one heavy vehicle trip per day; <p>Note—a heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> (g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. (These trips are additional to normal domestic trips associated with the dwelling).

Performance outcomes	Acceptable outcomes
	<p>A05.2 Bed and breakfast or farm stay accommodation does not exceed three bedrooms or three cabins.</p>
<p>PO6 Heavy vehicle parking: (a) has a direct nexus with a home based<u>home-based</u> business or rural use carried out on the site; and (b) does not adversely affect the amenity of neighbouring properties.</p>	<p>A06 Not more than two heavy vehicles are parked on the site.</p>
Tourist park	
<p>PO7 A tourist park in the rural zone: (a) <u>is of a size, scale and location compatible with the characteristics and values of the zone;</u> (b) <u>has limited amenities;</u> (c) <u>is used for short-term stays only;</u> (d) <u>provides adequate rubbish storage and disposal</u></p>	<p>A07.1 <u>The tourist park consists of no more than 15 camp sites.</u></p> <p>A07.2 Each camp site is: (a) <u>a minimum of 75m²;</u> (b) <u>clearly identifiable by numbered or named signage and boundary demarcation;</u> <small><u>Editor's note: boundary demarcation may, for example, be by way of installation of corner marker posts, rope fencing or an encircling track.</u></small> (c) <u>setback a minimum of 50m from any property boundary; and</u> (d) <u>setback a minimum of 100m from any waterway or wetland.</u></p> <p>A07.3 <u>Only one vehicle is present at a camp site at any time.</u></p> <p>A07.4 <u>Guests stay for a maximum of five (5) consecutive nights.</u></p> <p>A07.5 <u>A central refuse collection bin is provided and waste is removed to a lawful waste disposal site at least fortnightly.</u></p> <p>A07.6 <u>If being undertaken as accepted development, before commencing the use, the Chief Executive Officer of Longreach Regional Council must be given notice of the intention to commencement the tourist park use. The notice must include:</u> (a) <u>the name and contact details of the operator;</u> (b) <u>the lot on plan details for the land where the use is to occur;</u> (c) <u>the tenure of the land;</u> (d) <u>a statement confirming compliance with all requirements for the use to be undertaken as accepted development;</u> (e) <u>if the operator is different from the owner of the land, the written, signed and dated owner's consent to the use of the land</u></p>

Performance outcomes	Acceptable outcomes
	for the purpose.
<p>PO8 <u>Vehicle access to, from, and within the site:</u> <u>(a) is of a quality and durability suitable to the intended traffic volumes and loads;</u> <u>(b) does not create or worsen any traffic hazard;</u> <u>(c) provides all-weather access; and</u> <u>(d) does not have adverse effects on the amenity of the locality</u></p>	<p>PO8.1 <u>Vehicle access is limited to one entry/exit to the site via an existing access point.</u></p> <p>PO8.2 <u>Vehicle access to and from the site is via a sealed road.</u></p> <p>PO8.3 <u>Weather-proof signage identifying the entry/exit to the site is clearly visible from the road.</u></p>
<p>PO9 <u>The development does not intensify the level of flood risk to people or property.</u> <u>The development site:</u></p>	<p>AO9.1 <u>No part of the development site is identified as being within a flood hazard area shown on Flood Overlay Maps OM-01a, OM-01b and OM-01c.</u></p> <p><u>Editor's note—the site includes vehicular and pedestrian access between the premises and the road network and any other land used in connection with the tourist park use.</u></p> <p><u>OR</u></p> <p>AO9.2 <u>(a) The development:</u> <u>(i) has safe pedestrian and vehicle access to and from the site during all flood events up to and including the defined flood event; or</u> <u>(ii) is located where there is sufficient flood warning time to enable safe evacuation;</u> <u>and</u> <u>(b) a flood risk notification and evacuation plan is prepared and maintained, with a current copy kept available on-site at all times and a current copy provided to all guests upon or prior to arrival</u></p> <p><u>Editor's note—for the defined flood event, refer to 7.2.2 Flood overlay.</u></p>
For assessable development	
Land use	
<p>PO107 <u>Development for non-rural uses:</u> <u>(a) is not more suitably located in another zone;</u> <u>(b) is directly associated with an existing rural or rural production activity, a natural resource, or the natural environment;</u> <u>(c) is located on the least productive parts of a site and not on identified agricultural land (as mapped on OPSM-03);</u> <u>(d) does not restrict or diminish the ongoing</u></p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>safe and efficient use of nearby rural uses or potential rural uses;</p> <p>(e) does not detract from the function of the stock route network; and</p> <p>(f) is adequately separated or buffered where it is likely to be sensitive to the operational characteristics associated with rural uses, rural industries or extractive industries.</p>	
<p>PO118 Transport related uses unrelated to the rural use of the site, such as transport depot, are not located in the zone.</p>	No acceptable outcome is nominated.
<p>PO129 Rural workers' accommodation and non-resident workforce accommodation occurs where it is directly related to rural activities or a natural-resource related activity on the site or an adjacent site.</p>	No acceptable outcome is nominated.
<p>PO130 The Longreach School of Distance Education <u>continues to operate in its current location, and the former Longreach Agricultural College be reused in a manner which makes use of the existing built infrastructure and which generates traffic impacts commensurate with those during the sites period of use as an educational establishment, continue to operate in their current locations.</u> Limited expansion of <u>these uses of these sites</u> occurs where such expansion would not compromise the efficiency and safety of the Landsborough Highway.</p> <p><u>Editor's note – the former Longreach Agricultural College was located on and described as Lot 150 on SP259530.</u></p>	No acceptable outcome is nominated.
<p>PO144 Tourism related uses are established only where they are directly associated and compatible with rural production, natural resources or landscape amenity in the immediate vicinity.</p>	No acceptable outcome is nominated.
<p>PO152 Development respects and does not damage the important cultural and heritage features of the Longreach Cemetery at Lot 212 on L35712.</p>	No acceptable outcome is nominated.
<u>Renewable energy facility</u>	
<p>PO16 <u>Renewable energy facilities are located on sites that are large enough to accommodate appropriate buffering from sensitive land uses and minimise adverse impacts on the natural environment;</u></p>	<u>No acceptable outcome is nominated.</u>

Performance outcomes	Acceptable outcomes
<p><u>PO17</u> <u>Development is:</u></p> <p>(a) <u>located to allow for connections into relevant and appropriate energy distribution and/or supply networks;</u></p> <p>(b) <u>located to avoid alienating productive agricultural land;</u></p> <p>(c) <u>located to avoid impacting extractive resources or mining tenements;</u></p> <p>(d) <u>located and designed to avoid adverse impacts on existing infrastructure and public utilities; and</u></p> <p>(e) <u>accessible via an appropriate level of road infrastructure to support the construction, operation and maintenance of the facility.</u></p>	<p><u>No acceptable outcome is nominated.</u></p>
<p><u>PO18</u> <u>A renewable energy facility and associated supporting infrastructure is constructed of materials, colours, and finishes that are: (a) non-reflective; (b) sympathetic to the visual and scenic amenity of the locality; and (c) sympathetic to the landscape character of the locality.</u></p>	<p><u>No acceptable outcome is nominated.</u></p>
<p><u>PO19</u> <u>Development ensures the site is returned to its pre-development condition and land use upon cessation of the renewable energy facility.</u></p>	<p><u>No acceptable outcome is nominated.</u></p>
General	
<p><u>PO2043</u> <u>Development does not impact negatively upon the amenity, character or safety of neighbouring areas, having regard to:</u></p> <p>(a) <u>the scale, siting and design of buildings;</u></p> <p>(b) <u>the visibility of buildings, structures and infrastructure;</u></p> <p>(c) <u>likely emissions including water-borne contaminants, noise, dust, lighting and odour; and</u></p> <p>(d) <u>the nature or volume of traffic generated.</u></p>	<p><u>AO4320.1</u> <u>Non-residential buildings and structures, animal enclosures, storage facilities, and waste disposal areas are set back:</u></p> <p>(a) <u>100m from the boundary of any land included in a residential zone or the rural residential zone; or</u></p> <p>(b) <u>50m from other site boundaries.</u></p> <hr/> <p><u>AO4320.2</u> <u>Buildings and structures are set back 20m from any road frontage.</u></p>
<p><u>PO21</u> <u>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.</u></p> <p><u>Editor's note—Mapping and information of reported abandoned mines is available through the Abandoned Mine Land Project administered by the Department of Resources. Mapping on historic mining activity and</u></p>	<p><u>No acceptable outcome is nominated.</u></p>

Performance outcomes	Acceptable outcomes
<p>abandoned mines is available through the Department of Resources' GeoResGlobe: https://georesglobe.information.qld.gov.au. For further information and contacts refer to: https://www.qld.gov.au/environment/land/management/abandoned-mines.</p>	
<p>PO2214 Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to life and property.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO2315 Ecological values, habitat corridors and soil and water quality are protected, having regard to:</p> <ul style="list-style-type: none"> (a) maximisation of vegetation retention and protection of vegetation from the impacts of development; (b) avoidance of potential for erosion and minimisation of earthworks; (c) retention and protection of natural drainage lines and hydrological regimes particularly as they impact on the health of the Lake Eyre Basin; and (d) avoidance of leaching of nutrients, pesticides or other contaminants, or potential for salinity. 	<p>No acceptable outcome is nominated.</p>
<p>PO2416 Development avoids and is adequately separated from matters of state environmental significance (MSES), MSES watercourse buffer areas, matters of national environmental significance (MNES) areas and other areas of regional or local environmental significance.</p> <p>Note—OPSM-03 identifies areas of environmental significance. This map provides an indication of where significant values may exist. However, MSES and MNES may occur outside these areas.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO25 <u>Development within MSES - Strategic environmental areas (designated precinct) identified on map OPSM-03 will not have a widespread or irreversible impact on hydrologic, geomorphic or riparian processes, wildlife corridors and water quality.</u></p>	<p>A025 <u>Development within MSES - Strategic environmental areas (designated precinct) identified on map OPSM-03 that is likely to have widespread and irreversible impacts is set back a minimum of 500 metres from watercourses, lakes, wetlands or springs and related riparian vegetation.</u></p> <p><i>Note—Further definition of the environmental attributes of the Channel Country Strategic Environmental Area is contained in the Regional Planning Interests Regulation 2014.</i></p>
Bushfire hazard	
<p>PO17PO26 A vulnerable use listed in table 6.2.9.3 (d) is not established or materially intensified within a bushfire hazard area unless there is an overriding need or other exceptional circumstance.</p>	<p>A017A026 Vulnerable uses listed in table 6.2.9.3 (d) are not established or expanded.</p>

Performance outcomes	Acceptable outcomes
<p><u>PO18PO27</u> Development in a bushfire hazard area is located and designed to meet a radiant heat level at the edge of the building or designated building envelope which results in a tolerable level of risk.</p> <p>Editor's note—building works are assessed against the provisions of the latest version of Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas Australian Standard 3959 when undertaken in a declared Bushfire Prone Area. In those areas included on the bushfire hazard map OPSM-04, this assessment is also to occur at the planning stage ie. at the stage the development application is lodged with the Council.</p>	<p><u>AO18AO27</u> Buildings or building envelopes located in a bushfire hazard area identified on Bushfire Hazard Map OPSM-04 are separated from hazardous vegetation by a distance that achieves a radiant heat level of 29kW/m² at the edge of the building or envelope respectively.</p> <p>Editor's note—separation distances may be achieved by existing cleared developed areas external to the site or other land whose tenure or use ensures it will retain a low level of hazard.</p>

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Performance outcomes	Acceptable outcomes
<p>PO19PO28 Development outside town water supply areas has on-site water storage that is available for use for fire fighting.</p>	<p>AO19AO28 If a reliable water supply is not available on site from other sources (eg. a bore or dam), a water tank is provided within 100m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) is of non-flammable construction; (b) has a take off connection at a level that allows 5,000 litres to be left available for access by fire fighters; (c) includes shielding of tanks and pumps.
<p>PO20PO29 Development involving hazardous materials manufactured or stored in bulk ensures those materials are not located in or near areas at risk of bushfire hazard.</p>	<p>AO20AO29 The manufacture or storage of hazardous material in bulk does not occur within or adjoining a bushfire hazard area as identified on Bushfire Hazard Map OPSM-04.</p>
<p>PO21PO30 Where a fire trail would serve a practical fire management purpose, a formed fire trail is provided between the hazardous vegetation and the site boundary or building envelope.</p> <p>Editor's note—fire trails are unlikely to be required where a development site involves less than 2.5ha.</p>	<p>AO21AO30 Where required for fire management purposes, a fire trail is readily accessible at all times for the type of fire fighting vehicles servicing the area and has:</p> <ul style="list-style-type: none"> (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m which is at least 6m clear of standing flammable vegetation; (c) a minimum of 4m vertical clearance above the trail or road; (d) passing bays and turning areas for fire-fighting appliances; (e) a maximum gradient of 12.5%; (f) a cross fall of no greater than 10 degrees; (g) drainage and erosion control devices; and (h) vehicular access at each end.

Table 6.2.9 3(b)—Separation distances from powerlines and electricity corridors

Separation distance from the edge of the easement boundary	Transmission line capacity
20.0 metres	Up to 132kV
30.0 metres	133-275kV
40.0 metres	Greater than 275kV

Table 6.2.9.3(c)—Separation distances – infrastructure items

Infrastructure item on OPSM-01	Location	Minimum separation distance (metres)
Refuse Tip	Lot 1 on CT857917 (Longreach) Lot 45 on PD112 (Ilfracombe) Part of Lot 44 on MTL84 (Isisford) Part of Lot 12 on BC25 (Yaraka)	100
Substation		20
Sewage Treatment Plant		100
Major Infrastructure Corridor (ie. gas, water pipeline)		100

Table 6.2.9.3(d)—Vulnerable uses

Vulnerable uses are those involving:
<p>(1) The accommodation or congregation of vulnerable sectors of the community such as child-care sectors, community care sectors, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or</p> <p>(2) The provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electrical infrastructure.</p>

6.2.10 Rural residential zone code

6.2.10.1 Application

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

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

6.2.10.2 Purpose

- (1) The purpose of the rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided and where the intensity of residential development is generally dispersed.
- (2) The local government purpose of the code is to provide for the continuation in the case of Cramsie, and the establishment of large semi-rural lifestyle lots in Cramsie, on which the primary use is detached housing. As the land in the zone has limited access to infrastructure and services, non-residential uses are generally limited to domestic-scale semi-rural and home-based ~~home-based~~ business activities. Development maintains and contributes to the character and amenity of the locality and impacts on nearby ecological values or natural resources are avoided.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) the zone accommodates predominantly dwelling houses on large lots supporting a semi-rural lifestyle with limited access to town services;
 - (b) residential development occurs in the form of dwelling houses, to the general exclusion of other more intensive residential uses;
 - (c) home-based businesses occur where they do not unduly diminish the semi-rural residential amenity;
 - ~~(b)(d)~~ the provision of visitor accommodation in the rural residential zone is not supported;
 - ~~(e)~~ (e) reconfiguration of existing lots within the rural residential zone at Cramsie does not occur;
 - (f) residential development abutting industrial activities at Cramsie is protected from the potential impacts on residential amenity;
 - (g) the establishment of rural residential development within the rural residential zone to the east of Longreach is of a scale, intensity and configuration that can make safe use of the road crossing of the adjacent railway line;
 - (h) rural residential development within the rural residential zone to the east of Longreach is designed to promote a strong sense of community in the locality, contribute to a high cottage-style aesthetic and amenity having regard to its 'gateway' situation near the highway entrance to Longreach and complement the existing tourist operations adjoining the rural residential zone in that locality;
 - (i) home-based businesses, involving cottage arts and crafts, would be consistent with the rural residential zone to the east of Longreach;
 - ~~(d)~~ home businesses occur where they does not unduly diminish the semi-rural residential amenity;
 - ~~(e)~~ residential development abutting industrial activities in Cramsie is protected from the potential impacts on residential amenity;
 - ~~(f)~~ (j) development is protected as far as possible from the risk of bushfire hazard; and
 - ~~(g)~~ (k) development does not diminish water quality either locally or in the Lake Eyre Basin, and does not intensify impacts on other environmental values including remaining areas of environmental significance near the zone.

6.2.10.3 Specific benchmarks for assessment

Table 6.2.10.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dwelling house, dwelling unit and dual occupancy	
PO1 The design and density of dwellings, dual occupancies and any associated outbuildings or other structures: <ul style="list-style-type: none"> (a) contributes to and does not detract from the residential amenity and character of the neighbourhood; (b) limits impacts on neighbours in terms of privacy, overlooking or overshadowing; and (c) ensures outbuildings and structures are ancillary to the residential floor area. 	AO1.1 Each lot contains no more than one dwelling house, dwelling unit or dual occupancy.
	AO1.2 Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are set back 50m from any dwelling on an adjoining or nearby site.
	AO1.3 Domestic outbuildings including sheds have a maximum total <u>enclosed or enclosable</u> floor area of 460 <u>180</u> m ² and a maximum eaves height of <u>5.5</u> m. <i>Editor's note—“Enclosable” in this context means there is an open side or opening which is provided with partitions or doors or the like which can be used to enclose the area. Open sided verandah or similar shade structure components of an outbuilding, including a shed is not included when calculating the total floor area. Relevant setback requirements still apply however, to such roofed or covered areas.</i>
	AO1.4 Direct lighting or other lighting does not exceed 8.0 lux at 1.5m beyond the boundary of the site.
Home-based business	
PO2 Home-based business does not detract from the effective operation of the primary use or the rural landscape character and amenity of site.	AO2 The home-based <u>home-based</u> business: <ul style="list-style-type: none"> (a) is carried out in an existing dwelling house or other building or structure; (b) does not use more than half of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than one non-resident employee; (e) where does not involve bed and breakfast accommodation, does not exceed the use of three bedrooms; (f) does not generate more than one heavy vehicle trip per day; Note—a heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass. (g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. (These trips are additional to normal domestic trips associated with the dwelling); and

Performance outcomes	Acceptable outcomes
	(h) delivery of goods occur only between the hours of 7.00am and 6.00pm; and (i) where not a bed and breakfast, the use operates only between the hours of 7.00am and 6.00pm.
PO3 Heavy vehicle parking: (a) has a direct nexus with a home based <u>home-based</u> business or rural use carried out on the site; and (b) does not adversely affect the amenity of neighbouring properties. Note—a heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.	AO3.1 Not more than one heavy vehicle is parked on the site. AO3.2 While on-site, vehicles: (a) are not left idling for more than 5 minutes at any one time; and (b) do not have a refrigeration unit running.
For assessable development	
Built form	
PO4 Development is consistent with the height and scale of surrounding buildings and includes features that contribute to an attractive streetscape.	No acceptable outcome is nominated.
Amenity	
PO5 Development minimises impacts on surrounding land and provides for an appropriate level of amenity having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) lighting; (g) privacy; and (h) outlook.	No acceptable outcome is nominated.
PO6 Landscaping is provided to contribute positively to local character, particularly on street frontages.	No acceptable outcome is nominated.
PO7 Development abutting land in the industry zone at Gramsie is set back from the boundary to minimise impacts on amenity and safety on the site.	No acceptable outcome is nominated.
PO8 <u>Development:</u> <u>(a) does not restrict or diminish the ongoing safe and efficient use of nearby rural uses or potential rural uses;</u> <u>(b) does not detract from the function of the stock route network; and</u> <u>(c) is adequately separated or buffered where it is likely to be sensitive to the operational characteristics associated with rural uses, rural industries, community infrastructure and facilities.</u>	<u>No acceptable outcome is nominated.</u>

Performance outcomes	Acceptable outcomes
<u>or extractive industries.</u>	
Protection of natural values	
<p>PO8PO9 Development responds sensitively to on-site and surrounding topography, drainage patterns, ecological values by:</p> <ul style="list-style-type: none"> (a) minimising earthworks; (b) maximising retention of natural drainage patterns; (c) ensuring existing drainage capacity is not reduced; (d) maximising the retention of existing vegetation; (e) providing buffers to protect the ecological functions of waterways; and (f) achieving environmental values and water quality objectives of receiving waters. <p>Note—Environmental values (EVs) and water quality objectives (WQOs) adopted by the Queensland Government for Queensland waters are in Schedule 1 of the EPP Water (http://www.ehp.qld.gov.au/water/policy/schedule1/index.html).</p>	No acceptable outcome is nominated.
Bushfire hazard	
<p>PO9PO10 A vulnerable use listed in table 6.2.10.3(b) is not established or materially intensified within a bushfire hazard area unless there is an overriding need or other exceptional circumstance.</p>	<p>AO9AO10 Vulnerable uses listed in table 6.2.10.3(b) are not established or expanded.</p>
<p>PO10PO11 Development in a bushfire hazard area is located and designed to meet a radiant heat level at the edge of the building or designated building envelope which results in a tolerable level of risk.</p> <p>Editor's note—building works are assessed against the provisions of the latest version of Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas Australian Standard 3959 when undertaken in a declared Bushfire Prone Area. In those areas included on the bushfire hazard map OPSM-04, this assessment is also to occur at the planning stage ie. at the stage the development application is lodged with the Council.</p>	<p>AO10AO11 Buildings or building envelopes located in a bushfire hazard area identified on Bushfire Hazard Map OPSMOPSM-04 are separated from hazardous vegetation by a distance that achieves a radiant heat level of 29kW/m² at the edge of the building or envelope respectively.</p> <p>Editor's note—separation distances may be achieved by existing cleared developed areas external to the site or other land whose tenure or use ensures it will retain a low level of hazard.</p>
<p>PO11PO12 Development outside town water supply areas has on-site water storage that is available for use for fire fighting.</p>	<p>AO11AO12 If a reliable water supply is not available on site from other sources (eg. a bore or dam), a water tank is provided within 100m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) is of non-flammable construction; (b) has a take off connection at a level that allows 5,000 litres to be left available for access by fire fighters; (c) includes shielding of tanks and pumps.
<p>PO12PO13 Development involving hazardous materials</p>	<p>AO12AO13 The manufacture or storage of hazardous</p>

Performance outcomes	Acceptable outcomes
manufactured or stored in bulk ensures those materials are not located in or near areas at risk of bushfire hazard.	material in bulk does not occur within or adjoining a bushfire hazard area as identified on Bushfire Hazard Map OPSMOPSM-04 .

Table 6.2.10.3(b)—Vulnerable uses

Vulnerable uses are those involving:
<p>(1) The accommodation or congregation of vulnerable sectors of the community such as child-care sectors, community care sectors, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or</p> <p>(2) The provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electrical infrastructure.</p>

6.2.11 Tourism zone code

6.2.11.1 Application

This code applies to development where the code is identified as applicable in a [categories of development and assessment table of assessment](#).

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

6.2.11.2 Purpose

- (1) The purpose of the Tourism zone code is to provide for tourist localities or facilities located in urban, rural, or environmental areas.
- (2) The local government purpose of the code is to provide for the ongoing operation of existing iconic and supporting tourist facilities in the town of Longreach, and the establishment and development of new facilities which similarly support the local and regional economy, where their impacts can be managed and they don't undermine the integrity and function of the Eagle Street centre.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the zone accommodates long-established tourism facilities, namely the Australian Stockman's Hall of Fame, the Longreach Tourist Park, and various short-term accommodation facilities fronting the Landsborough Highway. It also accommodates a range of small-scale tourism activities building on the reputation of the existing iconic facilities;
 - (b) other uses which support the primary tourist facilities and/or otherwise enhance facilities available to the community may be appropriate where they are ancillary to the tourism use;
 - (c) new development does not limit the continued operation and potential expansion of the Australian Stockman's Hall of Fame;
 - (d) tourist related development does not unduly impact on local amenity, particularly of the adjoining Low density residential zone; and
 - (e) development in the zone enhances and responds to the natural environment and constraints (particularly flooding), and protects the amenity of surrounding land uses.

6.2.11.3 Specific benchmarks for assessment

Table 6.2.11.3—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Tourist attraction, food and drink outlet	
<p>PO1 The design and density of the use:</p> <ul style="list-style-type: none"> (a) contributes to and does not detract from the amenity and character of the locality; and (b) limits impacts on neighbours in terms of noise or lighting. 	<p>AO1.1 The use:</p> <ul style="list-style-type: none"> (a) is carried out in an existing building; (b) for a food and drink outlet, the use is limited to a maximum of 250m² gross floor area; and (c) does not generate more than one heavy vehicle trip per day. <p>Note—a heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <p>AO1.2 The following hours of operation apply:</p> <ul style="list-style-type: none"> (a) delivery of goods occur only between the hours of 7.00am and 6.00pm; (b) the use operates only between the hours of 7.00am and 6.00pm. <p>AO1.3 Direct lighting or lighting does not exceed 8.0 lux at 1.5m beyond the boundary of the site.</p>
For assessable development	
Amenity	
<p>PO2 Development minimises impacts on surrounding land and provides for an appropriate level of amenity, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic; (c) visual impact; (d) odour and emissions; (e) lighting; (f) access to sunlight; (g) privacy; and (h) outlook. 	No acceptable outcome is nominated.
<p>PO3 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.</p>	No acceptable outcome is nominated.
<p>PO4 Development for a sensitive land use within 100 metres of a railway line mitigates the impact of rail noise to an acceptable level of amenity.</p> <p>Editor's note—impacts from road noise in declared transport noise corridor (refer OM-03) are addressed through Queensland Development Code MP4.4</p>	<p>AO4 Habitable rooms within 100-m of a railway line are constructed of materials which achieve the Rw value specified for Category 1 in the <i>Queensland Development Code MP4.4</i></p>

Performance outcomes	Acceptable outcomes
Built form	
<p>PO5 Development is consistent with the height and scale of surrounding buildings and includes features that contribute to an attractive streetscape.</p>	No acceptable outcome is nominated.
Crime prevention through environmental design	
<p>PO6 Site layout facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety and deter graffiti; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate signage and way finding; (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.</p> <p>Note—applicants may find useful guidance in the Queensland Government's <i>Crime Prevention through Environmental Design Guidelines for Queensland</i>.</p>	No acceptable outcome is nominated.
Community and environmental risk	
<p>PO7 Development is designed and managed so that it provides appropriate protection for community safety and health, and avoids unacceptable risk to life and property.</p>	No acceptable outcome is nominated.
<p>PO8 The site layout and design responds sensitively to on-site and surrounding drainage patterns and ecological values by: (a) maximising retention of natural drainage patterns; (b) ensuring existing drainage capacity is not reduced; and (c) providing buffers to protect the ecological functions of waterways.</p>	No acceptable outcome is nominated.

6.2.12 Township zone code

6.2.12.1 Application

This code applies to development where the code is identified as applicable in a [categories of development and assessment table of assessment](#).

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

6.2.12.2 Purpose

- (1) The purpose of the township zone code is to provide for small to medium size urban settlements located within a rural area.
- (2) Development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, open space and recreation that support the needs of the local community.
- (3) Tourist facilities such as tourist attractions and short-term accommodation of the area may be appropriate.
- (4) The local government purpose of the code is to protect the character and identity of Ilfracombe, Isisford and Yaraka, while also recognising their important role in supporting local employment and providing services to the residents of the towns and surrounding rural areas. The code seeks to provide flexibility for a range of small scale uses to sustain the local economy, while preserving community amenity and vitality and the unique lifestyle. It also seeks to protect existing tourism assets.
- (5) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) existing townships are preserved by ensuring they remain centres for local services and employment while not detracting from the ongoing development of Longreach as the major centre of the region;
 - (b) the zone primarily accommodates a variety of residential uses, particularly dwelling houses and dual occupancy development, but also provides 'whole of life' accommodation alternatives for existing and potential new residents;
 - (c) it also accommodates the Wellshot Centre and Pub and the Great Machinery Mile and Langenbaker House at Ilfracombe, the Outer Barcoo Interpretation Centre, Whitman's Museum and Major Mitchell Monument at Isisford, which are intended to continue to operate;
 - (d) home businesses and integration of uses a range of small scale shops, tourist, industry and other uses which help to sustain the local economy and provide local and convenience services occurs where their impacts on residential amenity and character can be managed;
 - (e) non-residential development is consistent with the existing scale and character of the township, is located in the main street or co-located with existing facilities, and minimises impacts on surrounding residential uses. Medium and high impact industry and special industry uses are located away from sensitive land uses and are likely to be better located in the industry zone;
 - (f) ~~non-resident~~ workforce accommodation is limited in its extent, is well integrated with the surrounding town area, is small in scale and designed to encourage social integration with the local population;
 - (g) development does not prevent surrounding rural zoned land from being used for agricultural purposes; development reflects and enhances the prevailing local character of the township and protects the characteristic scenic amenity of the town and surrounding rural areas; and
 - (h) development is protected as far as possible from the risk of bushfire hazard.

6.2.12.3 Specific benchmarks for assessment

Table 6.2.12.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Caretaker's accommodation, dwelling house, dwelling unit and dual occupancy	
<p>PO1 The design and density of development:</p> <ul style="list-style-type: none"> (a) contributes to and does not detract from the residential amenity and character of the neighbourhood; (b) limits impacts on neighbours in terms of privacy, overlooking or overshadowing; and (c) ensures outbuildings and structures are ancillary to the residential floor area. 	<p>AO1.1 Each lot contains no more than one caretaker's accommodation, dwelling house, dwelling unit or dual occupancy.</p> <p>AO1.2 Domestic Outbuildings including sheds have a maximum total enclosed or enclosable floor area of 120m² 180m² and a maximum eaves height of 3.5m.</p> <p><i>Editor's note—"Enclosable" in this context means there is an open side or opening which is provided with partitions or doors or the like which can be used to enclose the area. Open sided verandah or similar shade structure components of an outbuilding, including a shed is not included when calculating the total floor area. Relevant setback requirements still apply however, to such roofed or covered areas.</i></p> <p>AO1.3 Direct lighting or lighting does not exceed 8.0 lux at 1.5m beyond the boundary of the site.</p>
<p>PO2 Development for a sensitive land use within 100 metres of a railway line mitigates the impact of rail noise to an acceptable level of amenity.</p> <p>Editor's Note—impacts from road noise in declared transport noise corridor (refer DM-03) are addressed through Queensland Development Code MP4.4</p>	<p>AO2 Habitable rooms within 100 m of a railway line are constructed of materials which achieve the Rw value specified for Category 1 in the <i>Queensland Development Code MP4.4</i></p>
Home-based business	
<p>PO3 Home-based business uses contribute to local employment while not adversely impacting on the amenity of the surrounding residential land uses and local character.</p>	<p>AO3 The home-based home-based business:</p> <ul style="list-style-type: none"> (a) is carried out in an existing dwelling house or other building or structure; (b) does not use more than half of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than one non-resident employee; (e) where bed and breakfast accommodation, does not exceed the use of three bedrooms; (f) does not generate more than one heavy vehicle trip per day; <p>Note—a heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> (g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. (These trips are additional to

Performance outcomes	Acceptable outcomes
	normal domestic trips associated with the dwelling); and (h) delivery of goods occur only between the hours of 7.00am and 6.00pm; (i) where not a bed and breakfast, the use operates only between the hours of 7.00am and 6.00pm.

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Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
<p>PO4 Non-residential uses are established where:</p> <ul style="list-style-type: none"> (a) compatible with local character and amenity; (b) are of a scale, size and operation that complement the surrounding area; (c) provide services to a local catchment; and (d) are located in the main street or co-located with existing facilities 	No acceptable outcome is nominated.
<p>PO5 The Wellshot Centre and Pub, the Great Machinery Mile and Langenbaker House at Ilfracombe and the Outer Barcoo Interpretation Centre at Isisford continue to operate in their existing locations and further expansion of these facilities is small in scale.</p>	No acceptable outcome is nominated
<p>PO6 Development adjoining the Wellshot Centre and Pub, the Great Machinery Mile and Langenbaker House at Ilfracombe and the Outer Barcoo Interpretation Centre at Isisford do not impact on their continued operation and expansion.</p>	No acceptable outcome is nominated
Multiple dwelling, non-resident workforce accommodation, short-term accommodation, residential care facility or retirement facility	
<p>PO7 Multiple dwelling, non-resident workforce accommodation, short-term accommodation, residential care facility or retirement facility development occur only on sites that:</p> <ul style="list-style-type: none"> (a) have easy and direct access to the main street and community facilities; and (b) are designed to be compatible with local character and the very low density scale of the zone. 	No acceptable outcome is nominated.
<p>PO8 New development for multiple dwellings and other larger forms of residential development is generally in keeping with the scale of other buildings in the township zone.</p>	<p>AO8.1 Buildings and structures are a maximum of 2 storeys or 8.5m in height (whichever is the lesser).</p>
	<p>AO8.2 The total site area of all buildings and structures does not exceed 60%.</p>
	<p>AO8.3 Buildings are set back in accordance with Table 6.2.12.3(b).</p>
	<p>AO8.4 Car parking is provided on-site for all units in accordance with the Planning Scheme Policy 1 – Works.</p>

Performance outcomes	Acceptable outcomes
	<p>AO8.5 Fences on all street frontages are limited to a maximum of 1.2m in height.</p> <p>AO8.6 A planted landscape area at least 2m deep is provided across at least 50% of the site frontages, or both frontages where a corner block or on two street/laneway frontages</p> <p>AO8.7 Domestic Outbuildings including sheds have a maximum total floor area of 90m² <u>180m²</u> and a maximum eaves height of <u>3.5m</u>.</p>
<p>PO9 Rural workers' accommodation and non-resident workforce accommodation occurs where it is limited in scale and is directly related to rural activities or a natural-resource related activity on the site or an adjacent site.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO10 Private open space is provided to each unit to a standard which permits a range of uses suiting the local lifestyle.</p>	<p>AO10 Each dwelling <u>or accommodation</u> unit includes either:</p> <p>(a) for ground floor units – a yard or patio that is:</p> <ul style="list-style-type: none"> (i) at least 12m² in area; and (ii) at least 3m in any one dimension; and (iii) is directly accessible from the living room; and <p>(b) for upper level units – a balcony or deck:</p> <ul style="list-style-type: none"> (i) at least 6m² in area; and (ii) at least 2m in any one dimension; and (iii) directly accessible from the living room.
Built form	
<p>PO11 Buildings are designed for the local climate and lifestyle and include features such as:</p> <ul style="list-style-type: none"> (a) verandahs, porches or balconies; (b) roof overhangs; (c) window hoods or screens; (d) cross ventilation; (e) at least one habitable room overlooking the street; and (f) a dedicated pedestrian entry and door, visible and accessible from the street. 	<p>No acceptable outcome is nominated.</p>
<p>PO12 The distinct character and main street feel of the Landsborough Highway in Ilfracombe, Isisford-Blackall Road in Isisford and Yaraka-Retreat Road in Yaraka is reinforced by the:</p> <ul style="list-style-type: none"> (a) establishment of buildings which are orientated to the street frontage and 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>built to the street alignment;</p> <p>(b) provision of an awning along the frontage for the full width of the footpath;</p> <p>(c) establishment of buildings that are of a compatible scale with other buildings in the street; and</p> <p>(d) provision of driveways and car parking that does not dominate the street.</p>	
Bushfire hazard	
<p>PO13</p> <p>A vulnerable use listed in table 6.2.12.3(c) is not established or materially intensified within a bushfire hazard area unless there is an overriding need or other exceptional circumstance.</p>	<p>AO13</p> <p>Vulnerable uses listed in table 6.2.12.3(c) are not established or expanded within the bushfire hazard area.</p>
<p>PO14</p> <p>Development in a bushfire hazard area is located and designed to meet a radiant heat level at the edge of the building or designated building envelope which results in a tolerable level of risk.</p> <p>Editor's note—building works are assessed against the provisions of the latest version of Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas Australian Standard 3959—when undertaken in a declared Bushfire Prone Area. In those areas included on the bushfire hazard map OPSM-04, this assessment is also to occur at the planning stage ie. at the stage the development application is lodged with the Council, so as to ensure that the proposed building or building envelope on the site can achieve a tolerable level of risk.</p>	<p>AO14</p> <p>Buildings or building envelopes located in a bushfire hazard area identified on Bushfire Hazard Map OPSM-04 are separated from hazardous vegetation by a distance that achieves a radiant heat level of 29kW/m² at the edge of the building or envelope respectively.</p> <p>Editor's note—separation distances may be achieved by existing cleared developed areas external to the site or other land whose tenure or use ensures it will retain a low level of hazard.</p>
<p>PO15</p> <p>Development outside town water supply areas has on-site water storage that is available for use for fire fighting.</p>	<p>AO15</p> <p>If a reliable water supply is not available on site from other sources (eg. a bore or dam), a water tank is provided within 100m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) is of non-flammable construction; (b) has a take off connection at a level that allows 5,000 litres to be left available for access by fire fighters; (c) includes shielding of tanks and pumps.
<p>PO16</p> <p>Development involving hazardous materials manufactured or stored in bulk ensures those materials are not located in or near areas at risk of bushfire hazard.</p>	<p>AO16</p> <p>The manufacture or storage of hazardous material in bulk does not occur within or adjoining a bushfire hazard area as identified on Bushfire Hazard Map OPSM-04.</p>

Table 6.2.12.3(b)—Setbacks for multiple dwellings

Multiple dwelling type	Front setback	Rear setback	Side setback
Small multiple dwelling – 3-5 dwelling units	To verandah: 1m	4.5m	2m
	To dwelling wall: 3m		
	To garage/carport: 4.5m		
Low rise apartment buildings (up to 3 storeys)	To verandah: 2m	6m	3m
	To dwelling wall: 4m		
	To garage/carport: behind building line		
Terrace or row houses (on one of more lot)	To verandah: 1m	A minimum of 1m where to a sealed laneway, or 4.5m where to a street.	(a) 0m between houses in the same development (b) 1m between last house and boundary
	To dwelling wall: 3m		
	To garage/carport: 4.5m		

Table 6.2.12.3(c)—Vulnerable uses

Vulnerable uses are those involving:
<p>(1) The accommodation or congregation of vulnerable sectors of the community such as child-care sectors, community care sectors, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or</p> <p>(2) The provision of essential services including community uses, emergency services, utility installation, telecommunications facility, substations and major electrical infrastructure.</p>

Part 7 Overlays

7.1 Preliminary

- (1) Overlays identify areas within the planning scheme that reflect distinct themes that may include all or one of the following:
 - (a) sensitive to the effects of development;
 - (b) constrain land or development;
 - (c) subject to valuable resources;
 - (d) present opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or no additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay;
 - (b) a code for an overlay.
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relates to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
 - (a) Airport environs overlay; and
 - (b) Flood overlay.
- (8) The following overlays for the planning scheme without code(s) are:
 - (a) Transport noise corridors overlay.

Note—the Transport Noise Corridors overlay is contained in the planning scheme for information purposes only. The transport noise overlay identifies land affected by transport noise in accordance with Chapter 8B of the *Building Act 1975*. In these areas building work will be assessable against the Queensland Development Code Part 4.4 – Buildings in a Transport Noise Corridor.

7.2 Overlay codes

7.2.1 Airport environs overlay code

7.2.1.1 Application

This code applies to development where identified in the [categories of development and assessment](#) table ~~of assessment~~ for the Airport environs overlay.

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

7.2.1.2 Purpose

- (1) The purpose of the airport environs overlay code is to ensure that the safety and efficient operations of the Longreach Airport and associated aviation facilities are protected.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development avoids adversely affecting the safety and efficiency of an airport's operational airspace or the functioning of aviation facilities;
 - (b) large increases in the numbers of people adversely affected by significant aircraft noise are avoided;
 - (c) development does not increase the risk to public safety near airport runways.

7.2.1.3 Specific benchmarks for assessment

Table 7.2.1.3—Benchmarks for development that is accepted subject to requirements and assessable development

Note—this code will apply to accepted subject to requirements as well as assessable development.

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
PO1 Development is located and designed to protect the effective and efficient operation of aviation facilities on and around the Longreach Airport.	AO1.1 Where located within 500 metres of the NDB site, development complies with the design standards identified in Figure 1 of this code.
	AO1.2 Where located within 1,000 metres of the CVOR site, development complies with the design standards identified in Figure 2 of this code.
PO2 Development is located and designed to protect operational airspace of the Longreach Airport having regard to: <ol style="list-style-type: none"> (a) physical obstruction; (b) wildlife attraction; (c) visibility; (d) air turbulence; (e) electrical or electro-magnetic interference; and (f) deflection of signals. 	AO2.1 Buildings, structures or gaseous plumes do not encroach within operational airspace shown on overlay map OM-02c.
	AO2.2 Development on land within buffer area C on overlay map OM-02b does not involve a putrescible waste disposal facility.
	AO2.3 Development on land within buffer area B on overlay map OM-02b within does not involve: <ol style="list-style-type: none"> (a) aquaculture; (b) food handling or processing of an industrial nature; (c) slaughtering;

Performance outcomes	Acceptable outcomes
	(d) pig production; (e) fruit production; (f) turf production; or (g) the keeping or protection of wildlife outside enclosures.
	A02.4 Development on land within buffer area A on overlay map OM-02b does not involve: (a) straight parallel lines of lighting 500m to 100m long; (b) lighting which extends more than 3 degrees above the horizon; (c) flare plumes; (d) buildings with reflective cladding; (e) upward shining lights; (f) flashing lights; or (g) sodium lights.
PO3 Development on land shown on overlay map OM-02a within the public safety area of the Longreach Airport does not increase risk to public safety from an aircraft accident.	A03 Development does not involve the storage or production of hazardous materials on sites located within the public safety area shown on shown on overlay map OM-03a.
PO4 Development within the 20 Australian Noise Exposure Forecast (ANEF) contour shown on map OM-02a is designed and located to be compatible with aircraft noise. Note—where the acceptable outcomes cannot be met, an appropriately qualified acoustic practitioner may be required to be engaged in order to demonstrate compliance with this performance outcome.	A04 The siting and design of any building is in accordance with <u>the latest versions of Australian Standard AS2021 (as amended) and Australian Standard AS/NZS2107 (as amended) in effect.</u>

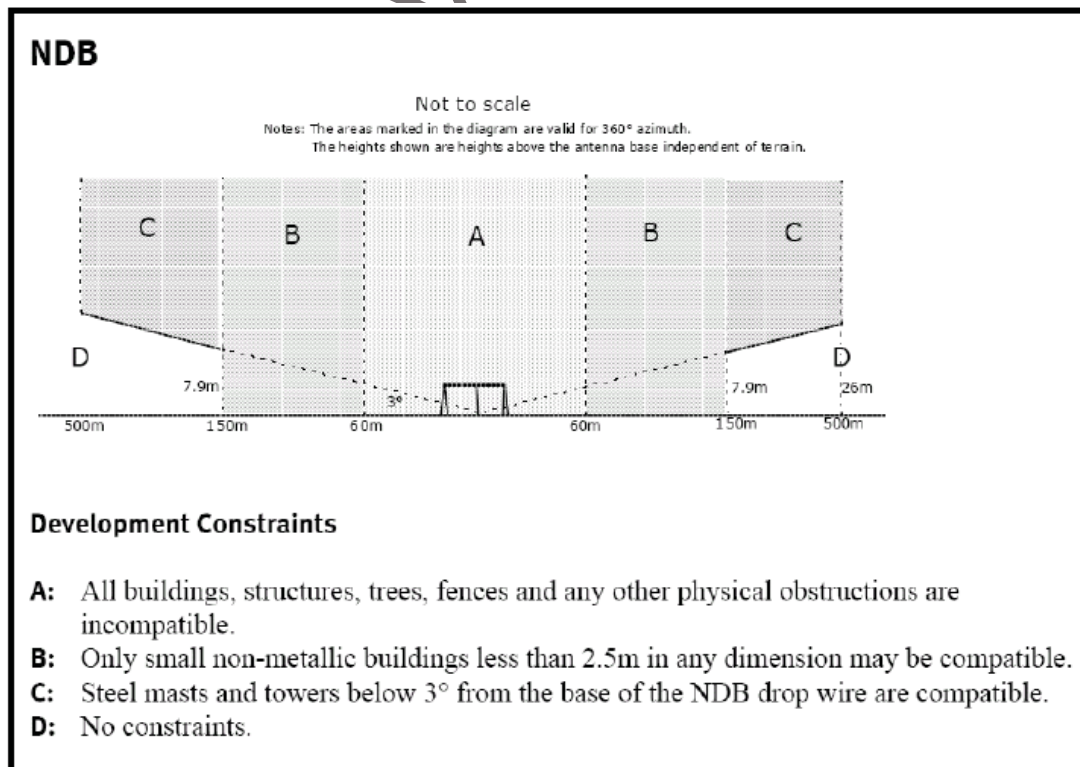
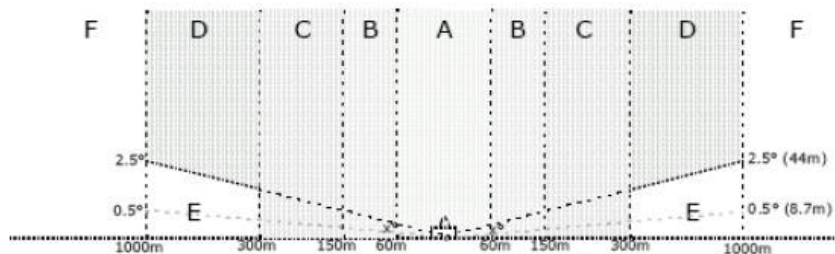


Figure 1

CVOR

Not to scale

Notes: The areas marked in the diagram are valid for 360° azimuth.
The heights shown are heights above the antenna base independent of terrain.



Development Constraints

- A:** All buildings, structures, trees, fences and any other physical obstructions are incompatible.
- B:** 1.2m wire fences are compatible.
- C:** Single trees and wire fences are compatible.
- D:** All buildings, structures, trees, fences and any other physical obstructions are incompatible.
- E:** Structures, low tension power lines, groups of trees, telephone lines, taxiways, roads, railway lines and other obstructions are compatible when they remain below x° where x is defined as:
 - 0.5° (8.7m) - Fences
 - 1.0° (17m) - Overhead lines
 - 1.5° (26m) - Metallic structures
 - 2.0° (35m) - Trees and open lattice towers
 - 2.5° (44m) - Wooden structures.
- F:** No constraints.

Figure 2

7.2.2 Flood overlay code

7.2.2.1 Application

This code applies to development where the code is identified in the categories of development and assessment table of assessment for the flood overlay and applies to any areas identified within a flood hazard area shown on Flood Overlay Maps OM-01a, OM-01b and OM-01c.

Note—for the town of Longreach, the overlay map reflects the 1% annual exceedance probability (AEP) event determined by the Queensland Reconstruction Authority's (QRA) level 2 mapping. For other areas, the mapping reflects QRA's level 1 mapping or, in the case of Isisford, locally verified historical flood data. These mapped flood hazard areas constitute the defined flood event for Longreach Regional Council.

Note—the defined flood level established under this planning scheme is the level of the 1% AEP event determined by the Queensland Reconstruction Authority's (QRA) level 2 mapping and additional mapping provided by the Department of Natural Resources and Mines for the areas shown on OM-01a, OM-01b or OM-01c. This level can be provided by council for a particular site upon request.

In establishing a defined flood event and defined flood level, this planning scheme gives effect to Queensland Development Code MP3.5, which in turn establishes requirements for building works within the mapped area, including a freeboard of 300mm.

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

7.2.2.2 Purpose

- (1) The purpose of the code is to manage development outcomes in the flood hazard area so that risk to human life, property, community and the environment during future flood events is minimised.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development does not intensify the level of flood risk to people or property;
 - (b) development does not adversely affect the flow, velocity or levels of flood waters external to the site; and
 - (c) where practicable, community infrastructure is located and designed to function effectively during and immediately after a flood event.

7.2.2.3 Specific benchmarks for assessment

Table 7.2.2.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
P01 Development does not change the flood characteristics outside the subject site in ways that result in: <ol style="list-style-type: none">(a) increased scour and erosion;(b) loss of flood storage;(c) loss of or changes to flow paths;(d) flow acceleration or retardation;(e) increase in the depth and duration of flood waters; and(f) reduction in flood warning times. <p>Note—Council may require the preparation of a flood study to demonstrate compliance with this performance outcome.</p>	A01 Development does not involve any physical alteration to a watercourse (including vegetation clearing) or net filling exceeding 50m ³ .

Performance outcomes	Acceptable outcomes
For assessable development	
<p>PO2 Development avoids the release of hazardous materials into floodwaters.</p>	<p>A02 The manufacture or storage of hazardous materials in bulk does not occur within the flood hazard area shown on maps OM-01a, OM-01b and OM-01c.</p> <p>Note—refer to the <i>Dangerous Goods Safety Management Act 2001</i> and associated Regulation and the <i>Environmental Protection Act 1994</i> for requirements related to the manufacture and storage of hazardous substances. Refer also to section 103(f) of the <i>Building Act 1975</i> and Table E1.5 of the Building Code of Australia for requirements for the storage of hazardous substances.</p>
<p>PO3 The development site:</p> <p>(a) has safe pedestrian and vehicle access to and from the site during all flood events up to and including the defined flood event; or</p> <p>(b) is located where there is sufficient flood warning time to enable safe evacuation; or</p> <p>(c) has a safe flood free refuge available for people within the site.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO4 Community services and facilities are able to function effectively during and immediately after flood events.</p>	<p>A04 Development complies with Table 7.2.42.3(b) Flood Immunity for Community Services and Facilities.</p>
Reconfiguring a lot	
<p>PO5 No new lots are created for urban or rural residential purposes, or as rural lifestyle lots, in areas that are substantially affected by flooding during the defined flood event.</p>	<p>A05 Development does not result in an increase in the number of lots within the high and extreme hazard areas on OM-01b or OM-01c or any of the flood hazard areas mapped on OM-01a.</p> <p>Notes—</p> <ul style="list-style-type: none"> in establishing a defined flood event and defined flood level, this planning scheme gives effect to Queensland Development Code MP3.5, which in turn establishes requirements for building works within the mapped area, including a freeboard of 300mm. Any new building work on a new lot within any of the flood hazard areas mapped on OM-01b or OM-01C will be required to achieve a floor level above flood height plus 300mm either by limited filling (not affecting neighbouring properties) or by being highset; the defined flood level established under this planning scheme is the level of the 1% AEP event determined by the Queensland Reconstruction Authority's (QRA) level 2 mapping for the area shown on OM-01b or OM-01c. This level can be provided by council for a particular site upon request; for all other parts of the flood hazard area shown on OM 1a, again this level can be provided by council for a particular site upon request; Council may require the preparation of a flood study to demonstrate compliance with these performance and/or acceptable outcomes.

Table 7.2.2.3(b)—Flood immunity for community services and facilities

Development	Level of flood immunity
Development involving: (a) emergency services; (b) hospitals and associated facilities; (c) major electricity infrastructure.	0.2% AEP flood event
Development involving: (a) evacuation shelters; (b) the storage of valuable records or items of historic/cultural significance (e.g. libraries, galleries); (c) aeronautical facilities; (d) telecommunication facilities; (e) substations; (f) water treatment plants; (g) regional fuel storage; (h) food storage warehouse; (i) retirement facility.	0.5% AEP flood event
Sewage treatment plants (requiring licensing as an environmentally relevant activity).	1% AEP flood event

Editor's note—the 0.2% and 1% AEP flood event can be determined from QRA level 2 flood mapping.

Part 8 Development codes

8.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (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) Telecommunications code.
 - (b) Chiller box code
 - (a)(c) Short-term accommodation code
- (4) The following are the other development codes for the planning scheme:
 - (a) Reconfiguring a lot code;
 - (b) Works code; and
 - (c) Landscape Code.

Editor's note—assessment benchmarks for certain assessable development and requirements for certain accepted development are also contained in the Planning Regulation.

8.2 Use codes

8.2.1 Telecommunications facilities code

8.2.1.1 Application

This code applies to a material change of use for telecommunications facilities, utilities, substations and major electricity infrastructure where the code is identified as applicable in the categories of development and assessment tables of assessment.

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

Note—low impact telecommunications facilities and minor electricity infrastructure is not regulated by the planning scheme. The *Telecommunications (Low Impact Facilities) Determination 1997* provides a full list of low impact facilities. Low impact facilities remain the responsibility of the Commonwealth.

8.2.1.2 Purpose

- (1) The purpose of the telecommunications facilities code is to ensure that facilities are located, designed and managed to be compatible with the locality in which they are established.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development avoids or minimises adverse impacts on the natural environment;
 - (b) development does not unreasonably impact on the character and amenity of the locality;
 - (c) risks to public health and safety are minimised and contained to acceptable levels; and
 - (d) development facilitates co-location of infrastructure wherever possible.

8.2.1.3 Specific benchmarks for assessment

Table 8.2.1.3—Benchmarks for assessable development

Note—applicants must also comply with the relevant zone code and any applicable overlay code or development code.

Performance outcomes	Acceptable outcomes
For assessable development	
Visual integration, character and amenity	
<p>PO1 To protect visual amenity, health and safety of residents, development is:</p> <ul style="list-style-type: none"> (a) of high quality design and construction; and (b) not located close to sensitive land uses. 	No acceptable outcome is nominated.
<p>PO2 Development is integrated with the surrounding area (including the natural environment) so as not to be visually dominant or intrusive when viewed from public vantage points and adjoining lots, having regard to:</p> <ul style="list-style-type: none"> (a) scale; (b) height; (c) bulk; (d) materials and colour; and (e) aesthetic appearance. 	<p>AO2.1 Telecommunication facilities are not developed in the township, low density residential, or medium density residential zone.</p>
	<p>AO2.2 Where in the rural zone, telecommunications facilities are set back a minimum of 50m from boundaries common with a main road or highway.</p>
	<p>AO2.3.1 The following minimum setbacks to all site boundaries are achieved:</p> <ul style="list-style-type: none"> (a) 10m, where the height of the structure is less than 20m; (b) 15m, where the height of the structures is between 20m and 30m; and (c) 20m, where the height of the structure is greater than 30m. <p>OR</p> <p>AO2.3.2 Where development reuses, extends or is attached to an existing structure, existing setbacks are not reduced.</p>
<p>PO3 Development minimises impacts on adjoining land as a result of noise, glare, overshadowing and loss of privacy.</p>	<p>AO3.1 A minimum 3m wide densely landscaped strip of dense planting is provided along all site boundaries.</p>
	<p>AO3.2 Development provides that:</p> <ul style="list-style-type: none"> (a) noise levels measured as the adjusted maximum sound pressure level L_{max}, adj. T at a noise sensitive place do not exceed: <ul style="list-style-type: none"> (i) background noise level plus 5dB(A) between the hours of 7.00am and 10.00pm; and (ii) background noise level plus 3dB(A) between the hours of 10.00pm and 7.00am; (b) noise levels measured as the adjusted maximum sound pressure level L_{max}, adj. T at a business place do not exceed:

Performance outcomes	Acceptable outcomes
	(i) background noise level plus 10dB(A) between the hours of 7.00am and 10.00pm; and (ii) background noise level plus 8dB(A) between the hours of 10.00pm and 7.00am.
Public health and safety	
PO4 Development is established, operated and maintained in a way to minimise the risk to public health and safety from electromagnetic emissions.	No acceptable outcome is nominated.
PO5 Development incorporating access control arrangements including: <ul style="list-style-type: none"> (a) security fencing to prevent unauthorised access; (b) providing warning information signs on all boundaries to prevent unauthorised entry; (c) minimising the number and width of entry points; and (d) providing safe vehicular access to the site. 	No acceptable outcome is nominated.
Environmental impact	
PO6 Development does not adversely impact on the natural environment.	A06 Development does not involve vegetation clearing or earthworks.

8.2.2 Chiller box code

8.2.2.1 Application

This code applies to a material change of use for low impact industry involving one or more commercial-use chiller box where the code is identified as applicable in the categories of development and assessment tables.

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

8.2.2.2 Purpose

- (1) The purpose of the chiller box code is to ensure that the use is located, designed and managed to be compatible with the locality in which it is established.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development does not unreasonably impact on the character and amenity of the locality;
 - (b) development avoids or minimises adverse impacts on the natural environment
 - (c) development establishes where it can be serviced by reliable electricity and water supply suited to the use; and
 - (d) risks to public health and safety are minimised and contained to acceptable levels.

8.2.2.3 Specific benchmarks for assessment

Table 8.2.2.3—Benchmarks for development that is accepted subject to requirements and assessable development

<u>Performance outcomes</u>	<u>Acceptable outcomes</u>
<u>For development that is accepted subject to requirements and assessable development</u>	
<p><u>PO1</u> <u>Low impact industry use involving commercial-use chiller box/es for the storage of animal carcasses (for example, associated with macropod or wild boar harvesting) does not have an adverse impact on surrounding residential and accommodation uses, or the environment, in terms of amenity, noise, odour and fumes, lighting, traffic generation and run-off.</u></p>	<p><u>AO1.1</u> <u>The use is located within:</u> (a) <u>the Industry zone; or</u> (b) <u>the Rural zone</u></p>
	<p><u>AO1.2</u> <u>The chiller box/es and vehicle unloading areas are screened from the view from adjoining lots by:</u> (a) <u>a 1.8m screen fence; or</u> (b) <u>landscaping which has the same effect as a 1.8m screen fence.</u></p>
	<p><u>AO1.3</u> <u>All water released directly or indirectly from the premises is free from gross pollutants, litter, oils or contaminants, except as approved by an administering authority.</u></p>
	<p><u>AO1.4</u> <u>Outdoor lighting:</u> (a) <u>is located above the target area and directed downwards with full shielding; and</u> (b) <u>does not cause light to trespass onto adjacent public or private land.</u></p>
<p><u>PO2</u> <u>The development is serviced by reliable electricity and water supply required for the use</u></p>	<p><u>AO2.1</u> <u>The development is connected to authorised electricity supply infrastructure.</u></p>
	<p><u>AO2.2</u> <u>The development is connected to a reliable water supply adequate for the use.</u></p>
<p><u>PO3</u> <u>Chiller box units are designed and installed/constructed so that the chiller box may be readily unsecured and removed from the site, if necessary to protect public health and safety in response to an incident.</u></p> <p><small><u>Editor's note—Incidents may include for example flooding, prolonged electricity outage or biosecurity risk.</u></small></p>	<p><u>AO3</u> <u>Chiller box units are designed and installed/constructed so that the chiller box may be readily unsecured and removed from the site, if necessary to protect public health and safety in response to an incident.</u></p>

8.2.3 Short-term accommodation (dwelling reuse) code

8.2.3.1 Application

This code applies to a material change of use for short-term accommodation where the code is identified as applicable in the categories of development and assessment tables.

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

8.2.3.2 Purpose

- (1) The purpose of the short-term accommodation (dwelling reuse) code is to ensure that facilities are located, designed and managed to be compatible with the locality in which they are established.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development does not unreasonably impact on the character and amenity of the locality;
 - (b) development is appropriately serviced;
 - (c) risks to public health and safety are minimised and contained to acceptable levels.

8.2.3.3 Specific benchmarks for assessment

Table 8.2.3.3—Benchmarks for development that is accepted subject to requirements and assessable development

<u>Performance outcomes</u>	<u>Acceptable outcomes</u>
<u>For development that is accepted subject to requirements and assessable development</u>	
<p><u>PO1</u> <u>Development for short-term accommodation is established only in:</u> <u>(a) existing dwellings which maintain the appearance of an ordinary dwelling in the zone; or</u> <u>(b) existing rural workers' accommodation in the rural zone</u></p>	<p><u>AO1.1</u> <u>Short-term accommodation uses are carried out within:</u> <u>(a) an existing dwelling; or</u> <u>(b) an existing rural workers' accommodation in the rural zone and does not involve building work other than minor building work.</u></p> <p><u>Editor's note—minor building work is a defined term – refer to SC1.3.2.</u></p>
	<p><u>AO1.2</u> <u>Weather-proof signage identifying the street address of the premises is clearly visible from the road fronting the premises, but does not exceed 1.0m² in area,</u></p>
	<p><u>AO1.3</u> <u>If being undertaken as accepted development, before commencing the use, the Chief Executive Officer of Longreach Regional Council must be given notice of the intention to commencement the short-term accommodation use. The notice must include:</u> <u>(a) the name and contact details of the operator;</u> <u>(b) the lot on plan details for the land where the use is to occur;</u> <u>(c) the tenure of the land;</u> <u>(d) a statement confirming compliance with all requirements for the use to be undertaken as accepted development;</u> <u>(e) if the operator is different from the owner of the land, the written, signed and dated owner's consent to the use of the land for the purpose.</u></p>
<p><u>PO2</u> <u>Development for short-term accommodation is of a domestic scale, involving a small number of people occupying the premises for short durations.</u></p>	<p><u>AO2.1</u> <u>The combined total number of guests accommodated does not exceed six (6) at any one time.</u></p> <p><u>AO2.2</u> <u>Guests stay for a maximum of fourteen (14) consecutive nights.</u></p>
<p><u>PO3</u> <u>Development for short-term accommodation does not cause nuisance or adversely impact the amenity of the locality, including nearby sensitive land uses.</u></p> <p><u>Editor's note—sensitive land use is a defined term – refer to SC1.3.2.</u></p>	<p><u>AO3.1</u> <u>Domestic waste bins are provided in a screened area and kept in a tidy state, and waste is removed from the premises weekly.</u></p> <p><u>AO3.2</u> <u>Noise levels do not exceed acoustic quality objectives stated in Schedule 1 of the <i>Environmental Protection (Noise) Policy</i></u></p>

<u>Performance outcomes</u>	<u>Acceptable outcomes</u>
	<p><u>2019.</u></p> <p><u>AO3.3</u> <u>Outdoor lighting:</u> (a) <u>is provided; and</u> (b) <u>is located and designed so it does not cause a nuisance to neighbouring sensitive land uses if left on overnight.</u></p>
<p><u>PO4</u> <u>The development:</u> (b) <u>has potable and general use water supply sufficient for consumption, landscape maintenance and firefighting purposes;</u> (c) <u>is provided with wastewater treatment and disposal that meets the demand generated by the use;</u> (d) <u>is connected to a reliable electricity supply; and</u> (e) <u>provides access to telecommunications services</u></p>	<p><u>AO4.1</u> <u>The premises is connected to:</u> (a) <u>reticulated water supply; or</u> (b) <u>where outside of the reticulated water supply area, a reliable, robust, alternate potable water supply source with water storage capacity adequate to conduct the use safely.</u></p> <p><u>AO4.2</u> <u>The premises is connected to reticulated sewerage supply or certification is provided by a licensed installer that the on-site sewerage system can serve the maximum number of persons that can be accommodated at one time.</u></p> <p><u>AO4.3</u> <u>The premises is connected to authorised electricity supply infrastructure.</u></p>
<p><u>PO5</u> <u>Sufficient car parking to accommodate all vehicular traffic associated with the short-term accommodation use is provided on-site</u></p>	<p><u>AO5.1</u> <u>The existing number of on-site car parks is retained or increased.</u></p>
<p><u>PO6</u> <u>The development does not intensify the level of flood risk to people or property</u></p>	<p><u>AO6.1</u> <u>No part of the development site is identified as being within a flood hazard area shown on Flood Overlay Maps OM-01a, OM-01b and OM-01c.</u></p> <p><u>Editor's note—the site includes vehicular and pedestrian access between the premises and the road network and any other land used in connection with the short-term accommodation use.</u></p> <p><u>OR</u></p> <p><u>AO6.2</u> <u>(a) The development:</u> (i) <u>has safe pedestrian and vehicle access to and from the site during all flood events up to and including the defined flood event; or</u> (ii) <u>is located where there is sufficient flood warning time to enable safe evacuation;</u> <u>and</u> (b) <u>a flood risk notification and evacuation plan is prepared and maintained, with a current copy kept available on-site at all times and a current copy provided to all guests upon or prior to arrival</u></p> <p><u>Editor's note—for the defined flood event, refer to 7.2.2</u></p>

<u>Performance outcomes</u>	<u>Acceptable outcomes</u>
	<u>Flood overlay.</u>

Editor's note—Developers and operators are encouraged to keep the Chief Executive Officer of Longreach Regional Council informed of the current contactable property manager who is able to respond promptly to any incident or emergency involving a dwelling or rural worker's accommodation being reused for short-term accommodation.

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8.3 Other development codes

8.3.1 Reconfiguring a lot code

8.3.1.1 Application

This code applies to development where the code is identified as applicable in a [categories of development and assessment table of assessment](#).

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

8.3.1.2 Purpose

- (1) The purpose of the reconfiguring a lot code is to facilitate the development of attractive, accessible and functional neighbourhoods that suit the Longreach local lifestyle and identity, and to provide a compact, well-integrated and sustainable town form that protects the environmental and agricultural function and capacity of areas adjoining our smaller towns.
- (1) The purpose of the code will be achieved through the following overall outcomes:
 - (a) reconfiguration of larger undeveloped greenfield areas contributes to an efficient expansion of existing town areas and creates safe, convenient, attractive, connected and integrated neighbourhoods;
 - (b) the creation of new neighbourhoods occurs only within residential zoned land;
 - (c) reconfiguration provides for:
 - (i) a consolidation of township and urban zoned areas;
 - (ii) serviced land for a range of uses including housing, industry and community facilities;
 - (iii) a range of lot sizes in the towns to accommodate alternative housing styles which contribute to housing choice and affordability;
 - (iv) the integrated expansion of existing town areas in appropriate locations consistent with the zone intent, which have access to sealed roads, laneways, local parks and town water and sewer infrastructure, as greenfield or infill development;
 - (v) development that is well integrated with surrounding areas through connected pedestrian paths and roads supporting accessibility within towns;
 - (vi) a traditional grid pattern of roads and blocks to align with prevailing character and form of towns;
 - (vii) the protection, including from fragmentation, of rural land and areas of environmental and ecological importance;
 - (viii) the protection of people and property from the risk of bushfire hazard;
 - (d) lot design responds to the site conditions and the streetscape character;
 - (e) the design, shape and size of new lots provides for the intended purpose and can accommodate buildings, access, parking, services, open space and landscaping that is consistent with the zone intent;
 - (f) rural residential subdivision is limited to the ~~existing~~ rural residential zone ~~at Gramsie~~; and
 - (g) agricultural land is not fragmented by the creation of smaller lots.

8.3.1.3 Specific benchmarks for assessment

Table 8.3.1.3(a)—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
General	
<p>PO1 Reconfiguration results in lots that:</p> <ul style="list-style-type: none"> (a) complement the intended local character of the zone in which the land is located and are capable of accommodating a building intended in the zone; (b) are regular in shape and have at least one boundary with frontage to a road; (c) do not rely on access from an unsealed road or laneway in the town of Longreach; (d) do not compromise the future development potential of land within the Industry Investigation zone; and (e) does not detract from: <ul style="list-style-type: none"> (i) the productive capacity of rural land; or (ii) the environmental values and scenic amenity of land outside of the region's towns. 	<p>AO1.1 New lots have a minimum site area and minimum dimensions in accordance with Table 8.3.1.3(b) of this code.</p>
	<p>AO1.2 Reconfiguration does not result in hatchet or battle-axe blocks when laneway access is available.</p> <p>When no laneway access is available, hatchet or battle-axe blocks may be suitable subject to design.</p>
	<p>AO1.3 In the town of Longreach, no new lots are created which have only a single frontage to an unsealed road or laneway.</p>
	<p>AO1.4 New lots are not created in areas identified on map OPSM-03 as containing matters of state environmental significance (MSES) and matters of national environment significance (MMES).</p>
<p>PO2 Realignment of boundaries in the rural zone occurs only where this contributes to:</p> <ul style="list-style-type: none"> (a) a reduction in the number of lots; or (b) the potential for improved land management practices. 	<p>No acceptable outcome is nominated.</p>
<p>PO3 Reconfiguration for residential purposes provides appropriate separation from hazardous vegetation to achieve a radiant heat level of 29kW/m² at the edge of the proposed lot(s).</p> <p>Editor's note—building works are assessed against the provisions of the latest version of Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas Australian Standard 3959 when undertaken in a declared Bushfire Prone Area. In those areas included on the bushfire hazard overlay map, this assessment is also to occur at the planning stage ie. at the stage the development application is lodged with the Council, so as to ensure that the proposed building or building envelope on the site can achieve a tolerable level of risk.</p>	<p>AO3.1.1 No new lots are created within the bushfire hazard area as shown on Map OPSM-04 – Bushfire Hazard Map.</p> <p>OR</p> <p>AO3.1.2 Lots are separated from hazardous vegetation by a distance that achieves a radiant heat level of 29kW/m² at all boundaries.</p> <p>Editor's note—separation distances may be achieved by existing cleared development areas external to the site or other land whose tenure or use ensures it will retain a low level of hazard.</p> <p>Editor's note—the achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require the retention of vegetation for ecological or other purposes.</p>
<p>PO4 Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>manner that:</p> <ul style="list-style-type: none"> (a) is efficient; (b) is adaptable to allow for future extensions and upgrades; (c) minimises the risk of adverse environmental or amenity related impacts; (d) promotes total water cycle management, the efficient use of water resources and the achievement of environmental values and water quality objectives of receiving waters; and (e) minimises whole-of-lifecycle costs for that infrastructure. <p>Note—Environmental Values (EVs) and water quality objectives (WQOs) adopted by the Queensland Government for Queensland waters are in Schedule 1 of the EPP Water (http://www.ehp.qld.gov.au/water/policy/schedule1/index.html).</p>	
Town Lifestyle lots	
<p>PO5 Reconfiguration to create larger than average residential lifestyle lots only occurs as part of a mix of lot sizes within the low density residential zone, in locations which can be provided with infrastructure while limiting the potential for impacts of semi-rural uses on neighbours.</p>	No acceptable outcome is nominated.
Rural lifestyle lots	
<p>PO6 <u>Only one rural lifestyle lot, being a lot no smaller than 20 hectares and no larger than 100 hectares and established to facilitate a generally self-sufficient off-grid rural living opportunity, is created from a lot reconfiguration process.</u></p>	<u>No acceptable outcome is nominated.</u>
<p>PO7 <u>Cumulative reconfiguration processes do not result in a cluster of rural lifestyle lots or pattern of fragmented rural land in a general area.</u></p>	<u>No acceptable outcome is nominated.</u>
<p>PO8 <u>A rural lifestyle lot has direct access to an established road network.</u></p>	<u>No acceptable outcome is nominated.</u>
Greenfield areas and structure planning	
<p>PO6PO9 New lots in greenfield areas as identified on map ZM-02 are well integrated with the surrounding locality, having regard to:</p> <ul style="list-style-type: none"> (a) the layout of, and connections to, surrounding streets, pedestrian and cycle networks and other infrastructure networks; (b) surrounding landscaping and streetscape treatments; and (c) the interface with potentially 	No acceptable outcome is prescribed.

Performance outcomes	Acceptable outcomes
incompatible land uses.	
<p>PO107 Where reconfiguration results in new street blocks or extensions to existing street blocks, these blocks:</p> <ul style="list-style-type: none"> (a) are of a length and design that encourages walking; (b) form a logical extension to the existing street patterns in the towns; and (c) achieve a mix of lot sizes and layouts to provide opportunities for housing diversity. 	<p>AO107.1 Resulting blocks do not exceed 100m in length.</p> <p>AO107.2 Development provides pedestrian paths a minimum of 1.2m in width along all street and laneway frontages.</p> <p>AO107.3 Street trees are provided at a minimum interval of 1 tree per 20 linear metre of pedestrian path, road or laneway.</p> <p>AO107.4 Where in the low density residential zone, reconfiguration provides a lot mix of:</p> <ul style="list-style-type: none"> (a) a minimum of 20% of lots under 450m²; and (b) a minimum of 20% of lots between 451m² and 600m².
<p>PO118 Open space and park design:</p> <ul style="list-style-type: none"> (a) is of a size, standard and layout commensurate with the intent of the zone; (b) provides for surveillance from neighbouring properties; (c) includes appropriate facilities and embellishments; (d) protects environmental features and nearby residential amenity. 	<p>AO118.1 Local recreational parks are:</p> <ul style="list-style-type: none"> (a) provided no further than 500m from any proposed lot; (b) a minimum area of 0.5ha; and (c) square or rectangular with a ratio of dimensions no greater than 2:1. <p>AO118.2 At least 50% of the local recreation park has direct frontage to a street or laneway and is connected to adjoining lots by a pedestrian pathway spanning the entire frontage of the park.</p>
<p>PO129 The laneway, street and road network created by the reconfiguration is consistent with the established regional hierarchy having regard to:</p> <ul style="list-style-type: none"> (a) traffic volumes, vehicle speeds and driver behaviour; (b) the need for sealed road surfaces; (c) lot access and on-street parking and sight distance; (d) convenient access to services, including provision for pedestrian and cyclist movement; (e) provision for waste collection and emergency vehicles; (f) public safety and amenity; (g) the incorporation of public utilities and drainage; and (h) landscaping, street trees and street furniture. 	No acceptable outcome is nominated.
<p>PO1310 The resulting road network provides:</p> <ul style="list-style-type: none"> (a) convenient and safe movement and access between local streets and higher order roads; 	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
(b) local streets that do not act as through traffic routes for non-residents; and (c) safe, convenient and efficient intersections.	
Additional requirements for volumetric subdivision	
<p>PO1411 The reconfiguration of the space above or below the surface of the land facilitates appropriate development in accordance with the intent of the zone in which the land is located or is consistent with a lawful approval that has not lapsed.</p>	No acceptable outcome is nominated.

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Table 8.3.1.3(b)—Minimum lot size dimensions

Zone	Minimum lot size	Minimum frontage
Low density residential zone	Whether or not a corner lot, where the original land parcel has access to at least one street and a sealed laneway – 400m ²	10m
	Corner lots where the original land parcel has access to a street only – 466m ²	10m
	Whether or not a corner lot, where the original land parcel has access to a street only – 700m ²	20m
Medium density residential zone	Where accompanied by a plan of development for terrace or row houses and the original land parcel has access to both a street and a sealed laneway – 134m ²	6m
	Otherwise – 300m ²	10m
Centre zone	600m ²	18m
Industry zone	800m ²	20m
Rural zone	5,000ha	500m
Rural residential zone	10ha	100m
Environmental management and conservation zone	1,000ha	1,000m
Industry investigation zone	100ha	100m
Any other zone	No acceptable outcome nominated	

8.3.2 Works code

8.3.2.1 Application of the code

This code applies to assessing material change of use, building works or operational works where the code is shown as being applicable in the [categories of development and assessment](#) table ~~of assessment~~.

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

8.3.2.2 The purpose of this code

- (1) The purpose of the works code is to ensure that development in the Longreach region provides services to a standard which is efficient, effective and reflects community expectations, enhances the lifestyle of the community, and minimises impacts on neighbours, the streetscape and the environment.
- (2) The purpose of the code will be met through the following overall outcomes:
 - (a) Infrastructure and works:
 - (i) are designed to be compatible with existing character and amenity;
 - (ii) are adequate to meet the demand likely to be generated by the development;
 - (iii) provide for the efficient and effective expansion of infrastructure;
 - (iv) minimise site disturbance and environmental impacts;
 - (v) maintains high standards of water quality and the environmental health of waterways; are high quality, functional, efficient, cost effective and low maintenance;
 - (vi) protect public health and safety;
 - (vii) are efficient and lead development rather than respond to it; and
 - (viii) protect the integrity of existing infrastructure.

8.3.2.3 Specific benchmarks for assessment

Table 8.3.2.3—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Access	
<p>PO1 <u>Access is provided to:</u> <u>(a) meet the volume, frequency and vehicle type needs of the development;</u> <u>(b) provide safe, efficient and convenient access to the site;</u> <u>(c) integrate with the road network;</u> <u>(d) withstand vehicle loading;</u> <u>(e) integrate with the streetscape character and prevent interrupting continuous building facades; and</u> <u>(f) mitigate impacts on surrounding development.</u></p>	<p>AO1 <u>Access is provided in accordance with Planning scheme policy 1 – Works.</u></p>
<p>PO2 <u>Construction of a driveway does not damage or interfere with the location, function of or access to any utility infrastructure.</u></p>	<p>AO2 <u>Access is provided in accordance with Planning scheme policy 1 – Works.</u></p>
Water supply	
<p>PO43 Development is provided with a supply of potable and general use water that has adequate capacity for consumption, landscaping and fire fighting.</p>	<p>AO43.1.1 Where within a water supply area, reticulated water supply is provided in accordance with Planning scheme policy 1 – Works. OR AO43.1.2 Where not within a water supply area, the development is provided with on-site water supply in accordance with Planning scheme policy 1 – Works.</p>
	<p>AO43.2 Water supply systems and reticulated connections are designed and constructed in accordance with Planning scheme policy 1 – Works.</p>
Wastewater / sewerage	
<p>PO24 Development is provided with wastewater treatment and disposal that meets the level of generated demand and protects public health and safety.</p>	<p>AO24.1.1 Where located within a wastewater supply area, development is connected to sewerage infrastructure in accordance with Planning scheme policy 1 - Works. OR AO24.1.2 Where on a site unable to be connected to reticulated sewer, on-site effluent disposal complies with Planning scheme policy 1 – Works.</p>
	<p>AO24.2 Wastewater systems and reticulation</p>

Performance outcomes	Acceptable outcomes
	connections are designed and constructed in accordance with Planning scheme policy 1 – Works.
Stormwater	
<p>PO35 Development is provided with stormwater infrastructure that:</p> <ul style="list-style-type: none"> (a) meets the level of generated demand; (b) does not interfere with the natural flow of surface water; (c) does not cause health or safety risks to the occupants of the development; and (d) does not damage adjoining land or buildings. 	<p>AO35.1 Development is designed and constructed in accordance with Planning scheme policy 1 – Works.</p> <p>AO35.2 Development includes a site based stormwater management plan prepared in accordance with Planning scheme policy 1 – Works.</p>
Electricity and telecommunications	
<p>PO46 Premises are connected to a telecommunications service approved by the relevant telecommunication regulatory authority.</p>	<p>AO46 The development is connected to telecommunications infrastructure, <u>including but not limited to broadband internet and voice services</u>, in accordance with the standards of the relevant regulatory authority.</p> <p><i>Editor's note – A developer should also check for any obligations applying to them under the Telecommunications Act 1997 (Cth).</i></p>
<p>PO57 Premises are connected to an electricity supply approved by the relevant authority.</p>	<p>AO57 The development is connected to electricity infrastructure in accordance with the standards of the relevant regulatory authority.</p>
<p>PO68 Filling or excavation provides stable landforms and structures.</p>	<p>AO68 Filling, excavation and the construction of retaining walls is undertaken in accordance with Planning scheme policy 1 – Works.</p>
<p>PO79 Filling or excavation must not adversely affect sewer, stormwater or water utility infrastructure.</p>	<p>AO79 Filling or excavation is undertaken in accordance with Planning scheme policy 1 – Works.</p>
For assessable development	
Healthy waters	
<p>PO8PO10 Development contributes to the achievement of environmental values and water quality objectives of receiving waters by:</p> <ul style="list-style-type: none"> (a) protecting existing water quality, habitat, and flow and riparian areas; (b) avoiding or minimising the entry of contaminants into, and transportation of contaminants in stormwater; and (c) ensuring construction activities for development minimise impacts on stormwater quality and hydrological processes. <p>Note—refer to the State Planning Policy – Water Quality for further detail on environmental values and</p>	<p>No acceptable outcome is nominated</p> <p>Note—to meet this (and other) outcome, applicants may be required to prepare a site based stormwater management plan (SBMP) consistent with Planning Scheme Policy 1 – Works.</p>

Performance outcomes	Acceptable outcomes
water quality objectives of receiving waters.	
<u>PO9PO11</u> The stormwater management system: (a) retains natural waterway corridors and drainage paths; and (b) maximises the use of natural channel design in constructed components.	<u>AO9AO11.1</u> All existing waterways and overland flow paths are retained. <u>AO9AO11.2</u> The stormwater management system is designed in accordance with Planning scheme policy 1 – Works.
<u>PO10PO12</u> The development is designed to minimise run-off and peak flows: (a) by minimising large areas of impervious material; (b) by maximising opportunities for capture and reuse; (c) must not adversely impact on downstream properties.	No acceptable outcome is nominated.
<u>PO11PO13</u> Development avoids or minimises the risk of erosion by controlling the magnitude and duration of sediment-transporting flows.	<u>AO11AO13</u> The stormwater management system is designed in accordance with Planning scheme policy 1 – Works.
<u>PO12PO14</u> Any treatment and disposal of waste water to a waterway: (a) achieve the applicable water quality objectives for the receiving waters; and (b) avoids adverse impact on ecosystem health or receiving waters. Note—applicants should refer to treatment and disposal requirements within the Environmental Protection Act 1994.	No acceptable outcome is nominated.
Roads	
<u>PO13PO15</u> The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified of the road hierarchy.	<u>AO13AO15</u> Roads and access are designed in accordance with Planning scheme policy 1 – Works.
<u>PO14PO16</u> Development does not compromise the orderly provision or upgrading of the transport network or the function of any State controlled road.	<u>AO14AO16</u> Development is designed in accordance with Planning scheme policy 1 – Works.
<u>PO15PO17</u> On-site transport network infrastructure (including roads, parking, access, pedestrian and cyclist facilities) appropriately integrates and connects with surrounding networks.	<u>AO15AO17</u> Roads, parking, access and pedestrian and cyclist facilities are designed in accordance with Planning scheme policy 1 – Works.
<u>PO16PO18</u> Intersections encourage safe and convenient interaction between vehicles, pedestrians and cyclists.	<u>AO16AO18</u> Intersections are designed in accordance with Planning scheme policy 1 – Works.
<u>PO17PO19</u> The following are provided along the full extent of the road frontage and to a	<u>AO17AO19</u> Design and construction of external road works are undertaken in accordance with

Performance outcomes	Acceptable outcomes
<p>standard that is appropriate to the function of the road and the character of the locality:</p> <ul style="list-style-type: none"> (a) paved roadway; (b) appropriate pavement edging (including kerb and channel); (c) pedestrian paths and cycleways; (d) streetscaping and street tree planting; (e) stormwater drainage; (f) street lighting systems; and (g) conduits to facilitate the provision of and other utility services. 	<p>Planning scheme policy 1 – Works.</p>
Pedestrian and cycling movement	
<p>PO18 Access is provided to:</p> <ul style="list-style-type: none"> (a) meet the volume, frequency and vehicle type needs of the development; (b) provide safe, efficient and convenient access to the site; (c) integrate with the road network; (d) withstand vehicle loading; (e) integrate with the streetscape character and prevent interrupting continuous building facades; and (f) mitigate impacts on surrounding development. 	<p>AO18 Access is provided in accordance with Planning scheme policy 1 – Works.</p>
<p>PO19 Construction of a driveway does not damage or interfere with the location, function of or access to any utility infrastructure.</p>	<p>AO19 Access is provided in accordance with Planning scheme policy 1 – Works.</p>
<p>PO20 Provision is made for safe and convenient movement of pedestrians and cyclists on-site and external to the site, having regard to desire lines, legibility, safety, shading and other weather protection and equitable access arrangements.</p>	<p>AO20 Pedestrian and cycle paths are located, designed and constructed in accordance with Planning scheme policy 1 – Works.</p>
Car Parking	
<p>PO21 Vehicle parking is provided to meet any additional demand generated by the development, having regard to:</p> <ul style="list-style-type: none"> (a) the practical needs and convenience of all users to the development; (b) availability of on-street and off-street parking in the vicinity; and (c) whether the development is likely to significantly reduce available parking capacity. 	<p>AO21.1 Car parking, where required to support the development, is provided either:</p> <ul style="list-style-type: none"> (a) in accordance with Planning scheme policy 1 – Works; or (b) in accordance with the recommendations of a parking study. <p>OR AO21.2 Where a change of use of existing premises is proposed and does not involve building work other than minor building work, the existing number of on-site car parking spaces is retained or increased.</p>
<p>PO22 Car parking and service areas are designed and constructed to:</p> <ul style="list-style-type: none"> (a) be clearly defined, marked and signed; 	<p>AO22 Car parking and service areas are designed and constructed in accordance with Planning scheme policy 1 – Works.</p>

Performance outcomes	Acceptable outcomes
(b) be easily accessible; (c) minimise large unbroken areas of hardstand to the extent practicable; (d) be safe for vehicles, pedestrians and cyclists; (e) provide shading; and (f) minimise any adverse impacts on the amenity of surrounding land.	Note—the Landscape code sets out requirements for shade trees in parking areas and the design and construction of landscaping works in car parking areas.
PO23 Parking and access is provided for people with disabilities.	AO23 Car parking areas are designed and constructed in accordance with Planning scheme policy 1 – Works.
PO24 Where the nature of the proposed development creates a demand, set-down and pick-up facilities are provided for bus, taxis or private vehicle which: (a) meet an identified demand; (b) provide convenient connections to the development, pedestrian pathways and the street; (c) provide safe passage with clear sight lines; and (d) do not dominate the streetscape.	AO24 Set-down and pick-up areas are designed and constructed in accordance with Planning scheme policy 1 – Works.
PO25 Pavement is constructed to an appropriate standard.	AO25 All road car parking and service area pavements are designed in accordance with Planning scheme policy 1 – Works.
PO26 Parking, including visitor parking, is kept accessible and available for use as a car park at all times during the development's operation.	No acceptable solution is nominated.
Servicing	
PO27 Development provides on-site loading, unloading, manoeuvring and access for service vehicles that: (a) is adequate to meet the demands generated by the development; (b) is able to accommodate the design service vehicle requirements; and (c) does not unduly impede vehicular, cyclist and pedestrian safety and convenience both within the site and external to the site.	AO27 On-site loading areas are designed and constructed in accordance with Planning scheme policy 1 – Works.
PO28 Refuse collection vehicles are able to safely access on-site refuse collection facilities.	AO28 Refuse collection areas are provided and designed in accordance with Planning scheme policy 1 – Works.
PO29 Servicing arrangements minimise any adverse impact on the amenity of premises in the vicinity.	No acceptable outcome is nominated.
Stockpiling, excavation, filling and retaining walls	

Performance outcomes	Acceptable outcomes
<p>PO30 Filling, excavation and retaining walls:</p> <ul style="list-style-type: none"> (a) maintain natural landforms where possible and practical; (b) minimise the height and depth of works; (c) minimise adverse impacts on the visual amenity or privacy of surrounding properties; and (d) do not restrict or obstruct access to a site. 	<p>AO30 Filling, excavation and retaining walls are designed and constructed in accordance with Planning scheme policy 1 – Works.</p>
<p>PO31 Stockpiling, filling, excavation or retaining walls do not worsen any flooding or drainage problems on the site or on neighbouring properties.</p>	<p>AO31 Stockpiling, filling, excavation and retaining walls are designed and constructed in accordance with Planning scheme policy 1 – Works.</p>
Building over infrastructure	
<p>PO32 Development maintains practical access to sewer, stormwater or water utility infrastructure.</p>	<p>AO32 Buildings, structures and works are constructed in accordance with requirements set out in Planning scheme policy 1 – Works.</p>
Lighting	
<p>PO33 Outdoor lighting does not create light spillage that:</p> <ul style="list-style-type: none"> (a) reduces the residential amenity or environmental quality of nearby properties; (b) reduces the safety and well-being of the community; (c) restrict the perception or visibility of motorists, pedestrians and cyclists; and (d) affects the efficiency or operation of the Longreach Airport. 	<p>AO33.1 Lighting is undertaken to comply with the provisions of the latest version of Australian Standard AS4282-1997 – Control of the Obtrusive Effects of Outdoor Lighting in effect.</p> <p>AO33.2 Lighting with a height of more than 4.0 metres above ground level is developed in accordance with Australian Standard <i>AS1158.1.1:2005 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i>.</p>

8.3.3 Landscape code

8.3.3.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment tables ~~of assessment~~.

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

8.3.3.2 Purpose

- (1) The purpose of the landscape code is to ensure landscaping in both the private and public domains is designed and constructed to a high standard, provides a strong contribution to the Longreach outback identity, provides amenity appropriate to physical location and social values, and is responsive to the local character, site and climatic conditions and suits the long-term needs of the community.
- (2) The purpose of the code will be achieved by the following overall outcomes:
 - (a) a high quality streetscape and on-site landscape enhances the character of Longreach and the smaller towns of Isisford, Ilfracombe and Yaraka;
 - (b) landscape design is used to integrate the natural and built form elements of the towns, sites and the locality;
 - (c) landscape elements create a legible and attractive street frontage, and enhance the continuity of the streetscape;
 - (d) screening is used to soften built form, mitigate adverse aesthetic impacts and provide privacy and character;
 - (e) plant species and landscaping materials are suited to the locality and the outback climate;
 - (f) plant species, landscape materials and surface treatments are suited to their intended function and user requirements;
 - (g) plant species, landscaping materials and surface treatments are designed to remain attractive, fit for purpose and be cost effective to maintain over the long-term;
 - (h) landscape design facilitates an accessible, safe and comfortable environment for all users;
 - (i) significant on-site vegetation is retained, protected and integrated into the site design wherever practicable; and
 - (j) landscape elements achieve environmental sustainability objectives.

8.3.3.3 Specific benchmarks for assessment

Table 8.3.3.3—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Landscape design and character	
<p>PO1 The overall landscape design of both public and private spaces:</p> <ul style="list-style-type: none"> (a) creates a sense of place that is consistent with the intended character of the streetscape and town; and (b) is functional and designed to be visually appealing in the long-term as well as when first constructed. 	No acceptable outcome is nominated.
<p>PO2 Landscaping contributes to social and environmental amenity, provides is sustainable and responsive to the natural climate through:</p> <ul style="list-style-type: none"> (a) promoting the effective use of water, water sensitive urban design and water infiltration; (b) selecting endemic, native and drought tolerant plant species and minimal use of suitable exotic species; (c) providing low maintenance and cost effective landscape areas; (d) providing mulched garden beds; (e) minimising impervious surfaces that create heat and dirty stormwater runoff; (f) draining impervious surfaces to landscaped areas rather than stormwater pits and pipes. 	<p>No acceptable outcome is nominated.</p> <p>Note—Council may require an applicant to submit a detailed landscaping plan and stormwater management plan with water sensitive urban design features to demonstrate compliance with this provision. The plans must be prepared by a suitably qualified professional.</p> <p>Council is able to supply a list of suitable plant species.</p>
<p>PO3 Landscaping softens adverse aesthetic impacts of development, screens solid, blank walls and fences, is consistent with local character and provides outdoor spaces for people to relax and undertake outdoor activities.</p>	No acceptable outcome is nominated.
<p>PO4 Landscaping is designed and constructed to maximise the safety of public and private areas by:</p> <ul style="list-style-type: none"> (a) not obstructing opportunities for casual surveillance between public spaces and buildings; (b) preventing opportunities for concealment and blind corners; (c) providing a clear division between public and private space; (d) providing for pedestrian travel and movement; and (e) providing safe and clear pedestrian and vehicle interfaces. 	No acceptable outcome is provided <u>nominated</u> .

Performance outcomes	Acceptable outcomes
<p>PO5 Landscape design enhances community safety and reduces the potential for crime and antisocial behaviour.</p> <p>Note—applicants may find useful guidance in the Queensland Government’s Crime Prevention through Environmental Design Guidelines for Queensland.</p>	<p>AO5.1 Access to a site, car park, buildings or public open space is well lit, free from obstructions and clearly defined by landscape treatments.</p> <p>AO5.2 Trees with a minimum 1.8m of clear trunk (at maturity) are located along pathways, at building entries, within parking areas, on street corners, adjacent to street lighting and along driveways. Garden beds within the aforementioned areas consist of low shrubs and groundcovers that do not exceed 750mm in height.</p> <p>AO5.3 Any solid wall or semi permeable fence is protected from graffiti through means of vertical landscaping or vandal resistant paint or artwork.</p>
<p>PO6 Where appropriate and practicable, all elements of the landscape design are safe and provide accessibility for all abilities.</p> <p>Note—reference should be made to AS1428 - Design for Access and Mobility.</p>	<p>No acceptable outcome is provided <u>nominated</u>.</p>
<p>PO7 Landscaping within on-site open space areas is well-designed, having regard to its purpose and the provision of shading, climatic response, and the proportion of soft and hard elements.</p>	<p>No acceptable outcome is nominated.</p>
Streetscaping and on-street planting	
<p>PO8 Development provides streetscaping and on-street planting that:</p> <ul style="list-style-type: none"> (a) is consistent with the local streetscape character in terms of visual and physical amenity, appropriate street form and identity; (b) maintains the safe flow of vehicles and pedestrians; (c) is healthy and climate responsive; (d) mitigates the potential for damage to infrastructure and property; (e) retains significant existing street trees. 	<p>No acceptable outcome is nominated.</p>
<p>PO9 Tree planting does not detract from visibility to protect motorist, pedestrian and landowner views of the street, particularly at intersections and access from adjoining lots.</p>	<p>AO9 On-street landscaping and streetscaping is undertaken in accordance with Planning Scheme Policy 1 – Works.</p>
Edge treatments	
<p>PO10 Landscaping screens uses from noise, smell and visual amenity impacts where the site shares a boundary with:</p> <ul style="list-style-type: none"> (a) roads; or (b) rail corridors; or (c) community facilities; or (d) industry uses. 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
Landscaping car parking areas	
<p>PO11 Landscaping of off-street car parking areas is provided and designed to:</p> <ul style="list-style-type: none"> (a) reduce visual impacts created by the car parking while also allowing some surveillance to/from the street; (b) provide shade to reduce the generation of heat created by sealed and impervious surfaces; (c) be protected from vehicle damage; (d) minimise risk of crime; (e) utilise hardstand runoff for watering and natural infiltration prior to entering the stormwater system. 	No acceptable outcome is nominated.
Other	
<p>PO12 Plant selection and location protects the integrity and function of overhead and underground services.</p>	No acceptable outcome is nominated. Note—Council is able to supply a list of suitable plant species.
<p>PO13 Landscape elements do not adversely affect stormwater quantity or quality by ensuring:</p> <ul style="list-style-type: none"> (a) the flow of water along overland flow paths is not restricted; (b) opportunities for water infiltration are maximised; and (c) areas of pavement, turf and mulched garden beds are appropriately located and adequately drained. 	No acceptable outcome is nominated. Note—applicants should also refer to the works code.
<p>PO14 Landscaping works are capable of efficient and cost effective maintenance over the long-term.</p>	No acceptable outcome is nominated.
<p>PO15 Development retains and does not damage significant existing vegetation, both within and external to the site.</p> <p>Editor's note—significant existing vegetation, either individual specimens or stands of trees, are identified as significant due to:</p> <ul style="list-style-type: none"> (a) historic context and/or association; (b) visual prominence and amenity; (c) cultural context; (d) botanic rarity; (e) dimension; (f) environmental value. 	No acceptable outcome is nominated. Note—Council is able to supply a list of suitable plant species.
<p>PO16 Entry statements:</p> <ul style="list-style-type: none"> (a) comprise predominantly landscape elements, materials and finishes; (b) provides landscaping structures on private property; (c) do not impede pedestrian and driver visibility and surveillance from the street; (d) are constructed of vandal resistant material; 	No acceptable outcome is provided <u>nominated</u> .

Performance outcomes	Acceptable outcomes
<ul style="list-style-type: none"> (e) are low maintenance and cost effective; (f) do not disrupt the efficiency and establishment of infrastructure; (g) are of an appropriate scale, aesthetic and create a sense of place consistent with the prevailing character of the area; (h) limit impact of lighting on neighbours; and (i) either do not include a gate or design the gate to include 50% transparent areas and integrate built and natural elements. 	

DRAFT V1.2 (For SIR)

Schedule 1 Definitions

SC1.1 Use definitions

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

Table SC1.1.1—Index of use definitions

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

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	<p>Premises used <u>Use of premises for as a shop</u> where the primary purpose is for the <u>of displaying</u> or <u>selling</u> of <u>sexually explicit materials; or,</u> (a)(b) <u>products and devices associated with, or used in, a sexual practice or activity.</u></p>	Sex shop	<p>Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:</p> <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or • the sale or display of underwear or lingerie; or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	<p>Premises used <u>Use of premises for the sale of agricultural supplies and products, products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.</u></p>	<p>Animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds</p>	Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air services	<p>Premises used <u>Use of premises for any of the following:</u></p> <ul style="list-style-type: none"> (a) the arrival and departure of aircraft; <u>or</u> (b) the housing, servicing, refuelling, <u>maintaining</u> and <u>repairing</u> of aircraft; <u>or</u> (c) the assembly and dispersal of passengers or goods on or from an aircraft; <u>or</u> (d) <u>training and education facilities related to aviation; or</u> (e) <u>aviation facilities; or</u> 	Airport, airstrip, helipad, public or private airfield	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>(f) any activity that:</p> <p>(i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and</p> <p>(ii) activities directly servicing the needs of aircraft passengers and visitors to the use;</p> <p>associated training and education facilities;</p> <ul style="list-style-type: none"> aviation facilities. 		
Animal husbandry	<p>Premises used for Use of premises for:</p> <p>(a) production of animals or animal products on either native or improved pastures or vegetation; or</p> <p>(b) The use includes ancillary yards, stable_s and temporary holding facilities and or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a). the repair and servicing of machinery.</p>	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	<p>Premises used for Use of premises for:</p> <p>(a) boarding, breeding or training of animals; or</p> <p>(b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a). The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.</p>	Aviaries, catteries, 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	<p>Premises used Use of premises for the cultivating of, in a confined area, of aquatic animals or plants for sale in a confined area that may require the provision of food either mechanically or by hand.</p>	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
<u>Bar</u>	<u>Use of premises, with seating for 60 or less people, for:</u> <u>(a) selling liquor for consumption on the premises; or</u> <u>(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).</u>		
Brothel	Premises made available for prostitution by two or more prostitutes at the premises. Note— d Definition from the <i>Prostitution Act 1999</i> .		Adult store, club, nightclub, shop
Bulk landscape supplies	Premises used <u>Use of premises</u> for the bulk storage and sale of <u>mainly non-packaged</u> landscaping and gardening supplies, which may include <u>including, for example,</u> soil, gravel, potting mix and mulch; where the majority of materials sold from the premises are not in pre-packaged form.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	A dwelling not exceeding 80m² gross floor area provided <u>Use of premises for a dwelling</u> for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used <u>Use of premises</u> for the commercial cleaning of motor vehicles by an automatic or partly automatic process.		Service station
Cemetery	Premises used <u>Use of premises</u> for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child-care centre	Premises used <u>Use of premises</u> for the care <u>minding</u> , education and care <u>minding</u> , but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care, <u>vacation care</u>	Educational establishment, home-based child-care <u>business</u> , family day care
Club	Premises used by <u>Use of</u>	Club house, guide	Hotel, nightclub,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>premises for: (a) persons associated an association established for social, literary, political, sporting, athletic or other similar purposes; or (a)(b) preparing and selling for food and drink, if the use is ancillary to the use in paragraph (a), for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.</p>	<p>and scout clubs, surf lifesaving club, RSL, bowls club</p>	<p>place of worship, theatre</p>
Community care centre	<p>Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use. Use of premises for: (a) providing social support to members of the public; or (b) providing medical care to members of the public, if the use is ancillary to the use in paragraph (a); but not including the use of premises for providing accommodation to members of the public.</p>	<p>Disability support services, drop in drop-in centre, respite centre, integrated Indigenous support centre</p>	<p>Childcare centre, family day care, home home-based child care childcare business, health care services, residential care facility</p>
Community residence	<p>Any dwelling use of premises for residential accommodation for: (a) no more than: (i) a maximum of six children, if the accommodation is provided as part of a program or services under the Youth Justice Act 1992; or (ii) six persons who require assistance or support with daily living needs; and (b) no more than one support worker; and includes a building or</p>	<p>Hospice</p>	<p>Dwelling house, dwelling unit, hostel, residential care facility, short-term accommodation</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>structure that is reasonably associated with the use.</p> <p>; share communal spaces and who may be unrelated.</p> <p>The use may include a resident support worker engaged or employed in the management of the residence.</p>		
Community use	<p>Premises used <u>Use of premises for:</u></p> <p>(a) <u>providing artistic, social or cultural facilities or and community support services to the public;</u></p> <p>or</p> <p>(a)(b) <u>preparing and selling food and drink, if the use is ancillary to the use in paragraph (a) and may include the ancillary preparation and provision of food and drink.</u></p>	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub, place of worship
Crematorium	<p>Premises used <u>Use of premises for the cremation or aquamation of bodies.</u></p>		Cemetery
Cropping	<p>Premises used <u>Use of premises for:</u></p> <p>(a) <u>growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes where dependent on the cultivation of soil;</u></p> <p>or</p> <p>(b) <u>The use includes harvesting, and the storage and or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a) of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site;</u> or</p> <p>(a)(c) <u>repairing and servicing machinery used on the premise, if</u></p>	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p><u>the use is ancillary to the use in paragraphs (a).</u></p>		
Detention facility	<p>Premises usedUse of premises for the lawful detention of persons confinement of persons committed by a process of law.</p>	<p>Correctional facilityPrison, detention centre, prison</p>	
Dual occupancy	<p><u>Residential use of premises for two households involving:</u> <u>(a) two dwellings (whether attached or detached) on a single lot or two dwellings (whether attached or detached) on separate lots that share a common property; and</u> <u>(b) any domestic outbuildings associate with the dwellings; but does not include a residential use of premises that involves a secondary dwelling.</u> Premises containing two dwellings, each for a separate household, and consisting of: <ul style="list-style-type: none"> • a single lot, where neither dwelling is a secondary dwelling or • two lots sharing common property where one dwelling is located on each lot. </p>	<p>Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i>, two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply.</p>	<p>Dwelling house, multiple dwelling</p>
Dwelling house	<p>A rResidential use of premises involving: <u>(a) one dwelling for a single household and any domestic outbuildings associated with the dwelling for one household that contains a single dwelling; or</u> <u>(a)(b) two dwellings, one of which is a secondary dwelling, one dwelling for a single household, a secondary dwelling and any domestic outbuildings</u></p>		<p>Caretaker's accommodation, dual occupancy, hostel, short-term accommodation, student accommodation, multiple dwelling</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>associated with either dwelling.</p> <p>The use includes domestic out-buildings and works normally associated with a dwelling and may include a secondary dwelling.</p>		
Dwelling unit	<p>Use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use. A single dwelling within a premises containing non-residential use(s).</p>	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	<p>Premises used for:</p> <p>(a) training and instruction designed to impart knowledge and develop skills; or-</p> <p>(b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).</p> <p>The use may include outside hours school care for students or on-site student accommodation.</p>	Pre-preparatory, preparatory and primary school, secondary school, special education facility, college, university, technical institute, outdoor education centres	Childcare centre, home-based child care business, family day care
Emergency services	<p>Premises used by a government entity, bodies or community organisations to provide:</p> <p>(a) essential emergency services; or</p> <p>(b) disaster management services; or</p> <p>(c) including management support facilities for the services, protection of persons, property and the environment.</p>	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	<p>Use of premises for a facility for the appreciation, conservation, interpretation and appreciation of an area of cultural, environmental, cultural or</p>	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	heritage value, <u>but does not include the use of premises to provide accommodation for tourist and travellers.</u>		
Extractive industry	Premises used <u>Use of premises for:</u> <u>(a) extracting and or processing of extractive resources;</u> <u>and</u> <u>(a)(b) and associated activities, including their transportation to market any related activities, including for example, transporting the resources to market.</u> <small>Note—definition from State Planning Policy 2/07.</small>	Quarry	
Food and drink outlet	Premises used <u>Use of premises for:</u> <u>(a) preparing and selling sale of food and drink to the public for consumption on or off the site premises; or</u> <u>(a)(b) The use may include the ancillary sale of liquor for consumption on site providing liquor for consumption on or off the premises, if the use is ancillary to the use in paragraph (a).</u>	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway <u>shop</u> , tea room	Bar, club, hotel, shop, theatre, nightclub
Function facility	Premises used <u>Use of premises for:</u> <u>(a) conducting receptions or functions; or</u> <u>(a)(b) that may include the preparing and providing of food and liquor for consumption on site the premises as part of a reception or function.</u>	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used <u>Use of premises for:</u> <u>(a) to arrange and conducting funerals, memorial services and other similar events the like, but do not include burial or cremation; or</u>		Cemetery, crematorium, place of worship

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>(b) a mortuary; or (a)(c) storing and preparing bodies for burial or cremation; but does not include the use of premises for the burial or cremation of bodies. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.</p>		
Garden centre	<p>Premises usedUse of premises primarily for: (a) the sale ofselling plants; or (b) and may include sale ofselling gardening and landscape products and supplies that are where these are sold mainly in pre-packaged form.; or (a)(c) a food and drink outlet that is ancillary to the use in paragraph (a). The use may include an ancillary food and drink outlet.</p>	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	<p>Premises usedUse of premises for the saleselling, displaying or hiring of hardware and trade supplies, including, for example, household fixtures, timber, tools, paint, wallpaper, or plumbing supplies and the like.</p>		Shop, showroom, outdoor sales and warehouse
Health care services	<p>Use of premises for medical purposes, paramedical purposes, alternative therapies and general health care, if overnight accommodation is not provided on the premises and treatment of persons that involves no overnight accommodation.</p>	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	<p>Premises usedUse of premises for an industrial activities activity:ies that include involves the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring,</p>	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note—additional examples may be shown in SC1.2.14.1.2</p>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>treating of products, and have one or more of the following attributes:</p> <ul style="list-style-type: none"> (a) potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; (b) potential for significant offsite impacts in the event of fire, explosion or toxic release; (c) generates high traffic flows in the context of the locality or the road network; (d) generates a significant demand on the local infrastructure network; (e) the use may involve night-time and outdoor activities; (f) on-site controls are required for emissions and dangerous goods risks. 	<p>industry thresholds.</p>	<p>industry, low impact industry, medium impact industry, special industry</p>
<p>Home-based business</p>	<p><u>Use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises. A dwelling used for a business activity where subordinate to the residential use.</u></p>	<p>♦ Bed and breakfast, farm stay, home office, home based home-based childcare</p>	<p>Hobby, office, shop, <u>short-term accommodation</u>, warehouse, transport depot</p>
<p>Hospital</p>	<p><u>Use of premises for:</u></p> <ul style="list-style-type: none"> (a) <u>the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or</u> (b) <u>providing accommodation for patients; or</u> (c) <u>providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).</u> <p>Premises used for medical or surgical care or treatment of patients whether or not residing on</p>		<p>Health care services, residential care facility</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>the premises.</p> <p>The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.</p>		
Hostel	<p>Premises used for the accommodation of more than one household where each resident:</p> <ul style="list-style-type: none"> ♦ has a right to occupy one or more rooms; ♦ does not have a right to occupy the whole of the premises in which the rooms are situated; ♦ does not occupy a self-contained unit; ♦ shares communal rooms, or communal facilities outside of the resident's room, with one or more of the other residents. <p>It may include:</p> <ul style="list-style-type: none"> ♦ rooms not in the same building on site; or ♦ provision of a food or other service; or ♦ on-site management or staff and associated accommodation. 	Boarding house, monastery, rooming accommodation, off-site student accommodation	Hospice, community residence, dwelling house, short term accommodation, multiple dwelling
Hotel	<p>Use of premises for:</p> <p>(a) <u>selling liquor for consumption on the premises; or</u></p> <p>(b) <u>a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in paragraph (a) subparagraph (i);</u></p> <p>but does not include a bar.</p> <p>Premises used primarily to sell liquor for consumption.</p> <p>The use may include short-term accommodation, dining and entertainment activities and facilities.</p>	Bar, pub Pub, tavern	Bar, N nightclub

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Indoor sport and recreation	Premises used <u>Use of premises</u> for a leisure, sport or recreation <u>activity</u> conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, <u>bar</u> , hotel, nightclub, theatre
Intensive animal industry	Premises used <u>Use of premises</u> for: (a) the intensive production of animals or animal products, in an enclosure, that requires the provision of <u>the provision of</u> food and water <u>to be provided either</u> mechanically or by hand; or- <u>(b) storing and packing feed and produce, if the use is ancillary to the use in paragraph (a);</u> <u>but does not include the cultivation of aquatic animals.</u> The use includes the ancillary storage and packing of feed and produce.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Premises used <u>Use of premises</u> for: (a) the intensive production of plants or plant material <u>carried out indoors</u> on imported media; or <u>and located within a building or structure or where outdoors, artificial lights or containers are used.</u> <u>(b) the intensive production of plants or plant material carried out outside using artificial lights or containers; or</u> <u>(c) storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a) or (b);</u> <u>but does not include the cultivation of aquatic plants.</u> The use includes the	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	storage and packing of produce and plants grown on the subject site.		
Landing	Use of premises for aA structure; (a) for mooring, launching, storage storage ingage and retrieval retrieving al of vessels; where and (a)(b) from which passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	Premises used Use of premises for an industrial activity ies that include involves the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes: (a) negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; (b) minimal traffic generation and heavy-vehicle usage; (c) demands imposed upon the local infrastructure network consistent with surrounding uses; (d) the use generally operates during the day (eg. 7.00am to 6.00pm); (e) offsite impacts from storage of dangerous goods are negligible; (f) the use is primarily undertaken indoors.	Repairing motor vehicles, fitting and turning workshop Note— additional e Examples may be are shown in SC1.2.11.1-2 industry thresholds.	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry
Major electricity infrastructure	Use of premises for: (a) a transmission grid or supply network; or (b) a telecommunication facility, if the use is ancillary to the use in paragraph (a); but does not include the use of premises for a	Powerlines greater than 66kV	Minor electricity infrastructure, substation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>supply network or private electricity works stated in schedule 6, section 26(5) of the Regulation unless the use involves:</p> <p>(c) a new zone substation or bulk supply substation; or</p> <p>(d)</p> <p>(a) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage. All aspects of development for either the transmission grid or electricity supply networks as defined under the Electricity Act 1994.</p> <p>The use may include ancillary telecommunication facilities.</p>		
Major sport, recreation and entertainment facility	<p>Use of premises for large-scale events, including, for example, major sporting, recreation, conference or entertainment events. Premises with large-scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.</p>	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing <u>facility</u>	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	<p>Use of waterfront premises for:</p> <p>(a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or</p> <p>(b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a).</p> <p>Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime</p>	Boat building, boat storage, dry dock	Marina

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>infrastructure. The use may include the provision of fuel and disposal of waste.</p>		
Market	<p>Use of premises on a regular basis for:</p> <p>(a) <u>selling goods to the public mainly from temporary structures, including for example, stalls, booths or trestle tables; or</u></p> <p>(b) <u>providing entertainment, if the use is ancillary to the use in paragraph (a).</u></p> <p>Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables.</p> <p>The use may include entertainment provided for the enjoyment of customers.</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<p>Premises used for an industrial activity that includes the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <p>Use of premises for an industrial activity that involves the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <p>(a) potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;</p> <p>(b) potential for noticeable offsite impacts in the event of fire, explosion or toxic release;</p> <p>(c) generates high traffic flows in the context of the locality or the road network;</p> <p>(d) generates an elevated demand on the local infrastructure network;</p> <p>(e) onsite controls are</p>	<p>Spray painting and surface coating, transport depot, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—additional examples may be shown in SC1.2.14.1.2 industry thresholds.</p>	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>required for emissions and dangerous goods risks;</p> <p>(f) the use is primarily undertaken indoors;</p> <p>(g) evening or night activities are undertaken indoors and not outdoors.</p>		
Motor sport facility	<p>Premises used<u>Use of premises</u> for:</p> <p>(a) organised or recreational motor sports; or whether on or off road, which may include permanent, temporary or informal provision for spectators and other supporting uses.</p> <p>(a)(b) Facilities<u>Facilities for spectators, including for example, stands, amenities and food and drink outlets, if the use is ancillary to the use in paragraph (a).</u></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	<p>Premises Residential use of premises that contain<u>involving three or more dwellings, whether attached or detached, for separate households.</u></p>	♦ Apartments, flats, units, townhouses, row housing	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	<p>The use of land or<u>Use of premises for a tourism activity, including accommodation for tourists and visitor short-term accommodation, that is intended for the appreciation, conservation or interpretation and appreciation of:</u></p> <p><u>(a) areas of environmental, cultural or heritage value; or</u></p> <p><u>(b) A local ecosystem; or</u></p> <p>and attributes of the natural environment.</p> <p><u>Editor's note:</u> Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> • maintain a nature-based focus or product; • promote environmental awareness, education and 	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>conservation;</p> <ul style="list-style-type: none"> carry out sustainable practices. 		
Nightclub entertainment facility	<p><u>Use of premises for:</u></p> <p><u>(a) providing entertainment that is cabaret, dancing or music; or</u></p> <p><u>(b) selling liquor, and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a).</u></p> <p>Premises used to provide entertainment, which may include cabaret, dancing and music.</p> <p>The use generally includes the sale of liquor and food for consumption on-site.</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<p>Premises used to provide accommodation for non-resident workers.</p> <p>The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.</p>	<p>Contractor's camp, construction camp, single person's quarters, temporary workers accommodation</p>	<p>Relocatable home park, short-term accommodation, tourist park.</p>
Office	<p><u>Use of premises for:</u></p> <p><u>(a) providing an administrative, financial, management or secretarial service or function; or</u></p> <p><u>(b) the practice of a profession; or</u></p> <p><u>(c) providing business or professional advice or services;</u></p> <p><u>but does not include the use of premises for making, selling or hiring goods.</u></p> <p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following:</p>	Bank, real estate agent, administration building	Home-based business, shop, outdoor sales

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<ul style="list-style-type: none"> • business or professional advice; • service of goods that are not physically on the premises; • office based administrative functions of an organisation. 		
Outdoor sales	<p><u>Use of premises for:</u></p> <p><u>(a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors;</u></p> <p><u>or</u></p> <p><u>(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).</u></p> <p>Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.</p>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<p><u>Use of premises for:</u></p> <p><u>(a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or</u></p> <p><u>(b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to</u></p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval, pony club	Major sport, recreation and entertainment facility, motor sport, park, community use

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>the use in paragraph (a). Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability.</p> <p>The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.</p>		
<u>Outstation</u>	<p><u>Use of premises for:</u> <u>(a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or</u> <u>(b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).</u></p>		
Park	<p>Premises accessible to the public generally for free or charge for sport, recreation and leisure activities and facilities, and may be used for community events or other community activities.</p> <p>Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.</p>	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	<p>Premises used for parking vehicles, other than where the parking that is not ancillary to another use.</p>	Car park, 'park and ride', bicycle parking	
<u>Party house</u>	<p><u>Premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if:</u> <u>(a) guests regularly use all or part of the premises</u></p>		

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p><u>for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and</u> <u>(b) the accommodation or facilities are provided for a period of less than 10 days; and</u> <u>(c) the owner of the premises does not occupy the premises during that period.</u></p>		
Permanent plantation	<p>Premises used <u>Use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose. plants not intended to be harvested.</u></p>	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	<p><u>Use of premises for:</u> <u>(a) organised worship and other religious activities; or</u> <u>(b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).</u> Premises used by an organised group for worship and religious activities. The use may include ancillary facilities for social and educational activities.</p>	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Port services	<p><u>Use of premises for:</u> <u>(a) the arrival and departure of vessels; or</u> <u>(b) the movement of passengers or goods on or off vessels; or</u> <u>(c) storing, servicing, maintaining or repairing vessels; or</u> <u>(d) ancillary uses that directly service the needs of passengers of the vessels.</u> Premises used for the following: • the arrival and departure of vessels;</p>	Marina, ferry terminal	Landing

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>the movement of passengers or goods on or off vessels; any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels.</p>		
Relocatable home park	<p><u>Use of premises for:</u> <u>(a) relocatable dwellings for long-term residential accommodation; or</u> <u>(b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).</u></p> <p>Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.</p> <p>The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.</p>		Tourist park
Renewable energy facility	<p><u>Use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bioenergy, geothermal energy, hydropower, ocean energy, solar energy or wind energy, but does not include the use of premises to generate electricity or energy to be used mainly on the premises.</u></p> <p>Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.</p>	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and	Premises used <u>Use of</u>	Aeronautical	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
technology industry	<p><u>premises for an innovative and emerging technological industries involved industries that involve design and researching, assembling, manufacturing, maintaining, storing or resting machinery or equipment, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.</u></p> <p>The use may include emerging industries such as energy, aerospace, and biotechnology.</p>	engineering, computer component manufacturing, medical laboratories, computer server facility	
Residential care facility	<p><u>Use of premises for supervised accommodation, and medical and other support services, for persons who:</u></p> <p>(a) <u>can not live independently; and</u></p> <p>(b) <u>require regular nursing or personal care.</u></p> <p>A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.</p>	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Resort complex	<p><u>Use of premises for:</u></p> <p><u>(a) tourist and visitor accommodation that includes integrated leisure facilities; or</u></p> <p><u>(b) staff accommodation that is ancillary to the use in paragraph (a); or</u></p> <p><u>(c) transport facilities for the premises, including, for example, a ferry terminal or air service.</u></p> <p>Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including:</p> <ul style="list-style-type: none"> • restaurants and bars; • meeting and function facilities; • sporting and fitness facilities; • staff accommodation; • transport facilities directly associated with the tourist facility such as a ferry terminal and air services. 	Island resort	
Retirement facility	<p>A residential <u>Residential</u></p> <p><u>use of premises for</u></p> <p><u>(a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or</u></p> <p><u>(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).</u></p> <p>an integrated community and specifically built and designed for older people.</p> <p><u>The use includes independent living units and may include serviced units where residents require some support with</u></p>	Retirement village	Residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>health care and daily living needs.</p> <p>The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.</p>		
Roadside stall	<p>Premises used <u>Use of premises</u> for the roadside display and sale of goods in rural areas.</p>	Produce stall	Market
<u>Rooming accommodation</u>	<p><u>Use of premises for:</u></p> <p><u>(a) residential accommodation, if each resident:</u></p> <p><u>(i) has a right to occupy 1 or more rooms on the premises; and</u></p> <p><u>(ii) does not have a right to occupy the whole of the premises; and</u></p> <p><u>(iii) does not occupy a self-contained unit, as defined under the Residential Tenancies and Rooming Accommodation Act 2008, schedule 2, or has only limited facilities available for private use; and</u></p> <p><u>(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;</u></p> <p><u>or</u></p> <p><u>(b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to</u></p>	<u>Boarding house, hostel, monastery, off-site student accommodation</u>	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<u>the use in paragraph (a).</u>		
Rural industry	<p><u>Use of premises for:</u> <u>(a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or</u> <u>(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).</u></p> <p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	<p><u>Use of premises for accommodation, whether or not self-contained, for employees of a rural use, if the premises, and the premises where the rural use is carried out, are owned by the same person.</u></p> <p>Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.</p>	Farm workers accommodation	Short-term accommodation building, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workers accommodation, multiple dwellings
Sales office	<p><u>Use of premises for the temporary display of land parcels or buildings that:</u> <u>(a) are for sale or proposed to be sold;</u> <u>or</u> <u>(b) can be won as a prize in a competition.</u></p> <p>The temporary use of</p>	Display dwelling	Bank, office

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.</p> <p>The use may include a caravan or relocatable dwelling or structure.</p>		
Service industry	<p><u>Use of premises for an industrial activity that:</u></p> <p><u>(a) does not result in off-site air, noise or odour emissions; and</u></p> <p><u>(b) is suitable for location with other non-industrial uses.</u></p> <p>Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.</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><u>Use of premises for:</u></p> <p><u>(a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels, or</u></p> <p><u>(b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).</u></p> <p>Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.</p>		Car wash
Shop	<p><u>Use of premises for:</u></p> <p><u>(a) displaying, selling or hiring goods; or</u></p> <p><u>(b) providing personal services or betting to the public.</u></p> <p>Premises used for the display, sale or hire of</p>	<p>Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket,</p>	<p>Adult shop, food and drink outlet, showroom, market</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	goods or the provision of personal services or betting to the public.	corner store	
Shopping centre	Premises Use of P premises for comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated shopping complex consisting mainly of shops.		
Short-term accommodation	Use of premises for: (a) <u>providing accommodation of less than three consecutive months to tourists or travellers; or</u> (b) <u>a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in paragraph (a);</u> <u>but does not include a hotel, nature-based tourism, resort complex or tourist park.</u> Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time typically not exceeding three consecutive months) and may be self-contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm-stay	Hostel, hotel, resort complex, rooming accommodation, tourist park
Showroom	<u>Use of premises for the sale of goods that are of:</u> (a) <u>a related product line;</u> <u>and</u> (b) <u>a size, shape or weight that requires:</u> (i) <u>a large area for handling, display or storage; and</u> (ii) <u>direct vehicle access to the building that contains the goods</u>	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet shop, outdoor sales

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p><u>by members of the public, to enable the loading and unloading of the goods.</u></p> <p>Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:</p> <ul style="list-style-type: none"> • a large area for handling, display or storage; • direct vehicle access to the building by members of the public for loading and unloading items purchased or hired. 		
Special industry	<p>Premises u<u>Used of premises for an industrial activity</u>ies that <u>include involves</u> the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; • potential for offsite impacts in the event of fire, explosion or toxic release; • onsite controls are required for emissions and dangerous goods risks; • the use generally involves night-time and outdoor activities; • the use may involve the storage and handling of large volumes of dangerous goods; • requires significant separation from non-industrial uses. 	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>♦ Note—additional examples may be shown in SC1.2.11.1.2 industry thresholds.</p>	<p>Low impact industry, medium impact industry, high impact industry, service industry</p>
Substation	<p><u>Use of premises:</u> <u>(a) as part of a transmission grid or</u></p>	<p>Substations, switching yards</p>	<p>Major electricity infrastructure, minor electricity</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p><u>supply network to:</u></p> <p><u>(i) convert or transform electrical energy from one voltage to another;</u> or <u>(ii) regulate voltage in an electrical circuit;</u> or <u>(iii) control electrical circuits; or</u> <u>(iv) switch electrical current between circuits; or</u></p> <p><u>(b) for a telecommunications facility for:</u></p> <p><u>(i) works as defined under the Electricity Act, section 12(1);</u> or <u>(ii) workforce operational and safety communications.</u></p> <p>Premises forming part of a transmission grid or supply network under the Electricity Act 1994, and used for:</p> <ul style="list-style-type: none"> • converting or transforming electrical energy from one voltage to another; or • regulating voltage in an electrical circuit; or • controlling electrical circuits; or • switching electrical current between circuits; or • a switchyard; or • communication facilities for “operating works” as defined under the <i>Electricity Act 1994</i>; and for workforce operational and safety communications. 		infrastructure
Telecommunications facility	<p><u>Use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.</u></p> <p>Premises used for systems that carry communications and</p>	Telecommunication tower, broadcasting station, television station	Aviation facility, “low-impact telecommunications facility” as defined under the <i>Telecommunications Act 1997</i>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.		
Theatre	<p><u>Use of premises for:</u></p> <p><u>(a) presenting movies, live entertainment or music to the public; or</u></p> <p><u>(b) the production of film or music; or</u></p> <p><u>(c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b):</u></p> <p><u>(i) preparing and selling food and drink for consumption on the premises;</u></p> <p><u>(ii) facilities for editing and post-production;</u></p> <p><u>(iii) facilities for wardrobe, laundry and make-up;</u></p> <p><u>(iv) set construction workshops;</u></p> <p><u>(v) sound stages.</u></p> <p>Premises used for providing film, live entertainment or music to the public and may include provision of food and liquor for consumption on the site.</p> <p>The use may include the production of film or music, including associated ancillary facilities, which are completely complimentary to the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	<p><u>Use of premises for:</u></p> <p><u>(a) providing entertainment to, or a recreation facility for, the general public; or</u></p> <p><u>(b) preparing and selling food and drink for</u></p>	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p><u>consumption on the premises, if the use is ancillary to the use in paragraph (a).</u></p> <p>Premises used for providing on-site entertainment, recreation or similar facilities for the general public.</p> <p>The use may include provision of food and drink for consumption on site.</p>		
Tourist park	<p><u>Use of premises for:</u></p> <p><u>(a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or</u></p> <p><u>(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).</u></p> <p>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short-term holiday purposes.</p> <p>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation
Transport depot	<p><u>Use of premises for:</u></p> <p><u>(a) storing vehicles, or machinery, that are used for a commercial or public purpose; or</u></p> <p><u>(b) cleaning, repairing or servicing vehicles or</u></p>	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home-based business, warehouse, low impact industry, service industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>machinery, if the use is ancillary to the use in paragraph (a).</p> <p>Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.</p>		
Utility installation	<p><u>Use of premises for:</u></p> <p><u>(a) a service for supplying for treating water, hydraulic power or gas; or</u></p> <p><u>(b) a sewerage, drainage or stormwater service; or</u></p> <p><u>(c) a transport services; or</u></p> <p><u>(d) a waste management service; or</u></p> <p><u>(e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).</u></p> <p>Premises used to provide the public with the following services:</p> <ul style="list-style-type: none"> • supply or treatment of water, hydraulic power or gas; • sewerage, drainage or stormwater services; • transport services including road, rail or water; • waste management facilities; • network infrastructure. <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p>	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	<p><u>Use of premises for:</u></p> <p><u>(a) the medical or surgical treatment of animals; or</u></p> <p><u>(b) the short-term stay of</u></p>		Animal keeping

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p><u>animals, if the use is ancillary to the use in paragraph (a).</u> Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.</p>		
Warehouse	<p><u>Use of premises for:</u> <u>(a) storing or distributing goods, whether or not carried out in a building; or</u> <u>(b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).</u> Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to storage.</p> <p>The use does not include retail sales from the premises or industrial uses.</p>	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	<p><u>Use of premises for:</u> <u>(a) the wholesale of plants grown on or next to the premises; or</u> <u>(b) selling gardening materials, if the use is ancillary to the use in paragraph (a).</u> Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.</p> <p>The use may include sale of gardening materials where these are ancillary to the primary use.</p>		Bulk landscape supplies, garden centre
Winery	<p><u>Use of premises for:</u> <u>(a) making wine; or</u> <u>(b) selling wine that is made on the premises.</u></p>		Rural industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	Premises used for manufacturing of wine, which may include the sale of wine manufactured on-site.		
<u>Workforce accommodation</u>	<p><u>Use of premises for:</u></p> <p><u>(a) accommodation that is provided for persons who perform work as part of:</u></p> <p><u>(i) a resource extraction project;</u> <u>or</u> <u>(ii) a project identified in a planning scheme as a major industry or infrastructure project; or</u> <u>(iii) a rural use; or</u></p> <p><u>(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);</u> <u>but does not include rural workers' accommodation.</u></p>		

SC1.2 Industry thresholds

(1) The threshold stated in table SC1.2.1 apply for defining industry use terms listed in Table SC1.1.2.

Table SC1.2.1—Industry thresholds

<u>Use</u>	<u>Additional examples include</u>
<u>Low impact industry</u>	<p><u>(1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting</u></p> <p><u>(2) Repairing and servicing lawn mowers and outboard engines</u></p> <p><u>(3) Fitting and turning workshop</u></p> <p><u>(4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting</u></p> <p><u>(5) Assembling wood products not involving cutting, routing, sanding or spray painting</u></p> <p><u>(6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components</u></p> <p><u>(7) Involving commercial use chiller box/es used for the storage of animal carcasses (for example, associated with macropod or wild boar harvesting).</u></p>
<u>Medium impact</u>	<p><u>(1) Metal foundry producing less than 10 tonnes of metal castings per annum</u></p> <p><u>(2) Boiler-making or engineering works producing less than 10,000 tonnes of</u></p>

<u>Use</u>	<u>Additional examples include</u>
<u>industry</u>	<p><u>metal product per annum</u></p> <p>(3) <u>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:</u></p> <ul style="list-style-type: none"> • <u>refrigeration systems or cold stores that operate using anhydrous ammonia</u> • <u>manufacturing processes</u> • <u>a hazardous chemical facility</u> <p>(4) <u>Abrasive-blasting facility using less than 10 tonnes of abrasive material per annum</u></p> <p>(5) <u>Enamelling workshop using less than 15,000 litres of enamel per annum</u></p> <p>(6) <u>Galvanising works using less than 100 tonnes of zinc per annum</u></p> <p>(7) <u>Anodising or electroplating workshop where tank area is less than 400 square metres</u></p> <p>(8) <u>Powder-coating workshop using less than 500 tonnes of coating per annum</u></p> <p>(9) <u>Spray-painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum</u></p> <p>(10) <u>Scrap-metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components</u></p> <p>(11) <u>Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum</u></p> <p>(12) <u>Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum</u></p> <p>(13) <u>Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum</u></p> <p>(14) <u>Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum</u></p> <p>(15) <u>Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood-veneer products, less than 250 tonnes per annum</u></p> <p>(16) <u>Sawmilling, wood chipping and kiln-drying timber and logs, producing less than 500 tonnes per annum</u></p> <p>(17) <u>Recycling and reprocessing batteries</u></p> <p>(18) <u>Repairing or maintaining boats</u></p> <p>(19) <u>Manufacturing substrate for mushroom growing</u></p> <p>(20) <u>Manufacturing or processing plaster, producing less than 5000 tonnes per annum</u></p> <p>(21) <u>Recycling or reprocessing tyres including retreading</u></p> <p>(22) <u>Printing advertising material, magazines, newspapers, packaging and stationery</u></p> <p>(23) <u>Distribution centre, contractors depot and storage yard</u></p> <p>(24) <u>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)</u></p> <p>(25) <u>Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10 000 tonnes per annum</u></p> <p>(26) <u>Reconditioning metal or plastic drums</u></p> <p>(27) <u>Glass-fibre manufacture less than 200 tonnes per annum</u></p> <p>(28) <u>Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</u></p>
<u>High impact industry</u>	<p>(1) <u>Metal foundry producing 10 tonnes or greater of metal castings per annum</u></p> <p>(2) <u>Boiler-making or engineering works producing 10,000 tonnes or greater of</u></p>

<u>Use</u>	<u>Additional examples include</u>
	<p><u>metal product per annum</u></p> <p>(3) <u>Hazardous chemical facility for the storage and distribution of dangerous goods not involving manufacturing processes</u></p> <p>(4) <u>A manufacturing process involving hazardous chemicals in quantities that exceed a manifest quantity under the <i>Work Health and Safety Regulation 2011</i></u></p> <p>(5) <u>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></u></p> <p>(6) <u>Scrap-metal yard including a fragmentiser</u></p> <p>(7) <u>Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum</u></p> <p>(8) <u>Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum</u></p> <p>(9) <u>Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum</u></p> <p>(10) <u>Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum</u></p> <p>(11) <u>Manufacturing medium-density fibreboard, chipboard, particle board, plywood, laminated board or wood-veneer products, 250 tonnes or greater per annum</u></p> <p>(12) <u>Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum</u></p> <p>(13) <u>Manufacturing or processing plaster, producing greater than 5000 tonnes per annum</u></p> <p>(14) <u>Enamelling workshop using 15,000 litres or greater of enamel per annum</u></p> <p>(15) <u>Galvanising works using 100 tonnes or greater of zinc per annum</u></p> <p>(16) <u>Anodising or electroplating workshop where tank area is 400 square metres or greater</u></p> <p>(17) <u>Powder-coating workshop using 500 tonnes or greater of coating per annum</u></p> <p>(18) <u>Spray-painting workshop (including spray-painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum</u></p> <p>(19) <u>Concrete batching and producing concrete products</u></p> <p>(20) <u>Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote</u></p> <p>(21) <u>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</u></p> <p>(22) <u>Manufacturing fibreglass pools, tanks and boats</u></p> <p>(23) <u>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)</u></p> <p>(24) <u>Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum</u></p> <p>(25) <u>Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre</u></p> <p>(26) <u>Abattoir</u></p> <p>(27) <u>Recycling chemicals, oils or solvents</u></p> <p>(28) <u>Waste-disposal facility (other than waste incinerator)</u></p> <p>(29) <u>Recycling, storing or reprocessing regulated waste</u></p> <p>(30) <u>Manufacturing batteries</u></p>

<u>Use</u>	<u>Additional examples include</u>
	<p>(31) <u>Manufacturing wooden products including cabinet making, joinery, wood-working, producing greater than 500 tonnes per annum</u></p> <p>(32) <u>Abrasive-blasting facility using 10 tonnes or greater of abrasive material per annum</u></p> <p>(33) <u>Glass-fibre manufacture producing 200 tonnes or greater per annum</u></p> <p>(34) <u>Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</u></p>
<u>Special industry</u>	<p>(1) <u>Oil refining or processing</u></p> <p>(2) <u>Producing, refining or processing gas or fuel gas</u></p> <p>(3) <u>Distilling alcohol in works producing greater than 2500 litres per annum</u></p> <p>(4) <u>Power station</u></p> <p>(5) <u>Producing, quenching, cutting, crushing or grading coke</u></p> <p>(6) <u>Waste incinerator</u></p> <p>(7) <u>Sugar milling or refining</u></p> <p>(8) <u>Pulp or paper manufacturing</u></p> <p>(9) <u>Tobacco processing</u></p> <p>(10) <u>Tannery or works for curing animal skins, hides or finishing leather</u></p> <p>(11) <u>Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing</u></p> <p>(12) <u>Rendering plant</u></p> <p>(13) <u>Manufacturing chemicals, poisons and explosives</u></p> <p>(14) <u>Manufacturing fertilisers involving ammonia</u></p> <p>(15) <u>Manufacturing polyvinyl chloride plastic</u></p> <p>(16) <u>Hazardous chemical facility involving manufacturing processes for hazardous chemicals.</u></p>

SC1.23 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.
- (2) A term listed in table SC1.23.2 column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Table SC1.23.1—Index of administrative definitions

<ul style="list-style-type: none"> • Adjoining premises • Advertising device • Affordable housing • Average width • Base date • Basement • Boundary clearance • Building height • Demand unit • Development footprint • Domestic outbuilding 	<ul style="list-style-type: none"> • Dwelling • Gross floor area • Ground level • Habitable floor level • Hazardous material • Household • Minor building work • Minor electricity infrastructure • Non-residential workers • <u>Outermost projection</u> • 	<ul style="list-style-type: none"> • Outermost projection • Planning assumptions • Plot ratio • <u>Self-contained recreational vehicle</u> • Service catchment • Setback • Site • Site cover • Storey • Temporary use • Ultimate development • Urban purposes
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Table SC1.23.2—Administrative definitions

Column 1 Term	Column 2 Definition
Adjoining premises	Premises that share all or part of a measurable common boundary, <u>including premises that meet at a single point on a common boundary.</u>
Advertising device	<u>A permanent sign, structure or other device used or intended to be used, for advertising. It includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device. Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.</u>
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes, <u>if the members of the households will spend no more than 30% of gross income on housing costs.</u>
Average width	In regard to a lot, <u>is</u> the distance, <u>measured in metres,</u> between the midpoints of the <u>on each</u> side boundaries ies of the lot.
Base date	The date from which a local government has estimated <u>future infrastructure demand and costs of the local government area. its projected infrastructure demands and costs.</u>
Basement	A <u>space between a floor level in a building and the floor level that is immediately below it, and storey substantially below ground level where</u> no part of the floor level projects more than 1m above ground level.
Boundary clearance	The shortest distance from the outermost projection of a structural part of the building or structure to the property

Column 1 Term	Column 2 Definition
	<p>boundary, including:</p> <ul style="list-style-type: none">• if the projection is a roof and there is a fascia – the outside face of the fascia; or• if the projection is a roof and there is no fascia – the roof structure. <p>The term does not include rainwater fittings or ornamental or architectural attachments.</p>

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Column 1 Term	Column 2 Definition
Building height	<p>If specified:</p> <p>(a) <u>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.</u></p> <p><u>or</u></p> <p>in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like</p> <p>(b) <u>The number of storeys in the building above ground level.</u> in storeys, the number of storeys above ground level</p> <p>or</p> <p>(c) in both metres and storeys, both (a) and (b) apply respectively.</p>
Demand unit	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
Development footprint	<p><u>A part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by:</u></p> <p><u>(a) buildings or structures, measured to their outermost projection; or</u></p> <p><u>(b) landscaping or open space; or</u></p> <p><u>(c) facilities relating to the development; or</u></p> <p><u>(d) on-site stormwater drainage or wastewater treatment; or</u></p> <p><u>(e) a car park, road access track or area used for vehicle movement; or</u></p> <p>(a)(f) another area of disturbance. <u>The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.</u></p>
Domestic outbuilding	<p><u>A non-habitable class 10a building, as classified under the <i>Building Code of Australia</i>, that is:</u></p> <p><u>(a) a shed, garage or carport; and</u></p> <p>(a)(b) <u>ancillary to a residential use carried out on the premises where the building is.</u> A Class 10a building, as defined in the <i>Building Code of Australia</i>, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.</p>
Dwelling	<p>A building or part of a building <u>that is used,</u> or capable of being used, as a self-contained residence <u>and that must include</u> contain the following:</p> <p>(a) food preparation facilities; <u>and</u></p> <p>(b) a bath or shower; <u>and</u></p> <p><u>(c) a toilet; and</u></p> <p>(c)(d) <u>a wash basin; and</u></p> <p>(d)(e) <u>facilities for washing clothes.</u> clothes-washing facilities.</p> <p>This term includes outbuildings, structures and works normally associated with a dwelling.</p>
Gross floor area	The total floor area of all storeys of a building, (measured

Column 1 Term	Column 2 Definition
	<p>from the outside of the external walls or <u>and</u> the centre of <u>any</u> common walls <u>of the building</u>), other than areas used for the <u>following</u>:</p> <p>(a) building services, plant and equipment; <u>or</u> (b) access between levels; <u>or</u> (c) ground floor public lobby; <u>or</u> (d) a mall; <u>or</u> (e) the parking, loading and manoeuvring of motor vehicles; <u>or</u> (f) unenclosed private balconies, whether roofed or not.</p>
Ground level	The level of the natural ground or, where the level of the natural ground has been changed, the level as lawfully changed.
Hazardous material	<p>A substance with potential to cause harm to persons, property or the environment because of 1 or more of the following:—</p> <p><u>(a)</u> the chemical properties of the substance; (a)<u>(b)</u> the physical properties of the substance; (b)<u>(c)</u> the biological properties of the substance.</p> <p>Without limiting the first paragraph, all dangerous goods, combustible liquids and chemicals are hazardous materials. Note—definition from the <i>Dangerous Goods Safety Management Act 2001</i>.</p>

Column 1 Term	Column 2 Definition
Household	One or more individuals who live together in a dwelling. An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long term basis and who make common provision for food or other essentials for living. The term does not include individuals living in rooming accommodation.
Minor building work	Building work that increases the gross floor area of a building by no more than the lesser of the following: (a) 50m²; (b) an area equal to 5% of the gross floor area of the building. An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of less than five per cent of the gross floor area of the existing building(s) or 50 square metres, whichever is the lesser.
Minor electricity infrastructure	<p>Development for All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i>, (or for private electricity works that form an extension of, or provide service connections to, properties from the network), if the network operates at standard voltages up to and including 66kV, other than development for:</p> <p>(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.</p> <p><u>Editor's note—Minor electricity infrastructure includes:</u></p> <ul style="list-style-type: none"> • augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase; <u>or</u> • augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.
Non-resident workers	<p>Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area.</p> <p>This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.</p>
Outermost projection	<p>The outermost projection of any part of a building or structure, other than a part that is: including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include</p> <p>(a) a retractable blinds; or, (b) a fixed screen; or, (c) a rainwater fitting; or, (d) an ornamental attachments.</p>
Planning assumptions	Assumptions about the type, scale, location and timing of future growth; or area(s) within a local government for which a local government carries out demand growth projections.
Plot ratio	The ratio of gross floor area <u>of a building on a site</u> to the area of the site.

Column 1 Term	Column 2 Definition
<u>Self-contained recreational vehicle</u>	<p>A vehicle that:</p> <p>(a) <u>includes water supply, plumbed sink, greywater holding tank, toilet, refuse container; and</u></p> <p>(b) <u>has on board cooking and food storage facilities; and</u></p> <p>(c) <u>has on board sleeping facilities;</u></p> <p>(d) <u>is capable of retaining on board all waste generated by the occupants of the vehicle, for a minimum of three days.</u></p>
Service catchment	<p>An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>Note—for example:</p> <ul style="list-style-type: none"> • stormwater network service catchments can be delineated to align with watershed boundaries • open space network service catchment can be determined using local government accessibility standards • water network service catchment can be established as the area serviced by a particular reservoir.
<u>Sensitive land use</u>	<p><u>A caretaker's accommodation, childcare centre, community care centre, community residence, detention facility, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, hotel (to the extent the hotel provides accommodation for tourists or travellers), multiple dwelling, relocatable home park, residential care facility, resort complex, retirement facility, rooming accommodation, rural workers' accommodation, short-term accommodation, tourist park or workforce accommodation.</u></p>

Column 1 Term	Column 2 Definition
Setback	For a building or structure, the shortest distance, measured horizontally, between from the outermost projection of athe building or structure to the vertical projection of the boundary of the lot where the building or structure is .
Site	<u>The land that the development is to be carried out on.</u> Editor's note—A site includes A any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot, or more than one lot, if each of such lots is contiguous.
Site cover	The proportion of the site, expressed as a percentage, that will be covered by a building(s), or structure(s), measured attached to the building(s) and carport(s), calculated to the outermost projections, after the development is carried out, othe than a building or structure, that is: of the building(s) and is expressed as a percentage. The term does not include: (a) any structure or part thereof included in a landscaped or open space area, including for example, such as a gazebo or shade structure; or (a)- (b) a basement that is completely below ground level and used for car parking areas located wholly below ground level; or (c) the eaves of a building; or and (b)(d) a sun shading devices.
Storey	A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only: (a) a lift shaft, stairway or meter room; or (b) a bathroom, shower room, laundry, water closet, or other sanitary compartment; or (c) accommodation intended for more than three vehicles; or a combination of the above. A mezzanine is a storey. A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey. A basement is not a storey.
Temporary use	A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services. Note—provisions for temporary use timeframes for defined uses may be provided within section 1.7 Local government a Administrative matters.
Ultimate development	The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.
Urban purposes	For the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.

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Schedule 2 Mapping

SC2.1 Map index

The table below list any strategic framework, zoning and overlay maps applicable to the planning scheme area.

Editor's note—mapping for the LGIP is contained within Schedule 3 of the planning scheme.

Table SC2.1.1—Map index

Map number	Map title	Gazettal date
Strategic framework maps		
SFM-01	Strategic Framework Map – Longreach Region	<u>24 April 2015 [to be updated to reflect gazettal date of proposed amended map]</u>
SFM-02	Strategic Framework Map – Town of Longreach	<u>24 April 2015 [to be updated to reflect gazettal date of proposed amended map]</u>
Zone maps		
ZM-01	Zone Map – Rural Areas	<u>24 April 2015 [to be updated to reflect gazettal date of proposed amended map]</u>
ZM-02a	Zone Map – Town of Longreach	<u>24 April 2015 [to be updated to reflect gazettal date of proposed amended map]</u>
ZM-02b	Zone Map – Town of Longreach	<u>24 April 2015 [to be updated to reflect gazettal date of proposed amended map]</u>
ZM-03	Zone Map – Smaller Towns and Other Areas	<u>24 April 2015 [to be updated to reflect gazettal date of proposed amended map]</u>
Overlay maps		
OM-01a	Flood Hazard Overlay Map – Longreach Region	<u>24 April 2015 [to be updated to reflect gazettal date of proposed amended map]</u>
OM-01b	Flood Hazard Overlay Map – Longreach and Cramsie	<u>24 April 2015 [to be updated to reflect gazettal date of proposed amended map]</u>
OM-01c	Flood Hazard Overlay Map – Town of Longreach	<u>24 April 2015 [to be updated to reflect gazettal date of</u>

Map number	Map title	Gazettal date
		<u>proposed amended map</u>
OM-02a	Airport Environs – Longreach Airport	<u>24-April-2015[to be updated to reflect gazettal date of proposed amended map]</u>
OM-02b	Airport Environs – Runway Buffers	<u>24-April-2015[to be updated to reflect gazettal date of proposed amended map]</u>
OM-02c	Airport Environs – Operational Airspace	<u>24-April-2015[to be updated to reflect gazettal date of proposed amended map]</u>
OM-02d	Airport Environs – Aviation Facilities	<u>24-April-2015[to be updated to reflect gazettal date of proposed amended map]</u>
OM-03	Transport Noise Corridors	<u>24-April-2015[to be updated to reflect gazettal date of proposed amended map]</u>
Other plans maps		
OPSM-01a	Significant Infrastructure, Extractive Industries and Mining Leases	<u>24-April-2015[to be updated to reflect gazettal date of proposed amended map]</u>
OPSM-01b	Significant Infrastructure, Extractive Industries and Mining Leases	<u>24-April-2015[to be updated to reflect gazettal date of proposed amended map]</u>
OPSM-02	Agricultural Land	<u>24-April-2015[to be updated to reflect gazettal date of proposed amended map]</u>
OPSM-03	Matters of State Environmental Significance	<u>24-April-2015[to be updated to reflect gazettal date of proposed amended map]</u>
OPSM-04	Bushfire Hazard	<u>24-April-2015[to be updated to reflect gazettal date of proposed amended map]</u>

SC2.2 Strategic framework maps

DRAFT V1.2 (FOR SIR)

|
Insert strategic framework map SP01

DRAFT V1.2 (FOR SIR)

|
Insert strategic framework map SP02

DRAFT V1.2 (FOR SIR)

SC2.3 Zone maps

DRAFT V1.2 (FOR SIR)

|
Insert zoning map ZM01

DRAFT V1.2 (FOR SIR)

|
Insert zoning map ZM02a

DRAFT V1.2 (FOR SIR)

|
Insert zoning map ZM02b

DRAFT V1.2 (FOR SIR)

|

Insert zoning map ZM03

DRAFT V1.2 (FOR SIR)

|

SC2.4 Overlay maps

SC2.4.1 Flood overlay

DRAFT V1.2 (FOR SIR)

|
Insert flood hazard map OM1a

DRAFT V1.2 (FOR SIR)

|
Insert flood hazard map OM1b

DRAFT V1.2 (FOR SIR)

|
Insert flood hazard map OM1c

DRAFT V1.2 (FOR SIR)

SC2.4.2 Airport Environs overlay

DRAFT V1.2 (FOR SIR)

|
Insert airport environs map OM2a

DRAFT V1.2 (FOR SIR)

|
Insert airport environs map OM2b

DRAFT V1.2 (FOR SIR)

|
Insert airport environs map OM2c

DRAFT V1.2 (FOR SIR)

|
Insert airport environs map OM2d

DRAFT V1.2 (FOR SIR)

SC2.4.3 Transport Noise Corridors

DRAFT V1.2 (FOR SIR)

|

Insert transport noise corridor map OM3a

DRAFT V1.2 (FOR SIR)

|

SC2.5 Planning partnerships maps

Nil

DRAFT V1.2 (FOR SIR)

|

SC2.6 Other plans maps

SC2.6.1 Significant Infrastructure, Extractive Industries and Mining Leases

DRAFT V1.2 (FOR SIR)

|

Insert significant infrastructure map OPSM01a

DRAFT V1.2 (FOR SIR)

|

Insert significant infrastructure map OPSM01b

DRAFT V1.2 (FOR SIR)

SC2.6.2 Agricultural land

DRAFT V1.2 (FOR SIR)

|
Insert agricultural land OPSM02

DRAFT V1.2 (FOR SIR)

SC2.6.3 Matters of State Environmental Significance

DRAFT V1.2 (FOR SIR)

|
Insert environmental significance OPSM03

DRAFT V1.2 (FOR SIR)

SC2.6.4 Bushfire Hazard

DRAFT V1.2 (FOR SIR)

|
Insert bush hazard OM1a

DRAFT V1.2 (FOR SIR)

Schedule 3 Local government infrastructure plan mapping and supporting material

SC3.1 Planning assumptions materials

SC3.1.1 Population and housing projections

Table SC3.1.1.1—Ilfracombe

Area	Existing and Projected Population						Average Occupancy Rate	Existing and Projected Dwellings					
	2006	2011	2016	2021	2026	2031		2006	2011	2016	2021	2026	2031
Inside PIA - Ilfracombe													
Single Dwelling	148	126	147	168	184	201	1.84	80	68	80	91	100	109
Multiple Dwelling	6	5	6	6	7	8	0.96	6	5	6	7	7	8
Other	19	16	18	21	23	25	1.60	12	10	12	13	14	16
Total	172	146	171	195	215	234	1.76	98	83	97	111	122	133
Outside PIA													
Single Dwelling	95	81	95	108	119	130	1.84	52	44	52	59	65	71
Multiple Dwelling	4	3	4	4	4	5	0.96	4	3	4	4	5	5
Other	12	10	12	14	15	16	1.60	7	6	7	8	9	10
Total	111	95	111	126	138	151	1.76	63	54	63	72	79	86
Ilfracombe Region													
Single Dwelling	243	207	242	276	303	331	1.84	132	113	132	150	165	180
Multiple Dwelling	9	8	9	10	11	12	0.96	10	8	10	11	12	13
Other	31	26	30	35	38	42	1.60	19	16	19	22	24	26
Total	283	241	282	321	353	385	1.76	161	137	160	182	201	219

Table SC3.1.1.2—Isisford, Yaraka and Emmet

Area	Existing and Projected Population						Average Occupancy Rate	Existing and Projected Dwellings					
	2006	2011	2016	2021	2026	2031		2006	2011	2016	2021	2026	2031
Inside PIA - Isisford													
Single Dwelling	102	103	106	109	115	124	1.68	61	61	63	65	69	74
Multiple Dwelling	2	2	2	2	2	2	1.00	2	2	2	2	2	2
Other	44	44	46	47	50	54	1.35	33	33	34	35	37	40
Total	148	149	154	158	168	180	1.56	95	96	99	101	108	116
Inside PIA - Yaraka													
Single Dwelling	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Multiple Dwelling	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Other	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Inside PIA - Emmet													
Single Dwelling	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Multiple Dwelling	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Other	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Outside PIA													
Single Dwelling	91	92	95	97	103	111	1.68	54	54	56	58	61	66
Multiple Dwelling	2	2	2	2	2	2	1.00	2	2	2	2	2	2
Other	39	40	41	42	45	48	1.35	29	29	30	31	33	36
Total	132	133	137	140	149	161	1.56	85	85	88	90	96	103

Area	Existing and Projected Population						Average Occupancy Rate	Existing and Projected Dwellings					
	2006	2011	2016	2021	2026	2031		2006	2011	2016	2021	2026	2031
Isisford Region													
Single Dwelling	193	194	201	205	218	235	1.68	115	116	119	122	130	140
Multiple Dwelling	3	3	4	4	4	4	1.00	3	3	4	4	4	4
Other	84	84	87	89	95	102	1.35	62	62	64	66	70	75
Total	280	282	291	298	317	341	1.56	180	181	187	192	204	219

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Table SC3.1.1.3—Longreach and Cramsie

Area	Existing and Projected Population						Average Occupancy Rate	Existing and Projected Dwellings					
	2006	2011	2016	2021	2026	2031		2006	2011	2016	2021	2026	2031
Inside PIA - Longreach													
Single Dwelling	2,618	2,566	2,647	2,708	2,789	2,884	2.19	1,197	1,173	1,210	1,238	1,275	1,318
Multiple Dwelling	148	145	150	153	158	163	1.17	127	124	128	131	135	140
Other	412	403	416	426	438	453	1.74	236	232	239	245	252	260
Total	3,178	3,115	3,213	3,287	3,385	3,501	2.04	1,560	1,529	1,577	1,614	1,662	1,719
Inside PIA - Cramsie													
Single Dwelling	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Multiple Dwelling	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Other	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Outside PIA													
Single Dwelling	482	472	487	498	513	531	2.19	220	216	223	228	235	243
Multiple Dwelling	27	27	28	28	29	30	1.17	23	23	24	24	25	26
Other	76	74	77	78	81	83	1.74	44	43	44	45	46	48
Total	585	573	591	605	623	644	2.04	287	281	290	297	306	316
Longreach Region													
Single Dwelling	3,100	3,038	3,134	3,206	3,302	3,415	2.19	1,417	1,389	1,433	1,466	1,509	1,561
Multiple Dwelling	175	172	177	181	187	193	1.17	150	147	152	156	160	166
Other	487	478	493	504	519	537	1.74	280	274	283	290	298	308
Total	3,763	3,688	3,804	3,892	4,008	4,145	2.04	1,848	1,811	1,868	1,911	1,968	2,035

SC3.1.2 Employment and non-residential floor space projections

Table SC3.1.2.1—Ilfracombe

Area	Existing and Projected Employment (employees)						Average Floor Space Conversion Rate (sqm GFA per employee)	Existing and Projected Floor Space (sqm GFA)					
	2006	2011	2016	2021	2026	2031		2006	2011	2016	2021	2026	2031
Inside PIA - Ilfracombe													
Commercial	196	167	195	222	244	266	20.00	3,917	3,335	3,903	4,443	4,885	5,328
Retail	0	0	0	0	0	0	25.00	0	0	0	0	0	0
Industrial	77	66	77	88	96	105	110.00	8,486	7,227	8,456	9,625	10,585	11,545
Community	42	35	41	47	52	57	NA	NA	NA	NA	NA	NA	NA
Other	0	0	0	0	0	0	NA	NA	NA	NA	NA	NA	NA
Total	315	268	313	357	392	428	NA	12,403	10,562	12,359	14,068	15,470	16,873
Outside PIA													
Commercial	0	0	0	0	0	0	20.00	0	0	0	0	0	0
Retail	0	0	0	0	0	0	25.00	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	110.00	0	0	0	0	0	0
Community	0	0	0	0	0	0	NA	NA	NA	NA	NA	NA	NA
Other	427	364	426	485	533	581	NA	NA	NA	NA	NA	NA	NA
Total	427	364	426	485	533	581	NA	0	0	0	0	0	0

Area	Existing and Projected Employment (employees)						Average Floor Space Conversion Rate (sqm GFA per employee)	Existing and Projected Floor Space (sqm GFA)					
	2006	2011	2016	2021	2026	2031		2006	2011	2016	2021	2026	2031
Ilfracombe Region													
Commercial	196	167	195	222	244	266	20.00	3,917	3,335	3,903	4,443	4,885	5,328
Retail	0	0	0	0	0	0	25.00	0	0	0	0	0	0
Industrial	77	66	77	88	96	105	110.00	8,486	7,227	8,456	9,625	10,585	11,545
Community	42	35	41	47	52	57	NA	NA	NA	NA	NA	NA	NA
Other	427	364	426	485	533	581	NA	NA	NA	NA	NA	NA	NA
Total	742	632	739	841	925	1,009	NA	12,403	10,562	12,359	14,068	15,470	16,873

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Table SC3.1.2.2—Isisford, Yaraka and Emmet

Area	Existing and Projected Employment (employees)						Average Floor Space Conversion Rate (sqm GFA per employee)	Existing and Projected Floor Space (sqm GFA)					
	2006	2011	2016	2021	2026	2031		2006	2011	2016	2021	2026	2031
Inside PIA - Isisford													
Commercial	59	59	61	63	67	72	20.00	1,177	1,185	1,223	1,253	1,332	1,433
Retail	0	0	0	0	0	0	25.00	0	0	0	0	0	0
Industrial	8	8	8	8	9	10	110.00	862	868	896	917	976	1,050
Community	17	17	18	18	19	21	NA	NA	NA	NA	NA	NA	NA
Other	0	0	0	0	0	0	NA	NA	NA	NA	NA	NA	NA
Total	84	84	87	89	95	102	NA	2,039	2,053	2,119	2,170	2,308	2,483
Inside PIA - Yaraka													
Commercial	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Retail	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Industrial	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Community	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Other	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Inside PIA - Emmet													
Commercial	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Retail	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Industrial	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Community	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Area	Existing and Projected Employment (employees)						Average Floor Space Conversion Rate (sqm GFA per employee)	Existing and Projected Floor Space (sqm GFA)					
	2006	2011	2016	2021	2026	2031		2006	2011	2016	2021	2026	2031
Other	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Outside PIA													
Commercial	0	0	0	0	0	0	20.00	0	0	0	0	0	0
Retail	0	0	0	0	0	0	25.00	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	110.00	0	0	0	0	0	0
Community	0	0	0	0	0	0	NA	NA	NA	NA	NA	NA	NA
Other	90	91	94	96	102	110	NA	NA	NA	NA	NA	NA	NA
Total	90	91	94	96	102	110	NA	0	0	0	0	0	0
Isisford Region													
Commercial	59	59	61	63	67	72	20.00	1,177	1,185	1,223	1,253	1,332	1,433
Retail	0	0	0	0	0	0	25.00	0	0	0	0	0	0
Industrial	8	8	8	8	9	10	110.00	862	868	896	917	976	1,050
Community	17	17	18	18	19	21	NA	NA	NA	NA	NA	NA	NA
Other	90	91	94	96	102	110	NA	NA	NA	NA	NA	NA	NA
Total	174	175	181	185	197	212	NA	2,039	2,053	2,119	2,170	2,308	2,483

Table SC3.1.2.3—Longreach and Cramsie

Area	Existing and Projected Employment (employees)						Average Floor Space Conversion Rate (sqm GFA per employee)	Existing and Projected Floor Space (sqm GFA)					
	2006	2011	2016	2021	2026	2031		2006	2011	2016	2021	2026	2031
Inside PIA - Longreach													
Commercial	821	804	830	849	874	904	20.00	16,414	16,087	16,593	16,977	17,483	18,080
Retail	236	232	239	244	252	260	25.00	5,906	5,788	5,971	6,109	6,291	6,506
Industrial	205	201	207	212	218	226	110.00	22,539	22,089	22,784	23,311	24,006	24,827
Community	226	222	229	234	241	249	NA	NA	NA	NA	NA	NA	NA
Other	0	0	0	0	0	0	NA	NA	NA	NA	NA	NA	NA
Total	1,488	1,458	1,504	1,539	1,585	1,639	NA	44,859	43,965	45,348	46,397	47,780	49,413
Inside PIA - Cramsie													
Commercial	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Retail	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Industrial	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Community	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Other	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Outside PIA													
Commercial	0	0	0	0	0	0	20.00	0	0	0	0	0	0
Retail	0	0	0	0	0	0	25.00	0	0	0	0	0	0
Industrial	0	0	0	0	0	0	110.00	0	0	0	0	0	0
Community	0	0	0	0	0	0	NA	NA	NA	NA	NA	NA	NA

Area	Existing and Projected Employment (employees)						Average Floor Space Conversion Rate (sqm GFA per employee)	Existing and Projected Floor Space (sqm GFA)					
	2006	2011	2016	2021	2026	2031		2006	2011	2016	2021	2026	2031
Other	440	431	445	455	469	485	NA	NA	NA	NA	NA	NA	NA
Total	440	431	445	455	469	485	NA	0	0	0	0	0	0
Longreach Region													
Commercial	821	804	830	849	874	904	20.00	16,414	16,087	16,593	16,977	17,483	18,080
Retail	236	232	239	244	252	260	25.00	5,906	5,788	5,971	6,109	6,291	6,506
Industrial	205	201	207	212	218	226	110.00	22,539	22,089	22,784	23,311	24,006	24,827
Community	226	222	229	234	241	249	NA	NA	NA	NA	NA	NA	NA
Other	440	431	445	455	469	485	NA	NA	NA	NA	NA	NA	NA
Total	1,928	1,890	1,949	1,994	2,054	2,124	NA	44,859	43,965	45,348	46,397	47,780	49,413

SC3.2 Priority infrastructure area plans

Table SC3.2.1—Ilfracombe

Map Ref	Drawing Title	
17PIA1	Priority Infrastructure Area	Town of Ilfracombe

Table SC3.2.2—Isisford

Map Ref	Drawing Title	
18PIA1	Priority Infrastructure Area	Town of Isisford
18PIA2	Priority Infrastructure Area	Towns of Yaraka and Emmet

Table SC3.2.3—Longreach

Map Ref	Drawing Title	
13PIA1	Priority Infrastructure Area	Town of Longreach
13PIA2	Priority Infrastructure Area	Town of Cramsie

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SC3.3 Desired Standards of Service

See below tables SC3.3.1 – SC3.3.5.

Table SC3.3.1—Water Supply Network Desired Standards of Service for all of the Local Government Area

Measure	Planning Criteria (Qualitative Standards)	Design Criteria (Quantitative Standards)
Reliability/continuity of supply	All development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> ▪ Customer service standards ▪ Customer service obligations
Adequacy of supply	All development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> ▪ Water Supply Code of Australia, WSA 03-2011 ▪ Water Act 2000 ▪ Department of Energy and Water Supply (DEWS) Planning Guidelines for Water Supply and Sewerage, April 2010, Chapter 6 amended March 2014
Quality of supply	Provide a uniform water quality in accordance with recognised standards that safeguards community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> ▪ The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council ▪ Water Supply (Safety and Reliability) Act 2008
Environmental impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> ▪ Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies
Pressure and leakage management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> ▪ System Leakage Management Plan (Chapter 2, Part 4, Division 2 <i>Water Supply (Safety and Reliability) Act 2008</i>)
Infrastructure design / planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> ▪ <i>Water Supply Code of Australia—Water Services Association of Australia—WSA 03—2011</i> ▪ The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council ▪ <i>Planning Guidelines for Water Supply and Sewerage—Department of Natural Resources and Mines (DNRM), April 2010, Chapter 6 amended March 2014</i>

Table SC3.3.2—Sewerage Network Desired Standards of Service for all of the Local Government Area

Measure	Planning Criteria (Qualitative Standards)	Design Criteria (Quantitative Standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> ▪ Customer service standards ▪ Customer service obligations
Quality of treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> ▪ Water Supply (Safety and Reliability) Act 2008
Environmental impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> ▪ Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies
Effluent re-use	Reuse effluent wherever economically viable.	<ul style="list-style-type: none"> ▪ <i>Australian Guidelines for Water Recycling: Managing Health and Environmental Risks (Phase 1)</i> — November 2006 ▪ Queensland Water Recycling Guidelines— December 2005
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> ▪ Department of Energy and Water Supply (DEWS) Planning Guidelines for Water Supply and Sewerage, April 2010, Chapter 6 amended March 2014 ▪ <i>Sewerage Code of Australia</i>—Water Services Association of Australia— WSA 02—2002 ▪ <i>Sewerage Pumping Station Code of Australia</i>—Water Services Association of Australia—WSA 04—2005

Table SC3.3.3—Storm Water Network Desired Standards of Service for Longreach, Cramsie and Ilfracombe

Measure	Planning Criteria (Qualitative Standards)	Design Criteria (Quantitative Standards)
Quantity	Collect and convey stormwater in natural and engineered channels, a piped, drainage network and system of overland flow paths to a lawful point of discharge, in a safe manner that minimises the inundation of habitable rooms and protects life.	<ul style="list-style-type: none"> ▪ <i>Queensland Urban Drainage Manual</i>— Department of Natural Resources and Mines (DNRM)
Quality	The water quality of urban catchments and waterways is managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> ▪ State Planning Policy (July 2014) – Water Quality
Environmental impacts	Adopt water-sensitive urban design principles and on-site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> ▪ State Planning Policy (July 2014) – Water Quality
Infrastructure design / planning standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> ▪ <i>Queensland Urban Drainage Manual</i>— Department of Natural Resources and Mines (DNRM) ▪ Natural Channel Design Guidelines

Table SC3.3.4—Transport Network Desired Standards of Service for Longreach, Cramsie and Ilfracombe

Measure	Planning Criteria (Qualitative Standards)	Design Criteria (Quantitative Standards)
Road network design / planning standards	<p>The road network provides a functional urban and rural hierarchy that supports settlement patterns, commercial and economic activities, and freight movement.</p> <p>Design of the road system will comply with established codes and standards.</p>	<ul style="list-style-type: none"> ▪ <i>Road Planning and Design Manual</i> developed by the Department of Transport and Main Roads ▪ Australian Standards ▪ AUSTRROADS guides ▪ Complete Streets: Guidelines for urban street design, Institute of Public Works Australia (IPWEA)
Public transport design / planning standards	<p>New urban development is designed to achieve safe and convenient walking distance to existing or potential bus stops, or existing or proposed demand-responsive public transport routes.</p>	<ul style="list-style-type: none"> ▪ Design accords with the performance criteria set by Department of Transport and Main Roads ▪ AUSTRROADS guides for road-based public transport and high-occupancy vehicles
Cycleway and pathway design / planning standards	<p>Cycle ways and pathways provide a safe and convenient network that encourages walking and cycling as acceptable alternatives.</p> <p>Design of the network will comply with established codes and standards.</p>	<ul style="list-style-type: none"> ▪ Australian Standards ▪ AUSTRROADS Guide to Road Design—Part 6A: Pedestrian and Cycle Paths ▪ <i>Complete Streets</i> ▪ Complete Streets: Guidelines for urban street design, Institute of Public Works Australia (IPWEA)

Table SC3.3.5—Public Parks and Land for Community Facilities Network Desired Standards of Service for all of the Local Government Area

Measure	Planning Criteria (Qualitative Standards)	Design Criteria (Quantitative Standards)
Functional network	A network of parks and community land is established to provide for the full range of recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> ▪ Parks and community land is provided at a local, district and LGA-wide level ▪ Parks and community land addresses the needs of both recreation and sport
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> ▪ No quantitative standards are prescribed
Land quality / suitability Area / 1000 persons Minimum size Maximum grade Flood immunity	Public parks will be provided to a standard that supports a diverse range of recreational, sporting and health-promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope, and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> ▪ No quantitative standards are prescribed
Facilities / embellishments	Public parks contain a range of embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> ▪ No quantitative standards are prescribed
Infrastructure design / performance standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> ▪ Australian Standards

SC3.4 Plans for trunk infrastructure

SC3.4.1 Trunk Infrastructure Networks, Systems and Items

Tables SC3.4.1.1 – SC3.4.1.3 define the trunk infrastructure networks, systems and items covered by the local government infrastructure plan.

Table SC3.4.1.1—Ilfracombe

Network	System	Elements
Water Supply	Bulk supply	<ul style="list-style-type: none"> ▪ Water source (bores) ▪ Raw water mains ▪ Harvest pumps ▪ Pump stations ▪ Water treatment plant ▪ Associated monitoring systems
	Distribution	<ul style="list-style-type: none"> ▪ Reservoirs ▪ Pump stations ▪ Rechlorination facilities ▪ Distribution mains ▪ Associated monitoring systems
Sewerage	Reticulation	<ul style="list-style-type: none"> ▪ Pump stations ▪ Rising mains ▪ Gravity sewers
	Sewerage treatment	<ul style="list-style-type: none"> ▪ Oxidation ponds ▪ Pump station
Storm Water	Quantity	<ul style="list-style-type: none"> ▪ Natural waterways ▪ Overland flow paths/channels (natural and constructed) ▪ Piped drainage (including pipes, culverts, manholes, inlets and outlets)
	Quality	<ul style="list-style-type: none"> ▪ Stormwater Quality Infrastructure Devices (SQIDs) ▪ Gross Pollutant Traps (GPTs) ▪ Wetlands ▪ Riparian corridors ▪ Bio-retention facilities ▪ Bank stabilisation, erosion protection and revegetation
Transport	Local government and state controlled	<ul style="list-style-type: none"> ▪ Arterial, sub-arterial and major collector roads including associated intersections, local road drainage, kerb and channel, swales, culverts, bridges, and pathways within the road reserve
	Public transport	<ul style="list-style-type: none"> ▪ Bus stops and shelters
	Off-road pathways	<ul style="list-style-type: none"> ▪ Cycleways and pedestrian pathways not within the road reserve, including associated culverts and bridges
Public Parks and Land for Community Facilities	Public parks	<ul style="list-style-type: none"> ▪ Land, works and embellishments for local, district and local government-wide parks.
	Land for community facilities	<ul style="list-style-type: none"> ▪ Land and basic works associated with the clearing of land and connection to services only

Table SC3.4.1.2—Isisford

Network	System	Elements
Water Supply	Bulk supply	<ul style="list-style-type: none"> ▪ Water source (weir) ▪ Raw water mains ▪ Harvest pumps ▪ Raw water pumps ▪ Water treatment plant
	Distribution	<ul style="list-style-type: none"> ▪ Reservoirs ▪ Pump stations ▪ Distribution mains ▪ Associated monitoring systems
Sewerage	Reticulation	<ul style="list-style-type: none"> ▪ Pump station ▪ Rising mains ▪ Gravity sewers ▪ Odour control systems ▪ Associated monitoring systems
	Sewerage treatment	<ul style="list-style-type: none"> ▪ Oxidation ponds
Public Parks and Land for Community Facilities	Public parks	<ul style="list-style-type: none"> ▪ Land, works and embellishments for local, district and local government-wide parks.
	Land for community facilities	<ul style="list-style-type: none"> ▪ Land and basic works associated with the clearing of land and connection to services only

Table SC3.4.1.3—Longreach

Network	System	Elements
Water Supply	Bulk supply	<ul style="list-style-type: none"> ▪ Water sources (weirs) ▪ Raw water mains ▪ Water treatment plant ▪ Associated monitoring systems
	Distribution	<ul style="list-style-type: none"> ▪ Reservoirs ▪ Pump stations ▪ Distribution mains ▪ Associated monitoring systems
Sewerage	Reticulation	<ul style="list-style-type: none"> ▪ Pump stations ▪ Rising mains ▪ Gravity sewers ▪ Odour control systems ▪ Associated monitoring systems
	Sewerage treatment	<ul style="list-style-type: none"> ▪ Sewerage treatment plant ▪ Oxidations ponds ▪ Wetlands ▪ Associated monitoring systems
Storm Water	Quantity	<ul style="list-style-type: none"> ▪ Natural waterways ▪ Overland flow paths/channels (natural and constructed) ▪ Piped drainage (including pipes, culverts, manholes, inlets and outlets)
	Quality	<ul style="list-style-type: none"> ▪ Nil
Transport	Local government and state controlled	<ul style="list-style-type: none"> ▪ Arterial, sub-arterial and major collector roads including associated intersections, local road drainage, kerb and channel, swales, culverts, bridges, and pathways within the road reserve
	Public transport	<ul style="list-style-type: none"> ▪ Bus stops and shelters
	Off-road pathways	<ul style="list-style-type: none"> ▪ Cycleways and pedestrian pathways not within the road reserve, including associated culverts and bridges
Public Parks and Land for Community Facilities	Public parks	<ul style="list-style-type: none"> ▪ Land, works and embellishments for local, district and local government-wide parks.
	Land for community facilities	<ul style="list-style-type: none"> ▪ Land and basic works associated with the clearing of land and connection to services only

SC3.4.2 Trunk Infrastructure and Service Catchment Plans

Plans identifying the existing and future trunk infrastructure for each infrastructure network are shown on the maps listed in tables 3.4.2.1 – 3.4.2.3 and contained in this section.

Table SC3.4.2.1—Ilfracombe

Map Ref	Drawing Title	
17WAT1	Trunk Infrastructure Water Supply	Town of Ilfracombe
17SEW1	Trunk Infrastructure Sewerage	Town of Ilfracombe
17STW1	Trunk Infrastructure Storm Water	Town of Ilfracombe
17RDS1	Trunk Infrastructure Transport	Local Government Area Ilfracombe
17RDS2	Trunk Infrastructure Transport	Town of Ilfracombe
17PKS1	Trunk Infrastructure Public Parks and Land for Community Facilities	Town of Ilfracombe

Table SC3.4.2.2—Isisford

Map Ref	Drawing Title	
18WAT1	Trunk Infrastructure Water Supply	Town of Isisford
18SEW1	Trunk Infrastructure Sewerage	Town of Isisford
18RDS1	Trunk Infrastructure Transport	Local Government Area Isisford
18RDS2	Trunk Infrastructure Transport	Town of Isisford
18RDS3	Trunk Infrastructure Transport	Towns of Yaraka and Emmet
18PKS1	Trunk Infrastructure Public Parks and Land for Community Facilities	Town of Isisford

Table SC3.4.2.3—Longreach

Map Ref	Drawing Title	
13WAT1	Trunk Infrastructure Water Supply	Town of Longreach
13WAT2	Trunk Infrastructure Water Supply	Town of Cramsie
13SEW1	Trunk Infrastructure Sewerage	Town of Longreach
13STW1	Trunk Infrastructure Stormwater	Town of Longreach
13RDS1	Trunk Infrastructure Transport	Local Government Area Longreach
13RDS2	Trunk Infrastructure Transport	Town of Longreach
13RDS3	Trunk Infrastructure Transport	Town of Cramsie
13PKS1	Trunk Infrastructure Public Parks and Land for Community Purposes	Town of Longreach

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Insert Map 17SEW1

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Insert Map 17STW1

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Insert Map 17RDS1

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Insert Map 17RDS2

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Insert Map 17PKS1

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Insert Map 18WAT1

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Insert Map 18SEW1

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Insert Map 18RDS1

DRAFT V1.2 (FOR SIR)

|
Insert Map 18RDS2

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|
Insert Map 18RDS3

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Insert Map 18PKS1

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Insert Map 13WAT1

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Insert Map 13WAT2

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Insert Map 13RDS1

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Insert Map 13RDS2

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Insert Map 13RDS3

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Schedule 4 Notations required under the *Planning Act 2016*

SC4.1 Notation of designations made under section 42 of the Act

Table SC4.1.1— Designation of premises for development of infrastructure under section 42 of the Planning Act

<u>Date the designation, amendment, extension or repeal takes effect</u>	<u>Location of the premises (real property description)</u>	<u>Street address</u>	<u>Type of infrastructure</u>
<u>25/01/2002 (Designation)</u>	<u>183PD198</u>	<u>Landsborough Hwy, Longreach</u>	<u>Department of Primary Industries Facilities at Longreach (ID ref 152)</u>
<u>04/09/2020 (Designation)</u>	<u>104SP306478</u>	<u>107-111 Emu Street, Longreach</u>	<u>Longreach Fire and Emergency Services Complex (MID-0320-0409)</u>

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

SC4.24 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC4.24.1—Notation of decisions under section 89 of the Act

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

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

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

Editor's note—Section 89(3) of the Act states that making a note in the planning scheme under section 89 is not an amendment to a planning scheme.

SC4.32 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC4.32.1—Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information

Editor's note—This schedule must provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government

website where a copy of the infrastructure charges resolution can be viewed or downloaded in accordance with the requirements of section 117(1)(a) of the Act.

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Schedule 5 Planning scheme policies

SC5.1 Planning Scheme Policy No. 1 – Works Planning Scheme Policy

SC5.1.1 Purpose of the PSP for Works

The purpose of the Planning Scheme Policy for Works (PSP Works) is to set down a reasonable minimum set of standards for the design through to delivery of completed public works at Longreach Regional Council (LRC).

The scope of the PSP Works is outlined below:

- (1) Roadworks;
- (2) Car Parking;
- (3) Earthworks, Erosion and Sediment Control;
- (4) Stormwater - Drainage and Water Quality;
- (5) Servicing - Electricity and Communications, Lighting;
- (6) Building over Infrastructure;

The policy addresses the following aspects:

- (1) Design standards
- (2) Submissions to Council for proposed works
- (3) Construction standards
- (4) Completion and acceptance by Council of works

SC5.1.2 Design Standards

It is noted that the latest relevant standards shall be used, irrespective of date references in this document.

SC5.1.2.1 Roadworks

Comply with the policy and standards set out at Table SC5.1.2.1.

Table SC5.1.2.1—Roadwork Standards

Item	Topic	Contemporary References (1)
1	Road works, Pavement design Vehicle Manoeuvring	Austrroads – Latest revision, all sections Complete Streets: Guidelines for urban street design, Institute of Public Works Australia (IPWEA) DTMR Planning for Safe Transport Infrastructure at Schools
2	Bridges	AS 5100 – 2007 – Bridge Design
3	Traffic Control Devices	Manual of Uniform Traffic Control Devices
4	Street Lighting	AS 1158 – Road Lighting
5	Off street car parking and manoeuvring	AS 2890 (Parts 1 to 6) Parking Facilities
6	Bicycle Parking	AS 2890 (Parts 1 to 6) Parking Facilities
7	On street parking	AS 2890 (Parts 1 to 6) Parking Facilities
8	Standard Drawings	IPWEA Standard Drawings - Latest Revision Typical cross sections are at Attachment A
9	Streetscape	LRC Streetscape Policy no 2.30
10	Rural Roads	IPWEA Lower Order Road Design Guidelines

Council's Standards for Gates and Grids are also noted; the applicant is referred to these standards and shall comply with them, and these have precedence over the IPWEA Lower Order Design Guidelines.

SC5.1.2.2 Allotment Access

Allotment Access shall be provided generally in accordance with Table SC5.1.2.2.

Table SC5.1.2.2—Allotment Access

Type	IPWEA Drawing no
Residential	RS-049 or 050
Industrial	RS-051
Rural	RS-056

SC5.1.2.3 Car parking

Parking rates shall be provided on site in accordance with the following uses or combination of uses as shown below at Table SC5.1.2.3.

Where the number of parking spaces calculated in accordance with this table is not a whole number, the minimum number of spaces to be provided is to be rounded upward to the closest whole number.

Council may accept a monetary contribution towards the provision of ~~car parking~~ parking, in lieu of the construction of additional car parking spaces within the Centre Zone which is normally required under the planning scheme. The contribution charge rate is \$2500.00 per car parking space and must be paid by the developer before the new use commences.

The number of car parking spaces required for people with a disability is to be in accordance with Table D3.5 of the Building Code of Australia. There is no requirement to designate car parking spaces for people with a disability where the total number of car parking spaces required is five (5) or less.

Table SC5.1.2.3—Parking Allocation Requirements

Use	Parking Rates
Adult store	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Agricultural supplies store	One (1) space per 100m ² of total use area, but not less than three (3) spaces.
Air services	One (1) space per 80m ² of GFA.
Animal husbandry	No parking rate required.
Animal keeping	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Aquaculture	One (1) space per employee (FTE).
<u>Bar</u>	<u>One (1) space per 25m².</u>
Brothel	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Bulk landscape supplies	One (1) space per 200m ² of total use area, but not less than three (3) spaces.
Caretaker's accommodation	One (1) space.
Car wash	One (1) car queuing space for each car wash bay plus no less than two (2) standard parking spaces on-site.
Cemetery	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Child-care centre	One (1) space for every 6 children.
Club	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Community care centre	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Community residence	Two (2) spaces.
Community use	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Crematorium	One (1) space per 25m ² GFA.
Cropping	No parking rate required.

Use	Parking Rates
Detention facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Dual occupancy	One point five and a half (1.5) spaces per dwelling (and one (1) dedicated visitor space for the entire development).
Dwelling house	Two (2) spaces, which may be provided in tandem.
Dwelling unit	One (1) space.
Educational establishment	One (1) space per ten (10) students AND sufficient spaces for loading and unloading of passengers in addition to other requirements.
Emergency services	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Environment facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Extractive industry	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Food and drink outlet	One (1) space per 25m 50m ² .
Function facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular.
Funeral parlour	One (1) space per 25m ² of GFA.
Garden centre	One (1) space per 100m ² of use area open to the public.
Hardware and trade supplies	One (1) space per 50m ² of GFA.
Health care services	One (1) space per 25m ² .
High impact industry	One (1) space per 100m ² of GFA.
Home-based business	For bed and breakfast establishments—one (1) space per guest room. Other home-based home-based business—one (1) dedicated space for the home-based home-based business.
Hospital	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Hostel	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Hotel	One (1) space per 20m 25m ² .
Indoor sport and recreation	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Intensive animal industry	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Intensive horticulture	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Landing	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Low impact industry	One (1) per 100m ² of GFA.
Major electricity infrastructure	No parking rate required.

Use	Parking Rates
Major sport, recreation and entertainment facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Marine industry	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Market	One (1) space per stall.
Medium impact industry	One (1) space per 100m ² of GFA.
Motor sport facility	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Multiple dwelling	One (1) space per unit plus one visitor space per two (2) units.
Nature-based tourism	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Nightclub entertainment facility	One (1) space per 20m 25m ² .
Non-resident workforce accommodation	One (1) space per employee (FTE).
Office	One (1) space per 30m 50m ² of GFA.
Outdoor sales	One (1) space per 100m ² of total use area.
Outdoor sport and recreation	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
<u>Outstation</u>	<u>Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.</u>
Park	No parking rate required.
Parking s Station	No parking rate required.
Permanent plantation	No parking rate required.
Place of worship	One (1) space per 20m 25m ² auditorium floor area.
Port services	No parking rate required.
Relocatable home park	One point five (1.5) spaces per relocatable home.
Renewable energy facility	No parking rate required.
Research and technology industry	One (1) space per 200m ² of GFA.
Residential care facility	One (1) for every 10 occupants. AND one (1) space per 2 employees AND one (1) ambulance space.
Resort complex	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Retirement facility	One (1) space per dwelling, plus one (1) visitor space for every five (5) dwellings.
Roadside stall	One (1) space per stall.
<u>Rooming accommodation</u>	<u>Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.</u>
Rural industry	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.

Use	Parking Rates
Rural workers' accommodation	One (1) space per accommodation unit.
Sales office	One (1) space per display dwelling.
Service industry	One (1) space per 100m ² of GFA.
Service station	One (1) space per 25m ² of GFA.
Shop	One (1) space per 25m 50m ² of GFA.
Shopping centre	One (1) space per 25m ² of GFA
Short-term accommodation	One (1) space per unit plus 50 per cent of the requirement for each ancillary use.
Showroom	One (1) space per 50m ² of GFA.
Special industry	One (1) space per 100m ² of GFA.
Substation	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use
Telecommunications facility	No parking rate required.
Theatre	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Tourist attraction	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.
Tourist park	One (1) per dwelling unit site, plus one (1) visitors space for every ten (10) unit sites.
Transport depot	Sufficient spaces to accommodate the amount and type of vehicle traffic likely to be generated by the particular use.
Utility installation	Sufficient spaces to accommodate the amount and type of vehicle traffic likely to be generated by the particular use.
Veterinary services	One (1) space per 30m 50m ² of GFA.
Warehouse	One (1) space per 100m ² of GFA.
Wholesale nursery	One (1) space per 100m ² of total use area.
Winery	One (1) space per 50m ² of GFA.
<u>Workforce accommodation</u>	<u>One (1) space per employee (FTE).</u>
Any other development	Sufficient spaces to accommodate the amount of vehicular traffic likely to be generated by the particular use.

SC5.1.2.4 Stormwater and Flooding

Comply with the policy and standards set out at [Table SC5.1.2.4](#)~~Table SC5.1.2.4.~~

Table SC5.1.2.4—Stormwater and Flooding Standards

Item	Topic	Contemporary References
1	Stormwater Drainage	<ul style="list-style-type: none"> Queensland Urban Drainage Manual (QUDM), (DEWS, 2013) AR&R 2015, State Planning Policy 2014 The Environmental Protection Policy (Water <u>and</u>

Item	Topic	Contemporary References
		<p>Biodiversity); 20092019</p> <ul style="list-style-type: none"> Natural Channel Design Guidelines (Brisbane City Council, Nov 2003) AS 3996-2006 - Metal access covers, road grates and frames AS 1597 - Precast reinforced concrete box culverts AS 4058-2007 - Precast concrete pipes (pressure and non-pressure)
2	Standard Drawings	<ul style="list-style-type: none"> IPWEA Standard Drawings

Complete a Concept Site Based Stormwater Management Plan (SBSMP) for proposed works and lodge it with applications to ROL and/or MCU. The SBSMP is to graphically illustrate the following:

- (1) Cadastral boundaries to the subject site and surrounding sites
- (1) Contours(labelled) at a suitable height interval
- (2) The stormwater catchment for the subject site works
- (3) Flood levels applying to the site, and the means of protecting the site from inundation
- (4) The proposed methods to drain the site
- (5) Overland flow paths at or near the subject site, proposed diversion of these (if it is required) and the impacts of such diversion
- (6) Proposed mitigation measures, e.g. stormwater detention or water quality improvements, include a plan and typical sections
- (7) The impacts of a Severe Storm Event

An example SBSMP is included at Attachment B.

The provisions of AR&R in regard to the hydrologic methods for undertaking calculations and modelling for the determination of stormwater flow rates are noted. In this regard applicants are encouraged to discuss their preferred approach, with the Director of Infrastructure Services, and should provide annotations on the SBSMP as to the methods adopted.

SC5.1.2.5 Earthworks, Erosion and Sediment Control (ESC)

Comply with the policy and standards set out at [Table SC5.1.2.5](#)~~Table SC5.1.2.5~~.

Table SC5.1.2.5—Earthworks and ESC Standards

Item	Topic	Contemporary References
1	Earthworks	<ul style="list-style-type: none"> AS 3798 Guidelines on Earthworks for Commercial and Residential Developments
2	ESC for development less than 2,000 sqm	Nil
3	ESC for development equal or more than 2,000 sqm	<ul style="list-style-type: none"> Best Practice Erosion and Sediment Control (BPESC) document, International Erosion Control Association (IECA) During the wet season ESC shall be to the satisfaction of the Director of Infrastructure Services. The minimum acceptable works will be to install bunds or catch drains to prevent run-on from external catchments, manage impacts from the diversion, install a silt fence around the perimeter of the works and cover exposed sub soil areas as quickly as practicable.

Longreach Regional Council has some relatively unique conditions in relation to ESC. Land slopes are typically relatively, or very flat, rainfall is relatively low, but intense when it does occur, soils are typically dispersive, and the general sediment load to receiving waters is high irrespective of development. Furthermore the dry season, typically from May to October has very low rainfall. This shall be considered in the design of earthworks, erosion and sediment control.

SC5.1.2.6 Water and Sewer

Comply with the policy and standards set out at [Table SC5.1.2.6](#)~~Table SC5.1.2.6~~.

All of the standards listed have relevance, however Item 1 – General, is to be used as the primary part of this policy, and where any of the other items 1 to 4 conflict with Item 1, Item 1 has precedence.

It is noted that the Council Water and Sewer standards referenced at Item 1 can be obtained from Council upon request.

Table SC5.1.2.6—Water and Sewer Standards

Item	Topic	Contemporary References
1	General	<ul style="list-style-type: none"> Longreach Regional Council Water Reticulation Development Guidelines including the Longreach Regional Council Standard Drawings Water Reticulation. These guidelines have precedence over other guidelines and standards unless noted otherwise. Longreach Regional Council Sewerage Reticulation Guidelines including the Longreach Regional Council Standard Drawings Sewerage Reticulation. These guidelines have precedence over other guidelines and standards unless noted otherwise.
2	Reticulated Water supply	<ul style="list-style-type: none"> WSA 01-2004 Polyethylene Pipeline Code Version 3.1 WSA 03-2011 Water Supply Code of Australia V3.1 WSA 05-2013 Conduit Inspection Reporting Code of Australia Version 3.1 WSA 07-2007 Pressure Sewerage Code of Australia Version 1.1 WSA 08-2008 Water Industry Guideline for Asset Configuration Management Department of Energy and Water Supply (DEWS) Planning Guidelines for Water Supply and Sewerage, April 2010, Chapter 6 amended March 2014
3	Sewerage Reticulation	<ul style="list-style-type: none"> WSA 02-2014 Gravity Sewerage Code of Australia Version 3.1 WSA 04-2005 Sewage Pumping Station Code Of Australia Version 2.1 WSA 01-2004 Polyethylene Pipeline Code Version 3.1 WSA 05-2013 Conduit Inspection Reporting Code of Australia Version 3.1 WSA 06-2008 Vacuum Sewerage Code Version 1.2 WSA 07-2007 Pressure Sewerage Code of Australia Version 1.1 WSA 08-2008 Water Industry Guideline for Asset Configuration Management Department of Energy and Water Supply (DEWS) Planning Guidelines for Water Supply and Sewerage, April 2010, Chapter 6 amended March 2014

Item	Topic	Contemporary References
4	On site Sewerage	<ul style="list-style-type: none"> • Queensland Plumbing and Wastewater (QPW) Code, January 2013 • AS/NZS 1547:2012 On-site domestic wastewater management • AS/NZS 3500.1.2003 Plumbing and drainage – Water services • AS/NZS 3500.2.2003 Plumbing and drainage – Sanitary plumbing and drainage • BCA: National Construction Code Series 2014, Volume Three – Plumbing Code of Australia
5	Sewer Location	<ul style="list-style-type: none"> • Sewer reticulation shall be located in the front of new allotments, not at the rear, except in circumstances where it can be demonstrated to the Councils satisfaction that this is not practical or it incurs a significant cost penalty.

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SC5.1.2.7 Power and Communications

Comply with the policy and standards set out at Table SC5.1.2.7.

Table SC5.1.2.7—Power and Communication Standards

Item	Topic	Contemporary References
18	Electricity and Communications	<ul style="list-style-type: none">• Ergon Energy, relevant design standards• Telstra Smart Community User Guide: http://www.telstra.com.au/smart-community/?red=/smartcommunity/• AS 3000 Australian Wiring Rules

SC5.1.2.8 Building over or near infrastructure

The requirements of the Queensland Development Code MP1.4 apply.

In addition to the above (QDC MP 1.4) it is a requirement that a void former of minimum thickness 150mm be used to separate infrastructure, from structural load bearing elements.

It is noted that Council has produced a document that addresses typical issues arising in regard to building over infrastructure. This is not part of Council policy, but a Proponent may request copies of this document from Council.

SC5.1.2.9 Subdivision Example

A Typical General Arrangement Drawing for a simple subdivision is included at Attachment C. This does not form part of Council policy but can be used as an example of this type of work.

SC5.1.3 Submissions to Council for proposed works

SC5.1.3.1 Pre-Lodgement Meeting

Prior to lodging an application for works, it is strongly encouraged that the applicant arrange for and attend a meeting with the Director of Infrastructure Services. The purpose of the meeting is to review the proposed works at a concept level and to seek agreement to this. The applicant is to prepare concept drawings of proposed works to table at the meeting.

SC5.1.3.2 Drawings and Documents

The following standards are to be adopted for submissions to Council for approvals to works:

- (1) All drawings shall
 - (a) show a North point
 - (b) to be at scales of 1:100, 1:250, 1:500 or multiples of these
 - (c) to be certified by an RPEQ
 - (d) to show property boundaries, natural and manmade features
 - (e) to include relevant set out details and typical sections and offsets
 - (f) to show the extent and detail of all proposed works, including earthworks, erosion and sediment control, roadworks, stormwater drainage, water and sewer works;
 - (g) to be printed on A3 and legible at this size, and a CD with all drawings in pdf included with submissions;
- (2) To be accompanied by relevant reports, in regard to site hydrology, traffic studies and the like, sufficient to demonstrate to Council the adequacy and suitability of the design, certified by an RPEQ.

SC5.1.3.3 Design Certification

All works submissions shall include a design certification, executed by an RPEQ using the form provided at Attachment D for Design Certification.

SC5.1.4 Construction standards

Construction Standards are to comply with Auspec.

SC5.1.5 Completion and acceptance by Council of works

SC5.1.5.1 As Constructed

At completion of works, and prior to a request for works to be accepted 'On Maintenance' by the Council as constructed records are required to be submitted to comply with the following:

- (1) All finished works to be surveyed by a licensed surveyor
- (2) As constructed drawings shall:
 - (a) have details for the as constructed works marked neatly onto the drawings approved by Council. Mark-ups shall be prepared in ACAD and be in Red
 - (b) be at scales of 1:100, 1:250, 1:500 or multiples of these
 - (c) to show property boundaries, natural and manmade features
 - (d) to include relevant set out details and typical sections and offsets
- (3) To include detailed records of testing of the works undertaken during construction, e.g. density testing to road pavements, along with quality records demonstrating that the materials and workmanship used in the works comply with relevant standards
- (4) To be certified by an RPEQ, and by the licensed surveyor
- (5) To be printed on A3 and legible at this size, and a CD with all drawings in pdf and ACAD included with submissions
- (6) To include a bond to the value of 5% of the works to be donated to Council in the form of Cash or a Bank Guarantee (not to be limited by a sunset date). The total amount is to be verified by an RPEQ who shall present a calculation for the amount that is based upon the contract cost for the works.

SC5.1.5.2 Construction Certifications

All As Constructed submissions shall include an As Constructed certification, executed by an RPEQ using the form provided at Attachment E for As Constructed Certification.

Attachments

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DRAFT V1.2 (FOR SIR)

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Insert Attachment A plan

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|
Insert Attachment B plan

DRAFT V1.2 (FOR SIR)

DRAFT V1.2 (FOR SIR)

|
Insert Attachment C plan

DRAFT V1.2 (FOR SIR)

Attachment D—Design Certification Form

Certification to accompany (Pre-Construction) Operational Works and Compliance Works Submission to be completed by the relevant nominated Certifier.

Development Details

Development Name:

Stage (if applicable):

Development Approval Reference:

Applicable Condition Numbers.....

Address:

UBD Reference:

Real Property Description:

Certifier

Company Name:

Certifier Name:

Relevant Qualification:.....

Phone/Fax:

Email:

Certification

For the above development I certify that the works have been designed in accordance with the relevant standards set down by the LRC development conditions. Non-conformances have been agreed with LRC and these are listed below, along with a reference to the agreement to a non-conformance. Drawing and reports forming the basis of this certification are listed below. Agreement to Non-conformances are listed below.

Listed Drawings and Reports

Listed Non-Conformance Agreements

Signature:

Name:

Relevant Qualification:

Date:

Attachment E—As Constructed Certification Form

Practical Completion Certification (and On Maintenance Submission) to be completed by the nominated Certifier.

Development Details

Development Name:

Stage (if applicable):

Development Approval Reference:

Applicable Condition Numbers.....

Address:

UBD Reference:

Real Property Description:

Certifier

Company Name:

Certifier Name:

Relevant Qualification:.....

Phone/Fax:

Email:

Certification

For the above development I certify that I have inspected the completed works and:

- The works have been constructed in accordance with the relevant standards specified within the conditions of the LRC development approval.*
- Where applicable, the infrastructure works have been constructed to the specified tolerances, and have complied with the quality control test standards.*

Drawing and reports forming the basis of this certification are listed below. Agreement to Non-conformances are listed below.

Listed Drawings and Reports

Listed Non-Conformance Agreements

Signature:

Name:

RPEQ no:

Date:

Attachments

1. Certified As Constructed Drawings
2. Material and Testing Records, CCTV etc
3. Securities – 5% of the value of completed works

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
MCU	Material change of use as defined in the Act
MNES	Matters of national environmental significance (as defined by the state planning policy)
MSES	Matters of State environmental significance (as defined by the state planning policy)
ROL	Reconfiguring a lot as defined in the Act
QDC	Queensland Development Code
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2017</i>
the SP Act	Sustainable Planning Act 2009 (repealed)
the SP Regulation	Sustainable Planning Regulation 2009 (repealed)

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
3 May 2016	V2.0	Major	Amendment No. 1 to Schedule 4, SC4.1 – Planning Scheme Policy No. 1 – Works Planning Scheme Policy
8 September 2017	V2.1	Minor	Amendments to align the planning scheme with the <i>Planning Act 2016</i>
<u>[to be updated to reflect adoption and effective date of proposed major amendment]</u>	<u>[V3.0]</u>	<u>[Major]</u>	<u>[insert description]</u>

DRAFT V1.2 (FOR SIR)

COMMUNICATIONS STRATEGY AND COMMUNITY ENGAGEMENT ACTION PLAN

Longreach Regional Council Planning Scheme 2015 Proposed Major Amendment Project (2021–2023)

Background

On 8 December 2021, Longreach Regional Council decided to make a proposed major amendment (the Proposed Major Amendment) to its current planning scheme, the *Longreach Regional Council Planning Scheme 2015* (the Planning Scheme).

A local government may amend a planning scheme under section 20 of the *Planning Act 2016* (the Planning Act), by following the process set out in the Minister's Guidelines and Rules (the MGR). Longreach Regional Council intends to follow this process, which for the Proposed Major Amendment, is set out in Chapter 2, Part 4 (sections 15-22) of the MGR.

To support the making of the Proposed Major Amendment, the MGR requires that the Longreach Regional Council:

- prepares a communications strategy
- gives the communications strategy to the Minister with the Proposed Major Amendment (MGR Ch2, s16.5(b)); and
- undertakes public consultation in accordance with the communications strategy notified by the Minister (MGR Ch2, ss17.5 & 18.2(b)).

Project scope

This scope of this project is to make the Proposed Major Amendment to the Planning Scheme, to ensure future land use and development is adequately facilitated while being appropriately located and designed to support the growth, prosperity and health of the people and environment of the Longreach Region for the life of the planning scheme, by addressing the following:

1. clarify designations made under the building regulation and update references to the new *Building Regulation 2021*
2. recognise and integrate at a strategic level the Thomson River Master Plan adopted by Council in May 2021
3. provide for expanded rural residential and rural lifestyle lot development opportunities in the Longreach Region
4. revise the category of development and assessment for development of commercial-use chiller boxes in certain zones and introduce a use-specific code for chiller boxes
5. revise the category of development and assessment for development of short-term accommodation involving the reuse of an existing dwelling or rural workers' accommodation and introduce a use-specific code for short-term accommodation (dwelling reuse)
6. revise the category of development and assessment for development of a tourist park involving 15 self-contained recreational vehicles or less in the Rural Zone
7. include new provisions in the Rural Zone Code for development involving a renewable energy facility
8. clarify and improve workability of the categories of development and assessment applicable for building work (Table 5.6.1)
9. remove the threshold for operational work associated with a material change of use to be anything other than code assessable development (Table 5.7.1)

10. change category of assessment for reconfiguring a lot within the flood hazard area from impact to code assessable for red-tape reduction and workability improvements
11. revise the acceptable outcomes for domestic outbuildings (eg. sheds) including to reflect the existing policy position with respect to issuing exemption certificates for sheds less than 180m² in area and 5.5m in height to the eaves in Low Density Residential Zone and Medium Density Residential Zone
12. revise the acceptable outcomes for car parking provision
13. insert the referenced, but otherwise missing, industry thresholds table within Schedule 1
14. make updates to reflect updated references and SPP mapping, changed regulated requirements and changed circumstances
15. make various other minor and administrative amendments.

Purpose and Principles

The purpose of this communications strategy and the community engagement action plan prepared to support it is to guide effective and appropriate public participation in this land use planning process and consequently fulfil the process requirements of the MGR for making a major amendment to a planning scheme.

This communications strategy and community engagement action plan has been developed having regard to the 'Community engagement toolkit for planning, December 2017' published by State of Queensland (Department of State Development, Infrastructure, Local Government and Planning), December 2020.

The following core principles of public participation in this land use planning process are acknowledged:

1. Engagement is undertaken in the best interests of the affected community as a whole, rather than any individual or group.
2. Engagement is open, honest and meaningful and provides genuine opportunities for public participation.
3. Engagement is inclusive and appropriate having regard to the scope and potential impact of the Proposed Major Amendment.
4. Relevant information is made accessible to the public in a convenient and timely manner and the public is given sufficient time to consider information and make a meaningful contribution before decisions are made about giving effect to the Proposed Major Amendment.
5. Decision-making is transparent and feedback is provided to the affected community and submitters about how submissions were taken into account.

The purposes of Council undertaking community consultation with respect to the Proposed Major Amendment include:

- To inform the public of the project and participation opportunities
- To meet statutory process requirements
- To understand reactions to, and implications of, the Proposed Major Amendment before a decision is made to give effect to it
- To generate new or alternate options, as may be appropriate, which may be used to improve the quality of the policy, strategy or planning
- To build relationships with the community and community capacity with respect to land use planning and development opportunities and outcomes.

Engagement objectives

The engagement objectives of this communication strategy and community engagement action plan for the Proposed Major Amendment are:

- The community (including residents, ratepayers, community stakeholder groups and prospective developers) is aware that the Council is intending to make the Proposed Major Amendment to the Planning Scheme and that the community can participate in and contribute to this land use planning process.
- The community is informed that the draft of the Proposed Major Amendment will be released for public consultation, and understand how and when a properly made submission can be made.
- The community has adequate opportunities to provide input through widespread communication and, where appropriate, targeted consultation activities.
- The Council and community have confidence that the Proposed Major Amendment will ensure the planning scheme maintains relevance and currency, and continues to achieve the desired strategic intent for land use and development in the Longreach Region.
- The Council and community have improved awareness and understanding of its planning scheme, including strategic intent, application and related processes.

Engagement profile (based on IAP2 model)

The land use planning process for making the Proposed Major Amendment most closely aligns with the organisation implementation profile defined by IAP2:

Organisation leads the engagement and the organisation is responsible for the action

The organisation leads engagement and seeks input to share the policies, projects and services for which it is responsible. This is a familiar and traditional approach to policy development, project management and service delivery.

Engagement is used to both inform the community about the proposed policy, project or proposition and to provide some input to the shape or execution of the policy, project or proposition.

Final decision-making sits with the organisation and its governors, and the organisation is responsible for its action.

Project context

The following outlines the non-negotiables and negotiables of the Proposed Major Amendment project:

Non-negotiables	Negotiables
Statutory process and requirements for amending a planning scheme: <ul style="list-style-type: none"> • Section 20 of the Planning Act 2016 • regulated requirements set out in the Planning Regulation 2017 • Minister's Guidelines and Rules (v1.1 Sep 2020) 	Scope and extent of changes proposed as part of a major amendment to the Longreach Regional Council Planning Scheme 2015
20 year strategic planning horizon	Whether the 10-yearly review required under section 25 of the Planning Act 2016 is undertaken at this time/in conjunction with/as part of the proposed major amendment to the Longreach Regional Council Planning Scheme 2015
Proposed amendments must be consistent with prescribed matters of state interest, including the State Planning Policy (July 2017)	How Council considers each state interest policy applies to its local area and the manner in which it appropriately integrates relevant state interest policies into its planning scheme
Geographic and jurisdictional reach of the planning scheme – Longreach Region LGA (excluding Commonwealth owned land)	Layout and overall structure of the amended planning scheme
Public consultation must be undertaken for a period of	Community engagement actions (timing and manner)

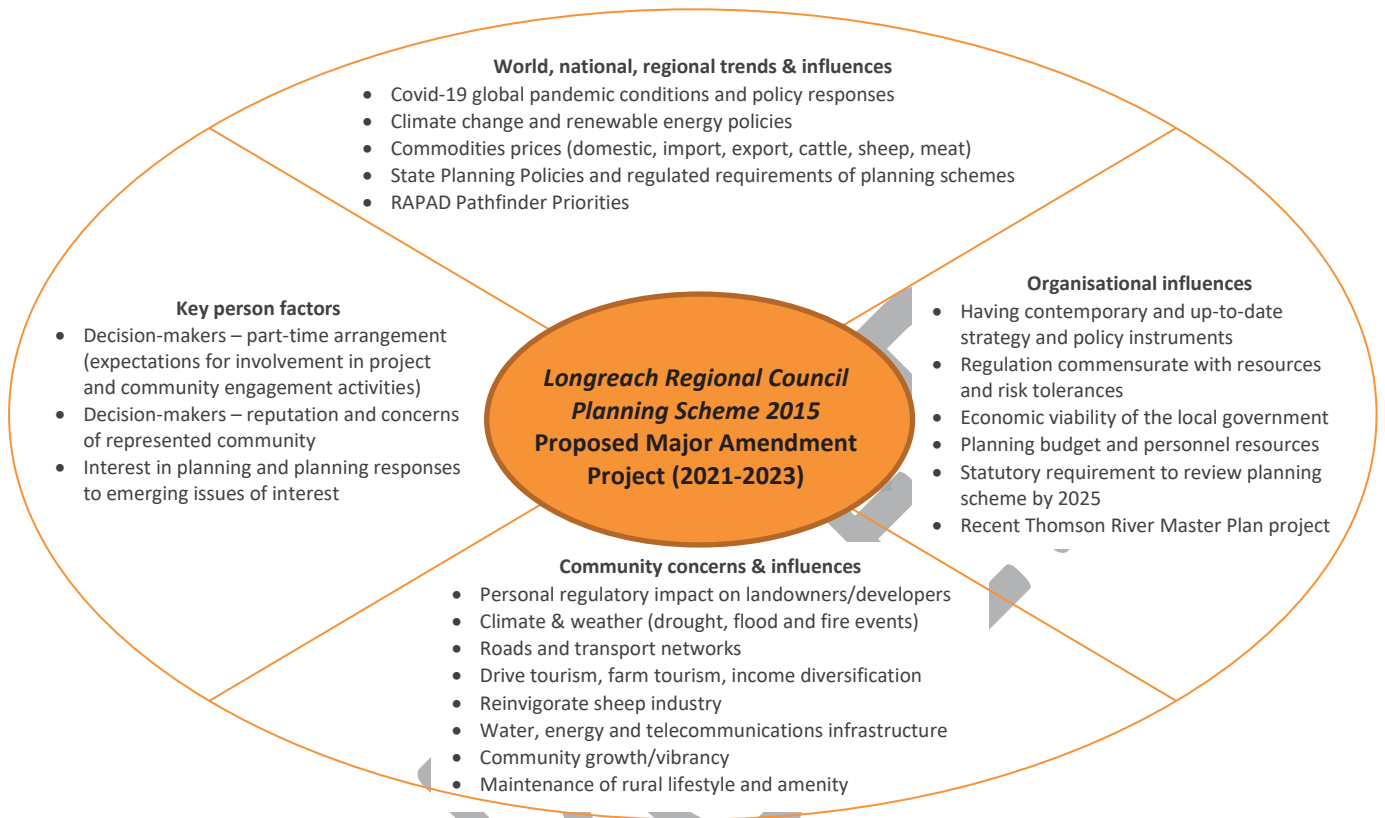
at least 20 business days and in accordance with the requirements set out at MGR Ch2, s18.2(b)	undertaken beyond or in addition to the statutory requirements, in order to achieve the desired engagement objectives
	Projections used as underlying planning assumption – resident population, visitor numbers, etc
	Strategic and policy direction of the planning scheme, subject to prevailing laws and appropriate integration of state interests
	Categories of development and assessment for each land use and types of development, subject to those which are prescribed by the Planning Regulation 2017
	Community engagement methods and activities in addition to the minimum requirements prescribed by the Planning Act and Minister's Guidelines and Rules

Typical institutions and institutional components of land use planning and urban change:

MARKET – private sector	GOVERNMENT – public sector	CIVIL SOCIETY – third sector
Stakeholders of institution		
Consumers, producers, employers, employees, trade associations and unions	National, state and local government – including public sector entities	Communities including media, churches, educational bodies, associations, community groups
Role of institution		
Provision of wealth for development	Protection of rights and public realm	Guardian of culture and ethics
Instituted outputs		
Goods and services	Laws and regulations; Infrastructure and services	Values and vision
Conception of the public interest		
Focused on an aggregated criteria of choice based on the notions of utility or satisfaction	Focused on an overall idea such as 'the spirit of history' or the 'essence of the soul'	Focused on the community as the first ethical subject and consequently on a common conception of the good life
Institutional horizons		
Short term	Medium term (based on the term of office)	Long term

Source: Newman, P 2000, *Promoting Sustainable Urban Change*, Murdoch University, p.2; Moroni, S 2004, "Towards a reconstruction of the public interest criterion", *Planning Theory*, vol. 3, no. 2, pp.151-171; Alexander, ER, Mazza, L and Moroni, S 2012, "Planning without plans? Nomocracy or teleocracy for social-spatial ordering", *Progress in Planning*, vol. 77, pp.37-87; Wright, I 2012, *Reinvigorating planning and the planning system in Queensland – a neoliberal perspective*, Colin Biggers & Paisley Lawyers Insights, 31 Aug 2012.

Matters of influence relevant to this project include:



Stakeholder analysis

Stakeholder category	Stakeholders	Area of interest	Nature of involvement
Internal	Mayor and Councillors	Policy, process and community engagement activities and feedback	Decision-makers
	Chief Executive Officer	Policy, process and engagement activities	Advice endorsement and, secretariat functions
	Community and Cultural Services Division	Strategic policies relating to townships and community servicing and community relationship and capacity building	Internal project lead agency and technical advisors
	Infrastructure Services Division	Strategic policies relating to infrastructure and local government facilities operations	Technical advisors
	Building Compliance officer	Building and design matters and levels of assessment	Technical advisors
	Economic Development officer	Strategic policy relating to economic development of region	Technical advisors
	Communications and Events	Public consultation	Technical advisors

	Coordinator		
Partners/Key Stakeholders	Reel Planning (Contacts: Kate Lipke and Rachel Milne)	Consultant planners acting for Council	Consultant project lead and technical advisors and drafters
	Planning Minister	Process compliance and appropriate integration of regulated requirements and matters of State interest	Decision-maker for State interest review, giving approval to proceed to public consultation (including endorsing communications strategy) and given approval for major amendment to be adopted
	Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) (Contacts: Anthony Walsh and Thomas Gardiner)	Process, State interest review and planning support	Peer planning support, coordinator of engagement with other State agencies, technical advisor to Planning Minister
	Various state agencies with a technical advice role on relevant State interests, including: Department of Transport and Main Road Department of Agriculture and Fisheries	Relevant specific matters of State interests	Peer planning support and State interest review input agency for DSDILGP
Community and Advocacy groups	Traditional owners		To inform and consult
	Regional business and commerce representatives	Business and commerce policy – sustainability and development opportunities	To inform and consult
	Regional tourism representatives	Tourism policy and level of regulation for future tourist uses	To inform and consult
	Regional building and development industry representatives	Housing and construction policy and assessment benchmarks	To inform and consult
	Agriculture industry representatives	Agricultural land mapping and changes to development facilitated on rural lands in the region	To inform and consult
Specific interest stakeholders	Macropod harvesting industry participants	Potential policy and regulation changes regarding commercial-use chiller boxes	To inform and consult
	Current and prospective short-term accommodation (dwelling reuse) and bush camping for self-contained recreational vehicle operators	Potential policy and regulation changes regarding AirBnB/Stayz style and bush camping/eco-tourms style visitor accommodation offerings	To inform and consult

	Landowners and users within and around the Thomson River Master Plan area	Integration of Thomson River Master Plan into planning scheme and potential policy and regulatory changes to build on that master plan and facilitate connectivity with Longreach township and along river.	To inform and consult Note: This is not intended to be a reinterrogation of the already endorsed Thomson River Master Plan, but focused on building upon it in the context of the broader planning scheme.
	Landowners whose land is proposed to be subject to a zone change	Change of zone or precinct and associated categories of assessment and assessment benchmarks applicable to future development of the land	To inform and consult on change to zone and implications of change for future development of the land
Broader community	Ratepayers	Extent of changes to regulation of future development on ratepayer's own property Extent of changes to regulation of future development on surrounding properties/area	To inform and consult
	Residents	Sustainability and amenity of community into future Economic development and employment opportunities	To inform and consult
Media	Local print media, such as: Longreach Leader Qld Country Life		To inform and partner with for information dissemination (including statutorily required public notices)
	Council's online notification and social media platforms		To inform and receive feedback during the formal consultation period

Level of engagement (based on IAP2 Spectrum of Public Participation)

On the IAP2 Spectrum of Public Participation, the consult level of public participation is considered the most appropriate for this project:

CONSULT

Public Participation Goal: *The organisation leads engagement and seeks input to share the policies, projects and services for which it is responsible. This is a familiar and traditional approach to policy development, project management and service delivery.*

Promise to the Public: *We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.*

Engagement phases

The engagement phases involved in the making of the Proposed Major Amendment must be informed by and consistent with the communications strategy endorsed and notified by the Planning Minister under MGR Ch2, s17.5 in accordance with MGR Ch2, s18.2.

An overview of the engagement phases of this project are:

Project Plan Stages (Engagement Phases)	Engagement action summary	Related process reference in MGR
Stage 1 – Preparation	<ul style="list-style-type: none"> INTERNAL Internal information gathering 	n/a
	<ul style="list-style-type: none"> INTERNAL Workshopping register of potential major amendment and draft consultation strategy and community engagement action plan with internal stakeholders 	n/a
Stage 2 – Drafting – prepare proposed major amendment and consultation package (including State interest review process)	<ul style="list-style-type: none"> STATE Early engagement with DSDILGP – project overview and identification of relevant matters of State interest 	n/a
	<ul style="list-style-type: none"> PUBLIC/TARGETTED Publicly advertised community engagement workshops, with identified/potentially affected individuals and stakeholder groups sent direct invites 	n/a
	<ul style="list-style-type: none"> PUBLIC Early public engagement by way of online survey 	n/a
	<ul style="list-style-type: none"> INTERNAL Workshopping of drafts of proposed major amendment 	n/a
	<ul style="list-style-type: none"> PUBLIC Resolution at General Meeting of Council to commence process to make proposed major amendment 	MGR Ch2, s16.1 and 16.4
	<ul style="list-style-type: none"> STATE Notice to Minister of Council's decision 	MGR Ch2, s16.5
	<ul style="list-style-type: none"> STATE State interest review process coordinated by DSDILGP 	MGR Ch2, s17
Stage 3 – Public consultation (Minimum public consultation period of 20 business days required (MGR s18.2(a)))	<ul style="list-style-type: none"> PUBLIC Publishing of public notices and updating Council website content 	MGR Ch2, s18.2
	<ul style="list-style-type: none"> PUBLIC Community engagement activities/sessions 	MGR Ch2, s18.2
	<ul style="list-style-type: none"> TARGETTED Targeted engagement with identified/potentially affected individuals and stakeholder groups by way of direct contact or targeted advertising location/method 	MGR Ch2, s18.2
Stage 4 – Revising and finalising – prepare major amendment adoption package (including consultation report and responses to submitters)	<ul style="list-style-type: none"> INTERNAL Review of properly made submissions and other feedback received 	MGR Ch2, s18.3
	<ul style="list-style-type: none"> INTERNAL Workshopping submissions and potential responses to submissions 	MGR Ch2, s18.3
	<ul style="list-style-type: none"> PUBLIC Resolution at General Meeting of Council to progress to finalise making of proposed major amendment 	MGR Ch2, s18-20
	<ul style="list-style-type: none"> PUBLIC Prepare and publish consultation report 	MGR Ch2, s18.4
	<ul style="list-style-type: none"> TARGETTED Prepare and provide response to submission (consultation report) 	MGR Ch2, s18.4(a)
	<ul style="list-style-type: none"> STATE Notice to Minister of Council's decision 	MGR Ch2, s21.1

	<ul style="list-style-type: none"> • STATE Minister’s consideration of Council’s request to adopt process coordinated by DSDILGP 	MGR Ch2, s21.4 and 21.5
Stage 5 – Adoption and commencement	<ul style="list-style-type: none"> • PUBLIC Resolution at General Meeting of Council to adopt and commence proposed major amendment 	MGR Ch2, s22.1(a)
	<ul style="list-style-type: none"> • STATE Notice to DSDILGP of Council’s decision 	MGR Ch2, s22.2
	<ul style="list-style-type: none"> • PUBLIC Publishing of public notices and updating Council website content 	MGR Ch2, s22.1(b)
	<ul style="list-style-type: none"> • PUBLIC Community awareness of adoption and commencement activities 	n/a
	<ul style="list-style-type: none"> • INTERNAL Ongoing review program for new planning scheme 	n/a

Under Chapter 2, sections 19 and 20 of the MGR, a local government may make changes to its proposed major amendments as a result of or after public consultation has been undertaken in accordance with Chapter 2, section 18 of the MGR. Where changes are made to the proposed major amendment after public consultation under section 18 and the changes result in the proposed amendment being significantly different to the version previously released for public consultation, the changed version may be required to undergo further public consultation in accordance with section 20. If such further public consultation was required, the community engagement action plan included in this document (in particular the engagement phases, engagement methods and action plan) would need to be reviewed and updated accordingly.

It is not presently anticipated that the Proposed Major Amendment will involve a planning change to reduce risk from natural hazard events triggering the requirements of Chapter 4 of the MGR.

For further details regarding engagement phases for this project, refer to the Community Engagement Action Plan at **Appendix A**.

Engagement methods

For this project some engagement methods are statutorily prescribed.

For the purposes of applying and interpreting the MGR, the term “public notice” is given the definition of that term as set out in Schedule 2 of the Planning Act. The use of this term by definition imposes a certain method for the giving of required public notices.

Planning Act 2016, Schedule 2

public notice means a notice that is published—

...

- (b) for a public notice mentioned in chapter 2, part 3 that is about a proposed local planning instrument or a proposed amendment of a local planning instrument—
 - (i) in a newspaper circulating in the local government area; and
 - (ii) on the local government’s website; or
- (c) for a public notice mentioned in chapter 2, part 3 that is about a local planning instrument, or an amendment of a local planning instrument, that is not a proposed local planning instrument or amendment—
 - (i) in the gazette; and
 - (ii) in a newspaper circulating in the local government area; and
 - (iii) on the local government’s website.

The MGR at Chapter 2, section 18 requires to the following requirements set out in Schedule 4 of the MGR to be complied with:

Minister's Guidelines and Rules Version 1.1

Schedule 4 – Public notice requirements for consultation

For a proposed planning scheme amendment under Chapter 2, Parts 2, 3 and 4

- 1 The local government must, as a minimum, publish a public notice that must state—
 - a) the name of the local government;
 - b) the title of the proposed amendment;
 - c) the purpose and general effect of the proposed amendment;
 - d) the location details of the area where the proposed amendment applies, if it only relates to part of the local government area;
 - e) where the proposed amendment may be inspected and purchased;
 - f) that submissions about any aspect of the proposed amendment may be made to the local government by any person;
 - g) the consultation period during which a submission may be made;
 - h) the requirements for making a properly made submission; and
 - i) a contact telephone number for information about the proposed amendment.
- 2 During the consultation period, the local government must—
 - a) display a copy of the public notice in an obvious place in each of the local government's offices;
 - b) keep a copy of the proposed amendment available for inspection and purchase in each of the local government's offices; and
 - c) make the public notice and proposed amendment available to view and download on the local government's website.

The MGR at Chapter 2, section 22 requires to the following requirements set out in Schedule 5 of the MGR to be complied with:

Schedule 5 — Public notice requirements for adoption or a decision not to adopt a local planning instrument or amendment to a local planning instrument

Public notice about an amendment to a planning scheme under Chapter 2

- 1 The local government must publish a public notice that must state—
 - a) the name of the local government;
 - b) the decision made by the local government about the amendment;
 - c) if the amendment is adopted—
 - i. the date the planning scheme amendment was adopted;
 - ii. the commencement date for the amendment (if different to the adoption date);
 - iii. the title of the amendment;
 - iv. if the amendment only applies to part of the planning scheme area, a description of the location of that area;
 - v. the purpose and general effect of the amendment; and
 - vi. where a copy of the amendment may be inspected and purchased.
- 2 If a local government does not proceed with an amendment to a planning scheme under Chapter 2, and the amendment is a qualified state interest amendment or a major amendment, the local government must publish a public notice that must state—
 - a) items (a) to (b) under section 1 above; and
 - b) the reasons for not proceeding with the amendment.

For further details regarding engagement phases for this project, refer to the Community Engagement Action Plan at **Appendix A**.

Community engagement action plan

The Community Engagement Action Plan for Stage 3 at **Appendix A** lists the engagement activities and methods Council consider appropriate given the scope of this project and proposes to undertake for the formal public consultation stage of this project.

Community engagement register

A community engagement register will be maintained for this project. This will include a register of properly made submissions received during the consultation period for the Proposed Major Amendment. This register may be used to inform the preparation of the Consultation Report required for Stage 4 of the project plan and MGR Ch2, s18.4.

Consultation report

After the formal public consultation period has concluded, Council will prepare a Consultation Report which:

- summarises the content and grounds of each submission received;
- provides a response to each submission; and
- identifies any amendments to be made to the Proposed Major Amendment in response to the submission.

Letters or emails will be sent to all submitters thanking the participants for their submission and engagement and providing details of the Consultation Report, which will also be made available on Council's website.

The Consultation Report will not include any personal details of submitters, other than the details of land to which a submission relates.

Evaluation

Following the completion of engagement activities, an evaluation will be completed to review the effectiveness of the activities and identify any improvements for future projects.

PROPOSED

APPENDIX A – Community Engagement Action Plan

Activity	Description	Engagement purpose	Stakeholder group	Actions	Resources and budget	Timeframes	Responsible officer
Stage 1: Preparation [COMPLETED]							
Internal Councillor and ELT workshop	Mayor, Councillors, CEO and ELT project officers to identify existing inputs/information, raise issues/opportunities/gaps and to discuss project process.	<ul style="list-style-type: none"> Identify issues, opportunities and gaps Relationship development Generate support for action 	Specific Partner/Key Stakeholder	<ul style="list-style-type: none"> Actively participate in workshop Follow up workshop actions 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Held 14/09/2021 Held 30/11/2021 	DCCS/Planning Consultant
Targeted consultation with internal technical advice officers		<ul style="list-style-type: none"> Identify issues, opportunities and gaps Generate support for action 	Internal	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Ongoing 	DCCS/Planning Consultant
Stage 2: Drafting – prepare proposed major amendment and consultation package (including State interest review process) [NEARING COMPLETION]							
Meeting with DSDILGP allocated case officer (Rockhampton)	Early engagement to raised departmental awareness of project and identification of relevant matters of State interest	<ul style="list-style-type: none"> 	Specific Partner/Key Stakeholder	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	Planning Consultant
Council meetings and Councillor and ELT Workshops	Consider and resolve to propose to make a new planning scheme	<ul style="list-style-type: none"> Legal compliance To inform Identify issues, opportunities and gaps Relationship development Generate support for action 	Internal	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Council meeting agenda protocols 	DCCS/Planning Consultant

Activity	Description	Engagement purpose	Stakeholder group	Actions	Resources and budget	Timeframes	Responsible officer
Courtesy letter to Chief Executive of the Planning Act	Courtesy notice to advise of making of decision to commence plan-making/amendment process (MGR Ch2, s16.1)	<ul style="list-style-type: none"> To inform 	Specific Partner/Key Stakeholder	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	CEO
Establish webpage (including issues papers/factsheets)	<p>Establish a page for the project on council's current website. Prepare background information and FAQs for page. Provide more detail to support information supplied in letter to ratepayers.</p> <p>Website included a suite of issues papers/factsheets on various potential topics for amendment as well as the plan-making process.</p>	<ul style="list-style-type: none"> To inform Generate ideas and alternatives Improve quality of policy/strategy/plan Generate support for action Collective educative consequences 	Broader community	<ul style="list-style-type: none"> Prepare webpage Prepare content for webpage Go live 	<ul style="list-style-type: none"> In-house writer Graphic designer In-house web team 	<ul style="list-style-type: none"> Launched December 2021 Ongoing updates throughout project 	DCCS/Planning Consultant
Facebook posts	Create and post Facebook notices about the project and about engagement opportunities		Broader community	<ul style="list-style-type: none"> Create Facebook posts 	<ul style="list-style-type: none"> In-house team member 	<ul style="list-style-type: none"> Posts distributed for launch and to remind of closing of online community survey 	CEO/DCCS/Comms officer
Online community survey	Create, launch and promote and online community survey of potential topics for amendment			<ul style="list-style-type: none"> Develop and create online survey questions and platform 	<ul style="list-style-type: none"> In-house team used survey monkey 	<ul style="list-style-type: none"> Held 02/02/2022 to 04/03/2022 Note – 124 responses initiated, 42 responses completed 	DCCS/Comms officer
Targeted email and invitation	Emails to targeted identified/potentially affected individuals and stakeholder groups (including invitation to participate in community workshops)		Specific interest stakeholders	<ul style="list-style-type: none"> Determine need to consult with person/group Prepare email Follow up discussion, meeting or correspondence as required 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Issued in advance of April and June 2022 community workshops 	DCCS
Community	Hosted in person workshops		Specific interest	<ul style="list-style-type: none"> Prepare 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Held 21/04/2022 	DCCS/Planning

Activity	Description	Engagement purpose	Stakeholder group	Actions	Resources and budget	Timeframes	Responsible officer
workshops	to discuss and seek community feedback in relation to potential amendment topics which had emerged		stakeholders and Broader community	workshops materials • Promote workshops		(Longreach) • Held 02/06/2022 (Longreach) Note – generated article in Longreach Leader	Consultants
Notice to Planning Minister	Give notice and required documentation to Minister (MGR Ch2, s16.5)	<ul style="list-style-type: none"> • To inform • Legislative compliance • For decision 	Specific Partner/Key Stakeholder	• Council resolution	•	•	CEO
Stage 3: Public consultation (Minimum public consultation period of 20 business days required (MGR s18.2(a)) [TO BE COMMENCED SUBJECT TO OUTCOME OF SIR]							
Public Notice	Place public notice advertisement in the Longreach Leader to commence consultation period	<ul style="list-style-type: none"> • To inform • Build community capacity • Understand reactions & consequences • Generate support for action 	Broader community	<ul style="list-style-type: none"> • Prepare advertisement • Book advertisements 	<ul style="list-style-type: none"> • In-house writer • Advertising costs 	<ul style="list-style-type: none"> • Prepare • Approvals • Publication schedule • To formally commence consultation period 	CEO/DCCS
Dedicated webpage on Council's website		<ul style="list-style-type: none"> • Legal compliance 		•	•	•	DCCS/Planning Consultants/Comms officer
Fact sheets to support public consultation	Factsheets about specific amendment topics, plan-making/amendment process and how to make a 'properly made submission' to be used on dedicated webpage and hard copy/email distribution.			•	•	•	DCCS/Planning Consultants/Comms officer
Identify dedicated email address to be used for consultation period	Create a project email address and identify a project telephone number.		Broader community	<ul style="list-style-type: none"> • Create email address • Identify phone number 	<ul style="list-style-type: none"> • In-house team member 	<ul style="list-style-type: none"> • Prepare • Go live 	DCCS/Comms officer

Activity	Description	Engagement purpose	Stakeholder group	Actions	Resources and budget	Timeframes	Responsible officer
Main Street 'Talk to a Planner' sessions	Conduct regular drop-in sessions in the main street where community members can talk to a planner about the future of the town and the planning concepts that are being considered as part of the planning process. Identify other opportunities for Talk to a Planner sessions, e.g. local show, farmers markets etc.		Broader community	<ul style="list-style-type: none"> Prepare materials. Book space. Establish equipment kit. 	<ul style="list-style-type: none"> In-house team member to arrange sessions Equipment costs Staff costs to attend sessions 	<ul style="list-style-type: none"> Prepare and promote a monthly session throughout this phase of project Ad-hoc sessions as needed 	DCCS/Planning Consultants/Comms officer
<p>Note: It is not proposed to undertake any targeted mail out to specific property owners for this particular amendment process. No changes are proposed to natural hazard overlay mapping and the only zone change proposed relates to a lot owned by Longreach Regional Council.</p>							
<p>Stage 4: Revising and finalising – prepare major amendment adoption package (including consultation report and responses to submitters) {FUTURE STAGE}</p>							
Notice to Minister requesting approval to adopt major amendment		<ul style="list-style-type: none"> Decision making Legal compliance 	Specific Partner/Key Stakeholder	•	•	•	CEO
Letter or email to each submitter	As required by the Communications Strategy. Including information about how to access the Consultation Report responding to submissions.	<ul style="list-style-type: none"> To inform Legal compliance 	Specific interest stakeholders	•	•	•	CEO/DCCS
<p>Stage 5: Adoption and commencement {FUTURE STAGE}</p>							
Public notice / advertisements	Place advertisements in local newspaper and book community service announcements.	<ul style="list-style-type: none"> Decision making To inform Legal compliance 	Broader community	<ul style="list-style-type: none"> Prepare advertisement Book advertisements 	<ul style="list-style-type: none"> In-house writer Advertising costs 	<ul style="list-style-type: none"> Prepare Approvals Distribute 	CEO/DCCS/Comms officer
Update webpage	Update project page on council's current website. Publish final adopted planning scheme, supporting document and details regarding adoption		Broader community	<ul style="list-style-type: none"> Prepare webpage Prepare content for webpage 	<ul style="list-style-type: none"> In-house writer Graphic designer In-house web 	<ul style="list-style-type: none"> Prepare Approvals Go live 	DCCS/Comms officer

Activity	Description	Engagement purpose	Stakeholder group	Actions	Resources and budget	Timeframes	Responsible officer
	and commencement dates. Also update FAQs for page. Provide more detail to support information supplied in letter to ratepayers.			<ul style="list-style-type: none"> Go live 	team	<ul style="list-style-type: none"> Ongoing updates throughout project 	
Notice to DSDILGP of adoption and commencement (MGR Ch2, s22.2)		<ul style="list-style-type: none"> Legal compliance 	Specific Partner/Key Stakeholder	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	CEO

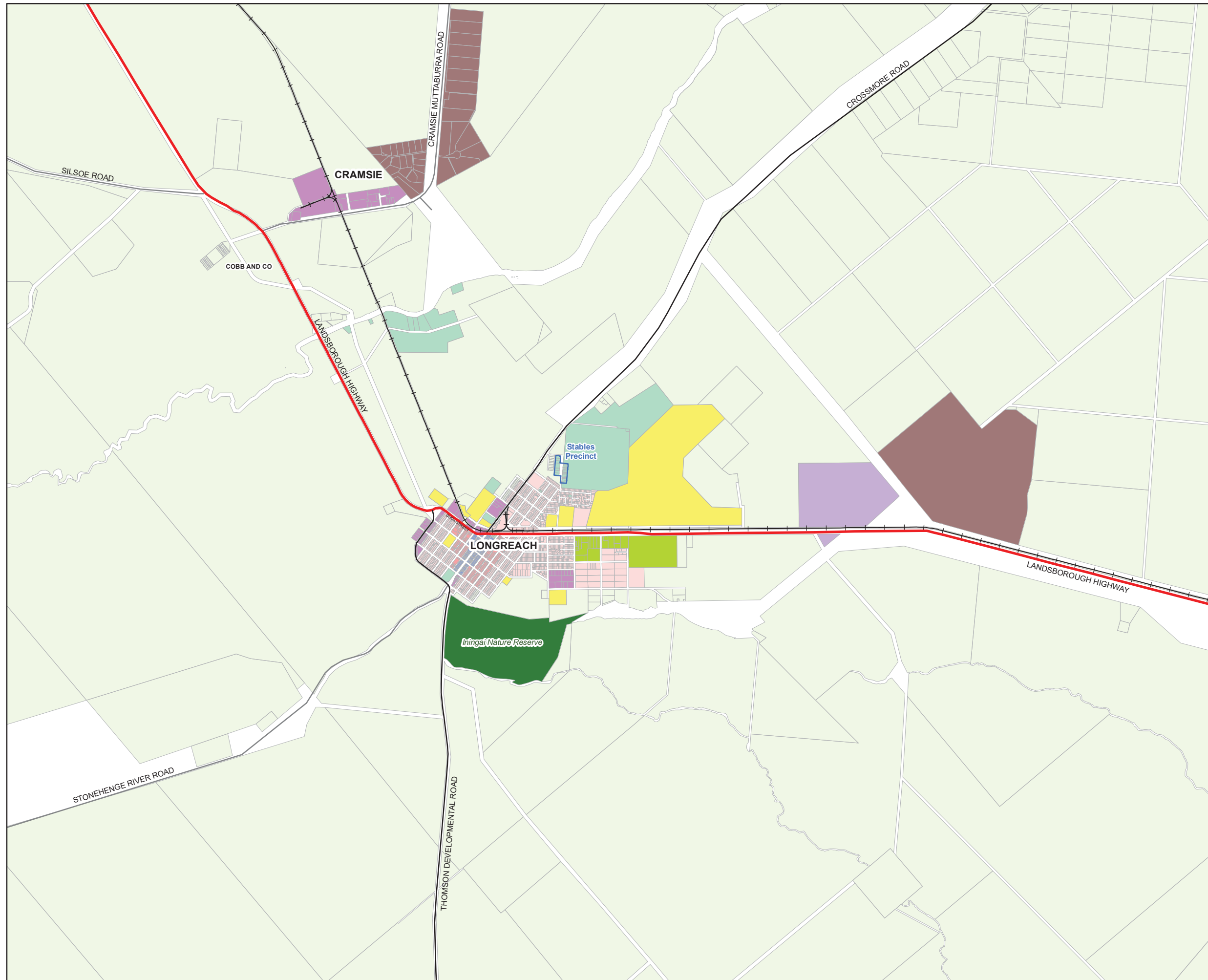
PROPOSED

PROPOSED

Longreach Regional Council



Longreach Regional Council
 Planning Scheme
 Zone Map
 TOWN OF LONGREACH



Legend

Zoning

- Centre
- Community Facilities
- Environmental Management and Conservation
- Industry
- Industry investigation
- Low Density Residential
- Medium Density Residential
- Recreation and Open Space
- Rural
- Rural Residential
- Tourism
- Precinct boundary
- Cadastral boundary
- Railway
- Highway
- Major road
- Minor road

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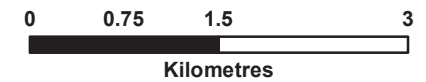
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Data Source: Longreach Regional Council and QSpatial 2022

Datum and Projection: GDA 2020 zone 55

30/11/2022

Approx Scale @ A3 1:60,000

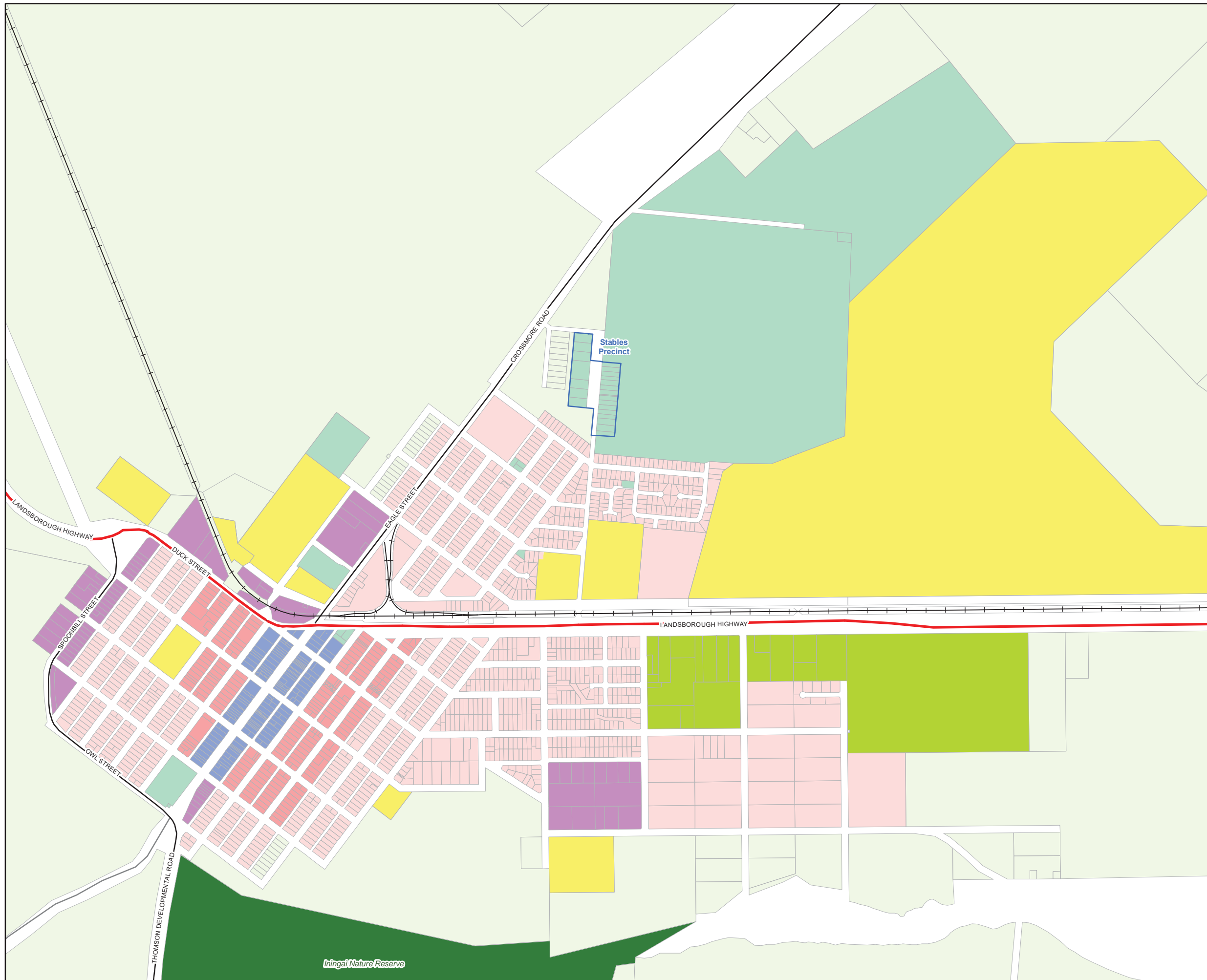


Zone Map - 02a

Longreach Regional Council



Longreach Regional Council
 Planning Scheme
 Zone Map
 TOWN OF LONGREACH



Legend

- Zoning**
- Centre
 - Community Facilities
 - Environmental Management and Conservation
 - Industry
 - Low Density Residential
 - Medium Density Residential
 - Recreation and Open Space
 - Rural
 - Tourism
 - Precinct boundary
 - Cadastral boundary
 - Railway
 - Highway
 - Major road
 - Minor road

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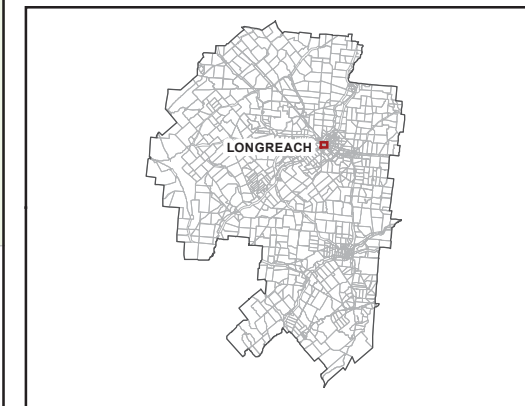
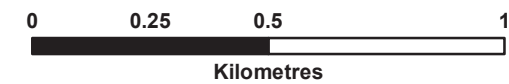
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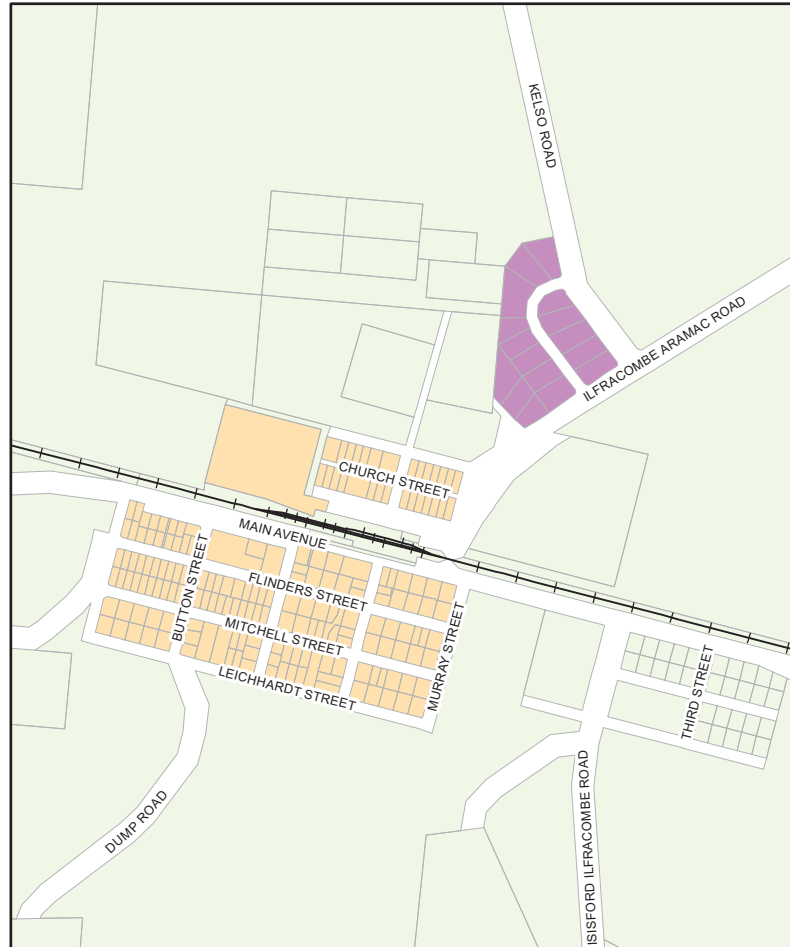


Zone Map - 02b

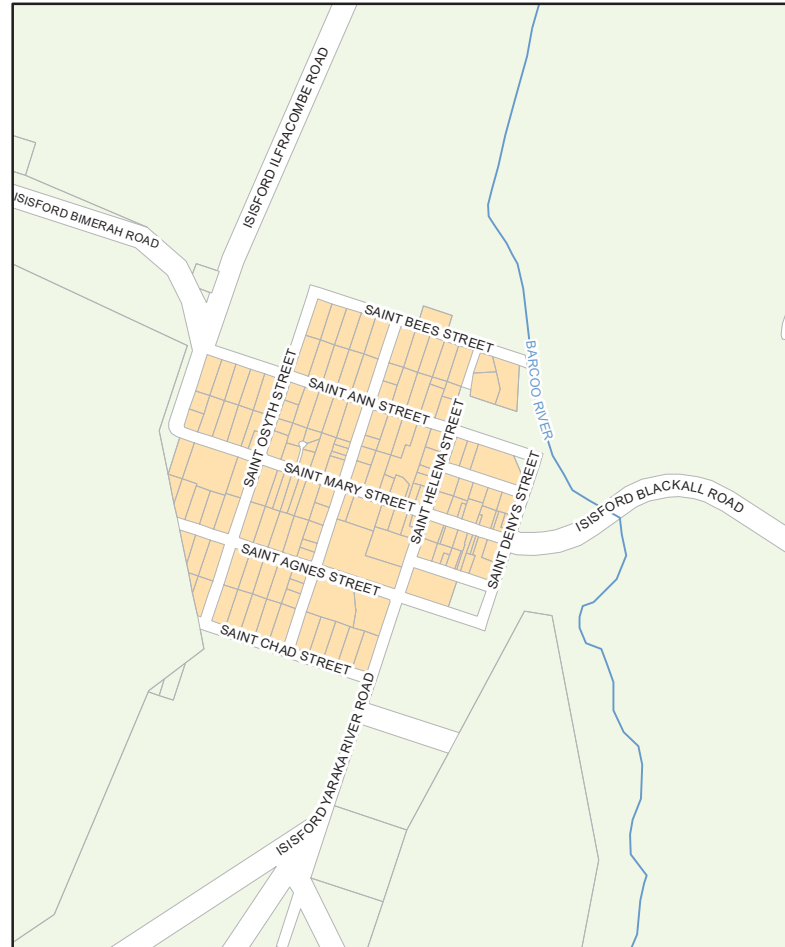


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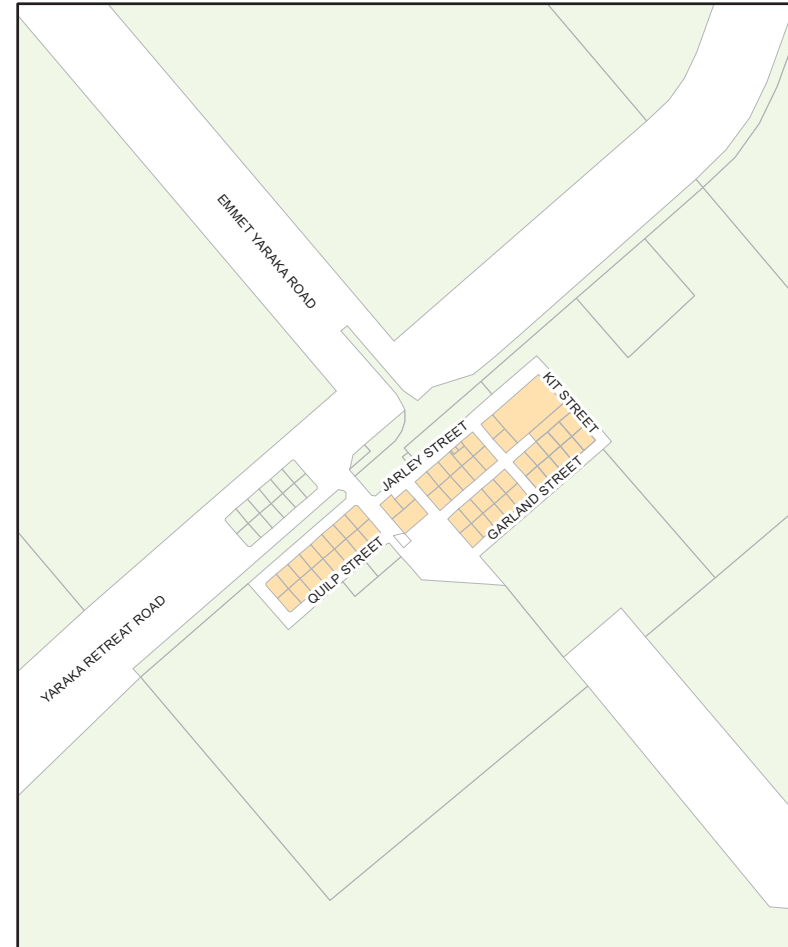
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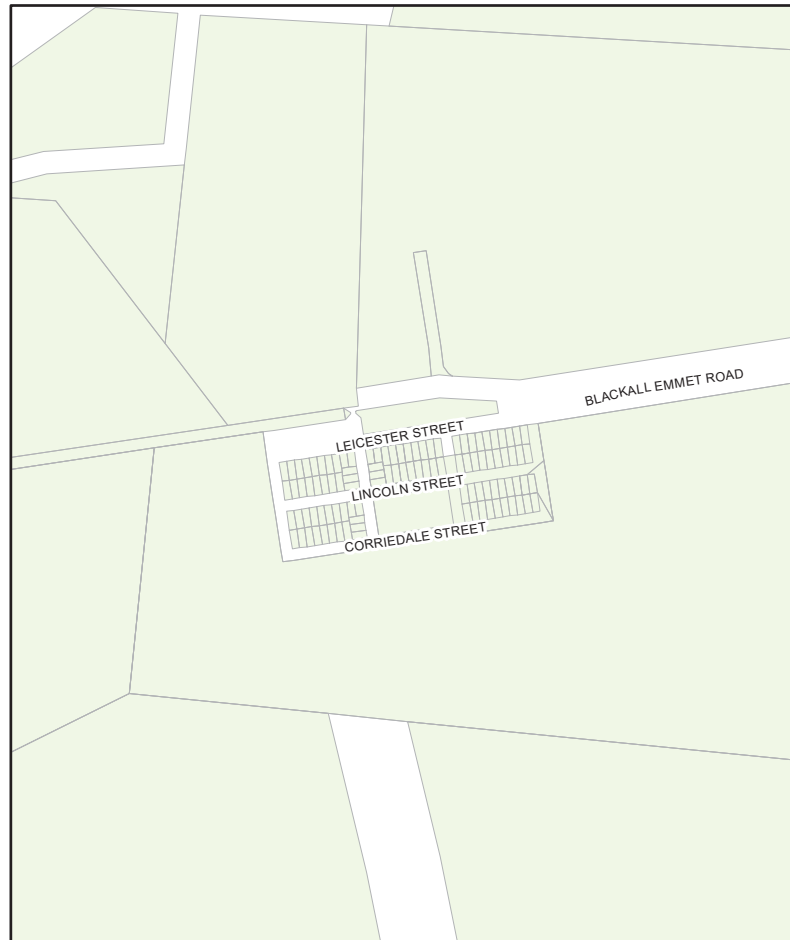
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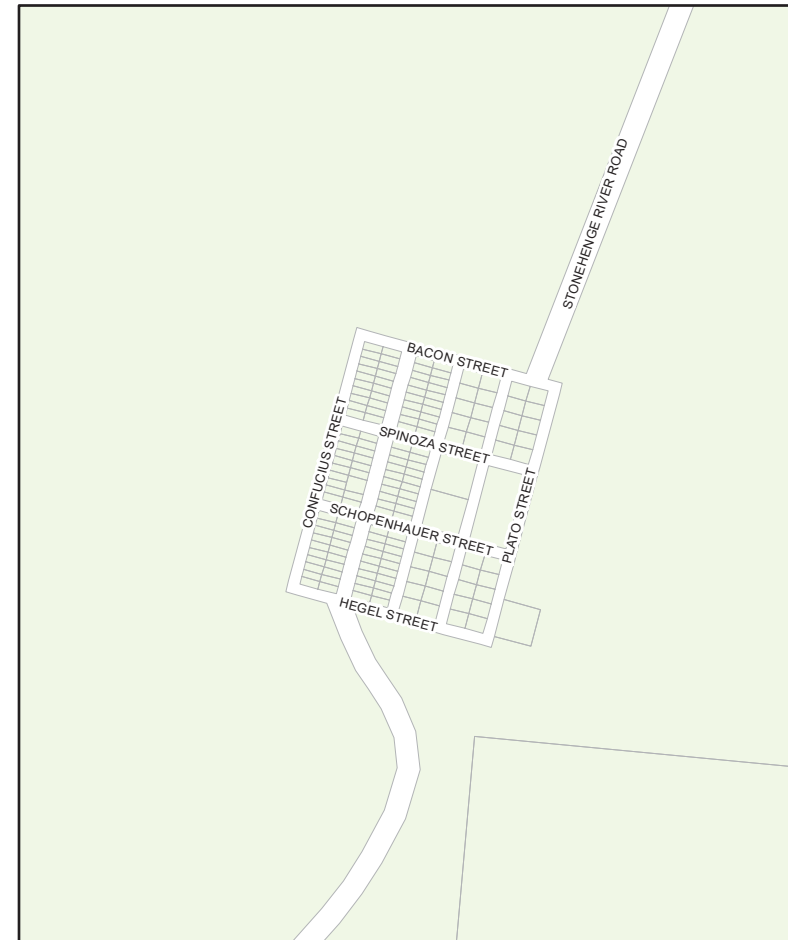
EMMET



MORELLA



ARRILALAH



Legend

Zoning

- Industry
- Rural
- Rural Residential
- Township
- Cadastral boundary
- Highway
- Railway
- Waterways

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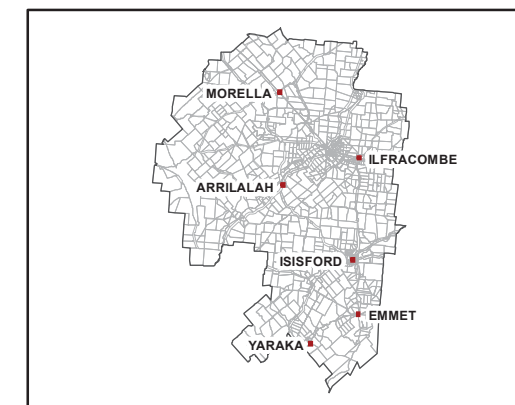
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TOWN PLANNING REPORT

EXPANSION OF THE RURAL RESIDENTIAL ZONE

LONGREACH REGION PLANNING SCHEME MAJOR AMENDMENT PROJECT

LONGREACH REGIONAL COUNCIL

6 DECEMBER 2022

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VERSION CONTROL


Report Quality Statement					
Project Manager	KL				
Prepared By	KL				
Approved for issue	KL				
Rev No.	Date	Description	Signature or Typed Name		
			Prepared by	Checked	Approved
V1	22/08/22	Prelim draft	KL	TO	n/a
V2	31/08/22	Prelim draft v2	KL	n/a	n/a
V3	06/12/22	Final (to accompany council agenda report)	KL	GO	n/a

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EXECUTIVE SUMMARY

Longreach is the primary service and administrative centre in Central Western Queensland. Residents are attracted to the region for its safe, relaxed and outdoor lifestyle and strong sense of community.

As has been the case for many regional and rural communities across Queensland, the Longreach Region has experienced a period of gradual population decline over the past decade. The post-covid context presents an opportunity to review the region's policy setting with a view to stimulating growth and revitalisation of the Longreach Region.

A planning scheme is one policy mechanism a local government may use to facilitate and manage new development, so that it is consistent with the vision for, and positively contributes to, social and economic growth.

In late 2021, Longreach Regional Council committed to undertake a major amendment to its planning scheme to ensure the planning scheme remained contemporary and appropriately responded to changing community needs.

The supply of dedicated land for rural residential development in the Longreach Region has all but been exhausted. Further, established lots within the existing rural residential zone lack the capacity to yield additional development potential through subdivision. A need has been identified for the expansion of the rural residential zone, to include a new greenfield area which may be reconfigured to facilitate future rural residential development. Renewing the supply opportunities for this form of residential development will improve the diversity of housing available within the region and respond to the lifestyle aspirations of existing and potential new residents.

This options and analysis report has been prepared to inform the expansion of the rural residential zone through the major amendment of the planning scheme.

Four potential areas were identified for further consideration from the initial sieving exercise and workshops. Two options were subsequently ruled out, largely on the basis of risk of flooding to subject land and accesses. Further suitability investigations and ranking were carried out in respect of the remaining two options: Cleeve option and Rosebank option.

Cleeve option is recommended to be there preferred option for expansion of the Rural Residential Zone though a major amendment of the planning scheme. The lot attributes which worked in favour of this option included:

- that it was free of flooding associated risks
- the size and scale of the parent lot
- its sufficiency to yield in the vicinity of 30 lots (potentially staged and of varied sizes) to respond to demand for rural residential development in an orderly and contained manner
- proximity and accessibility to a high order road network connection (being the Landsborough Highway)
- proximity of less than 10km to the Longreach, the primary service centre for the region
- potential to both leverage its gateway location and contribute to an aesthetic renewal of the eastern approach to Longreach, as experienced by road and rail travellers; and

- potential for service connections and potential to achieve efficiencies in service connection and capacity where in conjunction with development potential for other nearby land (ie. Industry Investigation Zone).

Given that the rural residential development market in the Longreach Region has been largely untested for some time due to lack of supply and opportunity, it is prudent, to be somewhat conservative and measured in the expansion of the Rural Residential Zone. If strong demand was realised and residual demand warranted, the appropriateness of further expanding the Rural Residential Zone to include the Rosebank option, could be further considered in the course of a subsequent major amendment process.

To support the recommendation to expand the Rural Residential Zone to include the Cleeve option, amendments to the Rural Residential Zone Code outcomes as stated in the planning scheme have also been suggested.

1.0 INTRODUCTION

On 9 December 2021, Longreach Regional Council (Council) resolved to commence the process of making a major amendment to its planning scheme. The *Longreach Regional Planning Scheme 2015*, had at this point been in effect for almost six and a half years, having been adopted on 24 April 2015 and commencing in effect on 1 June 2015.

Prior to preparing the major amendment, Council was committed to engaging upfront with the local community about areas for improvement in local planning and development. Feedback received during this early engagement reiterated observations which had been noted by council officers, that there was an appetite in the community for increased rural residential development and rural living opportunities in the Longreach Region.

From 2 February to 4 March 2022, Council conducted a community survey which was promoted online and on social media. Question 9 of the survey asked respondents how they felt about various types of development occurring in the Longreach Region. In response to “New opportunities for rural residential development”, 71.5% of respondents strongly supported the proposition, 21.5% could accept the proposition, 7% had concerns with the proposition and none of the 42 respondents indicated that they strongly opposed the proposition. Of the thirteen development propositions put forward in the community survey, this one ranked highest in both the raw ‘strongly support’ data and weighted average results.

In 2021, the Western Queensland Alliance of Councils (comprising 22 member local governments) commissioned the Regional Australia Institute to undertake a housing market study to understand and quantify issues with housing throughout Western Queensland, and ultimately identify solutions that best meet the region’s needs. The resultant report, ‘WQAC Housing Solutions Study – To Build and Grow the Potential of Western Queensland’ (September 2021), included the following:

- *“the quality of available housing is a significance and widespread problem...highlighted as a particular issue in the Mount Isa, Burke, Barcoo, Cloncurry, Longreach, Murweh, McKinlay, Ethridge, Carpentaria and Paroo LGAs. It is a significant handbrake on local economic growth and development for the mid-sized and smaller LGAs in particular – a considerable barrier to staff attraction and retention”* (p13)
- *“Other common – if not universal – feedback was that local housing stocks did not have the right mix of housing, with a need for greater diversity in dwelling types.”* (p13)
- *“Local feedback is that there is strong demand for (and little supply of) high-end housing, including rural-residential style housing. This is consistent with background economic dynamics of the type of labour being demanded in regional areas – highly skilled professionals and skilled trades.”* (Appendix 3, Fieldwork notes – Longreach Region, p35)
- *“The Town Plan is a constraint on development – particularly around developing rural residential land. There needs to be more flexibility around subdividing land. This type of development would be consistent with the local gauge that demand for high-end housing is especially strong and untapped.”* (Appendix 3, Fieldwork notes – Longreach Region, p35).

In April and June 2022, Reel Planning facilitated two workshops in Longreach to explore in further detail with community members, the list of potential planning scheme amendments which had been collected and collated – including increasing rural residential development and rural living opportunities in the Longreach Region. It is noted that one written submission requesting a particular area of land be considered for its rural residential development potential was also received from a community member who was unable to attend the community workshops. This report provides planning analysis and support for a proposed expansion of the rural residential zone, to be facilitated by the major amendment to the planning scheme, arising from consultation with the local community and Council.

2.0 CONTEXT

The Longreach Region is a local government area of 40,572.2 km², of predominantly rural character and centrally located within Queensland. The region encompasses the outback townships of Ilfracombe, Isisford and Yaraka, as well as Longreach which serves as the administrative centre.

The Thomson and Barcoo Rivers flow through the region and serve not only as important environmental habitats, town water sources and recreational areas, but also contribute to risks to people and property, associated with flooding, to be considered and mitigated through planning and development.

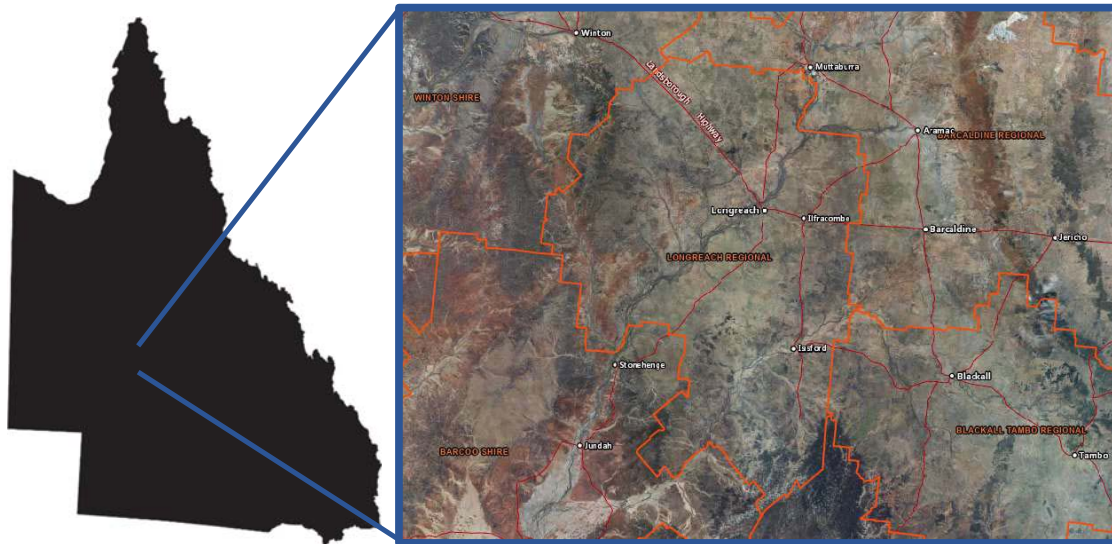


Figure 1: Locality – Longreach Region LGA
(Source: Queensland Globe)

The estimated resident population of the region as at 30 June 2021 is 3,693 persons.¹ Approximately 80% of the region's population live in the township of Longreach. The median age of residents across the Longreach Region is 40.6 years and of the region's 1,364 households, 63.6% are comprised of one family households.² The most common occupied dwelling type is a stand-alone house (88.2% of occupied dwellings).³

The region has experienced a population decline of 1.5% over the previous decade.⁴ The most significant rate of recent decline was experienced in 2014-2015. The current medium series population projections forecast ongoing decline to a population of approximately 2685 by 2041.⁵ In the 12-months to 30 June 2021 however, there have been signs of growth – the first annual growth since 2010-2011.

The planning scheme is one policy instrument the Council can use, in conjunction with other strategies, to strive to simulate economic and population growth.

¹ Queensland Treasury (Queensland Government Statistician's Office), Queensland Regional Profiles: Resident Profile: Longreach (R) LGA (ASGS 2021). Note: The 2021 Census data available via Australian Bureau of Statistics QuickStats tool, for LGA34710 (Longreach LGA), records 3647 as the population captured in the census. 'Resident population' is an adjusted measure and is yet to be updated to have regard to the 2021 Census data.

² Ibid.

³ Ibid.

⁴ Ibid.

⁵ Ibid.

3.0 CURRENT RURAL RESIDENTIAL ZONE

The planning scheme presently in effect is the *Longreach Regional Planning Scheme 2015*. It commenced in effect on 1 June 2015. This document was prepared under the now repealed *Sustainable Planning Act 2009* and based on the then Queensland Planning Provisions, version 4.0, dated January 2016. Following the commencement of the *Planning Act 2016*, an alignment amendment was made to the planning scheme commencing on 8 September 2017.

3.1 RURAL RESIDENTIAL ZONE

The planning scheme includes a Rural Residential Zone and includes provisions to regulate development within the zone. Such provisions include an acceptable outcome in the reconfiguring a lot code for a minimum lot size of 10ha and minimum frontage of 100m for new lots created in the Rural Residential Zone.

The zone is limited to an area of 290.508ha and comprising 39 existing lots in the locality of Cramsie, approximately 10km north-west of the township of Longreach. The Thomson River flows between Cramsie and Longreach.

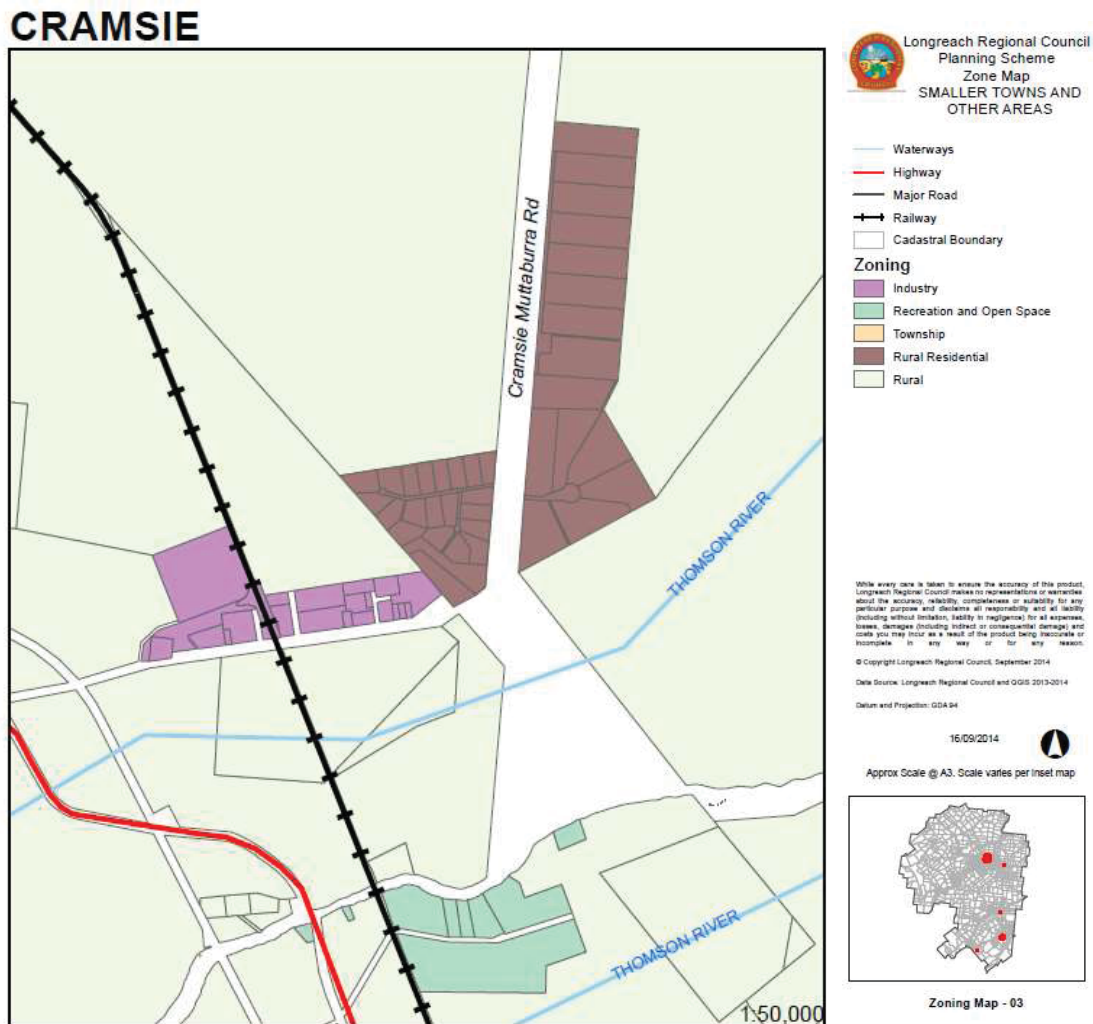


Figure 2: Extract of Cramsie inset and Legend section from Zoning Map - 03

(Source: Longreach Regional Planning Scheme 2015, Longreach Regional Council)

A Rural Residential Zone Code is included at section 6.2.10 of the planning scheme. This code articulates the purpose of the zone as being to:

- *“provide for residential development on large lots where local government infrastructure and services may not be provided where the intensity of residential development is generally dispersed.”*
- *“provide for the continuation of large semi-rural lifestyle lots in Cramsie, on which the primary use is detached housing. As the land in the zone has limited access to infrastructure and services, non-residential uses are generally limited to domestic-scale semi-rural and home based business activities. Development maintains and contributes to the character and amenity of the locality and impacts on nearby ecological values or natural resources are avoided.”*

As noted in the ‘WQAC Housing Solutions Study – To Build and Grow the Potential of Western Queensland’ (September 2021), the strategic intent of the planning scheme currently is restrictive and does not support new rural residential development. Within the higher order outcomes, the planning scheme states at 3.3.2.1 (15):

Rural residential subdivision is limited to the existing area at Cramsie. No additional rural residential development is intended in the life of the planning scheme other than that which may be provided as part of a mix of housing options within the town’s designated greenfield residential areas.

The “greenfield residential areas” referred to are illustrated on Strategic Framework Map – 02 of the planning scheme. These areas are within the Low Density Residential Zone and encroach into the Tourism zone, on the eastern side of Longreach, in the vicinity of Teal Street to the north of the Landsborough Highway and the area between the Stockman’s Hall of Fame and the Longreach Cemetery to the south of the highway.

3.2 DEVELOPMENT HISTORY

The 39 lots comprising the existing Rural Residential Zone, had been created prior to the preparation of the existing planning scheme. The zone covers three earlier rural lifestyle subdivision developments referred to as Acacias Estate (10 lots), Coolibah Estate (7 lots) and Sandlewoods Estate (21 lots), and a single additional lot (Lot 1 on RP839317). As a result of the way these estates were designed, to address development regulations in effect at the time they were applied for and approved, one lot from each of the three estates is dedicated for the road and water infrastructure servicing the balance of the lots within the respective estate. These three lots are not available to be developed for rural residential purposes.

Sandlewoods Estate is serviced by town water via the adjacent industrial zoned area, however Acacias Estate and Coolibah Estate rely on stand-alone water supply solutions.

In total there are 36 rural residential zoned lots in the Longreach Region able to be developed for rural residential purposes. At the time of writing this report, only one remains completely vacant (Lot 7 on GTP101601 – Sandlewoods Estate) and a further two have existing infrastructure (shed, tanks and dam and a dam respectively) but no dwellings (Lot 1 and Lot 5 on SP142649 – Acacias Estate). The latter, Lot 5 on SP142649, appears to be used in connection with a dwelling on an immediately adjoining lot.

Therefore, 33 dwelling houses are accommodated within the existing Rural Residential Zone.



Figure 3: Extract of Grey scale lot layer and QLD imagery layer – Acacias Estate
(Source: Queensland Government (Department of State Development, Infrastructure, Local Government and Planning), Online DA Mapping System)

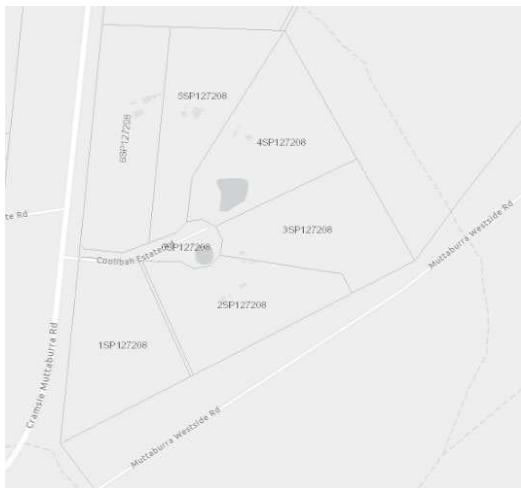


Figure 4: Extract of Grey scale lot layer and QLD imagery layer – Coolibah Estate
(Source: Queensland Government (Department of State Development, Infrastructure, Local Government and Planning), Online DA Mapping System)



Figure 5: Extract of Grey scale lot layer and QLD imagery layer – Sandlewoods Estate and Lot 1 on RP839317

(Source: Queensland Government (Department of State Development, Infrastructure, Local Government and Planning), Online DA Mapping System)

For further information regarding lots within the Rural Residential Zone, refer to the table in **Appendix A**.

3.3 LACK OF EXISTING DEVELOPMENT POTENTIAL

As outlined in 3.2 above, new residential development potential remains for three rural residential zoned lots. Lot 7 on GTP101601 – Sandlewoods Estate seems the most likely at this time to realise that theoretical potential; it has recently been advertised for sale as “the last remaining lot within Sandlewoods Estate” at \$179,000, with the listing subsequently removed since September 2022. The others are presently used by persons residing in a dwelling house on a separate lot nearby.

The developable lots within Acacias Estate range from 9.938ha to 12.43ha, within Coolibah Estate range from 8.34ha to 10.06ha and within Sandlewoods Estate range from 1.999ha to 2.635ha. Based on acceptable outcome AO1.1 of the Reconfiguring a Lot Code (8.3.1) and Table 8.3.1.3(b)—Minimum lot size dimensions of the planning scheme, which indicate that new lots created within the Rural Residential Zone should be at least 10ha, there is no potential to yield additional lots in the existing Rural Residential Zone of the Longreach Region. Consequently, there is no obvious capacity for additional opportunities to develop dwelling houses in the existing Rural Residential Zone of the Longreach Region.

The process and rationale for 10ha being specified as the acceptable minimum lot size for the Rural Residential Zone when the existing planning scheme was drafted throughout 2014–2015 is unknown. It is not an atypical or unreasonable size for such lots. However, given that all of the lots within the identified zone had already been created and were less than 12.5ha, this acceptable minimum may also have been adopted knowing that it contributed to achieving the strategic intent of the planning scheme – that no additional rural residential development was intended in the life of the planning scheme.

3.4 COMPARATIVE CONTEXTS

The following is a summary of a comparative review of planning schemes for surrounding, as well as other regional and rural, local government areas of Queensland.

Barcaldine Region is the only neighbouring local government area which has a planning scheme to include a rural residential zone. Barcaldine Regional Council presently administers three legacy planning schemes adopted in 2006 – predating local government amalgamation reforms. Of these, the planning scheme for the former Barcaldine Shire includes a rural residential zone consisting of 25 previously created lots on the western fringe of the Barcaldine township. The lots seem to have been established on a similar basis to the estates at Cramsie and are accessed via Sandalwood Drive. Under this planning scheme, the acceptable minimum lot size for rural residential lots is 20ha. Two of these lots are for the provision of infrastructure and a review of current aerial imagery indicates that only three remain without established dwellings. The developable lots range from 1.49ha to 13.97ha, with half being between 4.5ha and 6ha. Barcaldine Regional Council is in the process of making a new planning scheme. It is anticipated that the extent of its rural residential zone will remain unchanged (apart from perhaps a reduction of one lot with highway frontage immediately adjoining the township), however the accepted minimum lot size is proposed to be reduced to 4ha. This change would offer theoretical potential for some of the existing larger lots which have already been developed for residential purposes to be further subdivided.

The other local government areas neighbouring Longreach Region do not adopt a rural residential zone in their planning – there is likely inadequate need coupled with sufficient existing vacant land stock due to the small, sparse and declining populations they house.

The *Isaac Region Planning Scheme 2021*, adopts a rural residential zone which incorporates significant areas of land surrounding Clermont, Nebo and Green Hill. Isaac Region has a rural character similar to the Longreach Region, but also hosts a substantial extractive resource sector. It provides for an acceptable minimum rural residential lot size of 2ha, but with an

average lot size of 4ha. The population of the Isaac Region is over 10 times that of the Longreach Region, so more intensive subdivision yield would be expected.

The more densely populated and developed local government areas of Central Highlands Region and Rockhampton Region to the east of the Longreach Region have adopted 0.4ha (4,000m²) minimum rural residential lot size, with Mackay Region adopting a 1ha minimum.

The Maranoa Region has some similarities, in terms of outback rural character, with the Longreach Region. The planning scheme for the Maranoa Region (which commenced in 2017 and was most recently amended in 2021), adopts a scaled approach to setting accepted minimum sizes for rural residential lots based on infrastructure provision as follows:

- **AO 45.1** Lots in a reticulated water and sewerage area have a:
 - minimum area of 4,000m²
 - maximum area of 2ha
 - minimum frontage of 30m
 - maximum width to depth ratio of 1:4
 - sealed road access.

- **AO 45.2** Lots in a reticulated water area, with no reticulated sewerage have a:
 - minimum area of 1ha
 - maximum area of 5ha
 - minimum frontage of 50m
 - maximum width to depth ratio of 1:4
 - sealed road access.

- **AO 45.3** Lots not in a reticulated water area, with no reticulated sewerage have a:
 - minimum area of 14ha
 - minimum frontage of 200m
 - maximum width to depth ratio of 1:5
 - gravel road access.

This report primarily focuses on the identification and analysis of additional areas of land to include in the Rural Residential Zone for the Longreach Region. However, in the course of deliberating and making a major amendment to the planning scheme in relation to rural residential development and yield, it would be appropriate to review and consider the acceptable outcomes in the planning scheme for rural residential lot size, design and servicing.

4.0 DEMAND AND CONSULTATION OUTCOMES

The community consultation and recent housing market study demonstrates empirical evidence of demand and desire for rural residential development and rural living opportunities in the Longreach Region, as well as a need to consider using a range of mechanism available to Council, including planning policy expressed through the planning scheme, to stimulate potential economic and population growth.

Such measures however need to be exercised responsibly. In particular, in terms of land use planning, consideration should be given to:

- mitigating against unreasonable ongoing or future infrastructure and servicing costs for Council and the community
- avoiding any increase in risk to the wellbeing of people, property and the environment
- mitigating against out-of-sequence development and potential legacy issues associated with fragmented or abandoned land.

To aid in facilitating a community workshop session relating to the Rural Residential Zone and potential for expansion of the zone through the major amendment to the planning scheme, Reel Planning produced the following maps.

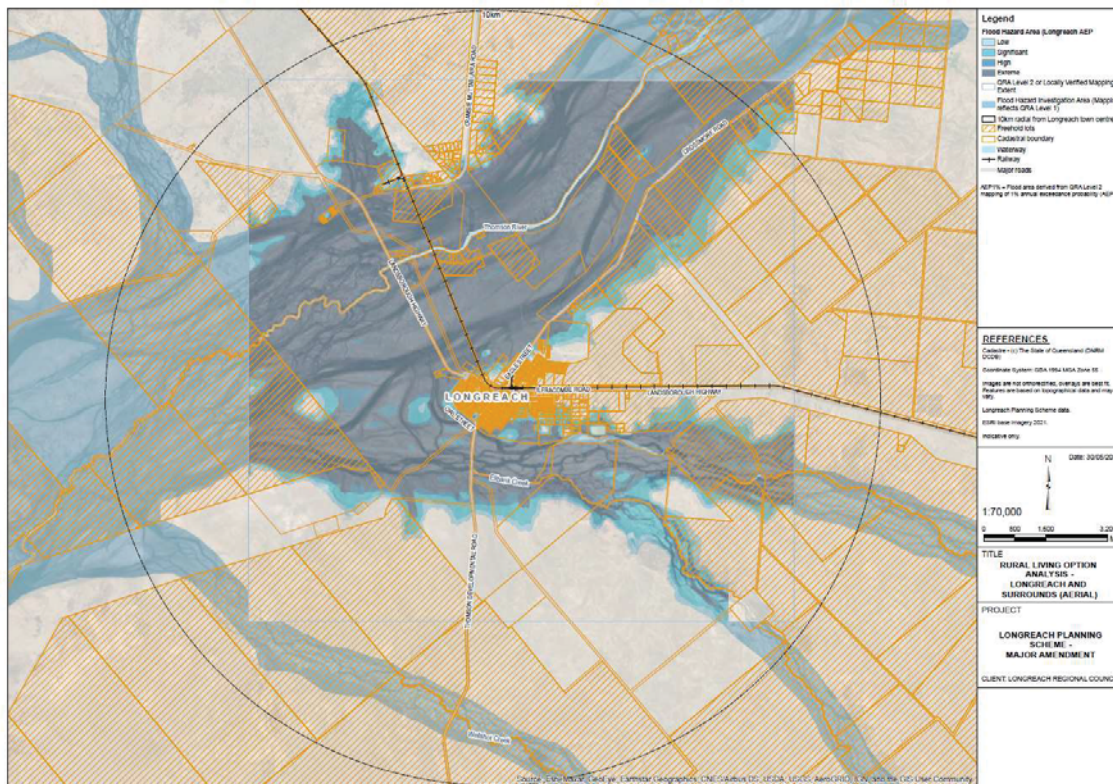


Figure 6: Longreach Rural Living Options Analysis: sieve map showing freehold lots, flood impacts and 10km radius
 (Source: Reel Planning / Map & Data Co, 2022)



Figure 7: Longreach Rural Living Options Analysis: sieve map showing freehold lots, existing zoning, flood impacts and 10km radius
 (Source: Reel Planning / Map & Data Co, 2022)

These maps served to sieve for areas of land potentially suited to inclusion in the Rural Residential Zone, to be used for future rural residential development. Freehold land was considered to have less market and administrative barriers to acquisition and development. Land within a 10km radius of Longreach facilitates connectivity to community services, public infrastructure and employment opportunities – factors relevant to wellbeing and livability of future residents. This is also commensurate with the established and tested separation between Longreach and Cramsie. When considering the intensification of development in rural areas, biosecurity and pest management are also relevant factors – these risks can be more readily monitored, managed and addressed if proximate to an administrative centre. Flood prone land was to be avoided, because aside from the obvious risks to people and property from flooding and added cost associated with developing flood prone land, avoiding and mitigating natural hazard risks is the subject of State planning policy which local governments in Queensland are required to demonstrate they have appropriately integrated into local planning schemes. Before a planning scheme or major amendment can be made by a local government, the proposed draft must undergo a State interest review and formal public consultation, and be approved for adoption by the Planning Minister.

Road network connectivity and safety, water supply and wastewater/effluent management are also important considerations when proposing to increase occupation density and development activity on land.

5.0 OPTIONS

Arising from the sieving exercise and informed by community consultation and Council, four areas were raised for consideration in expanding the Rural Residential Zone.

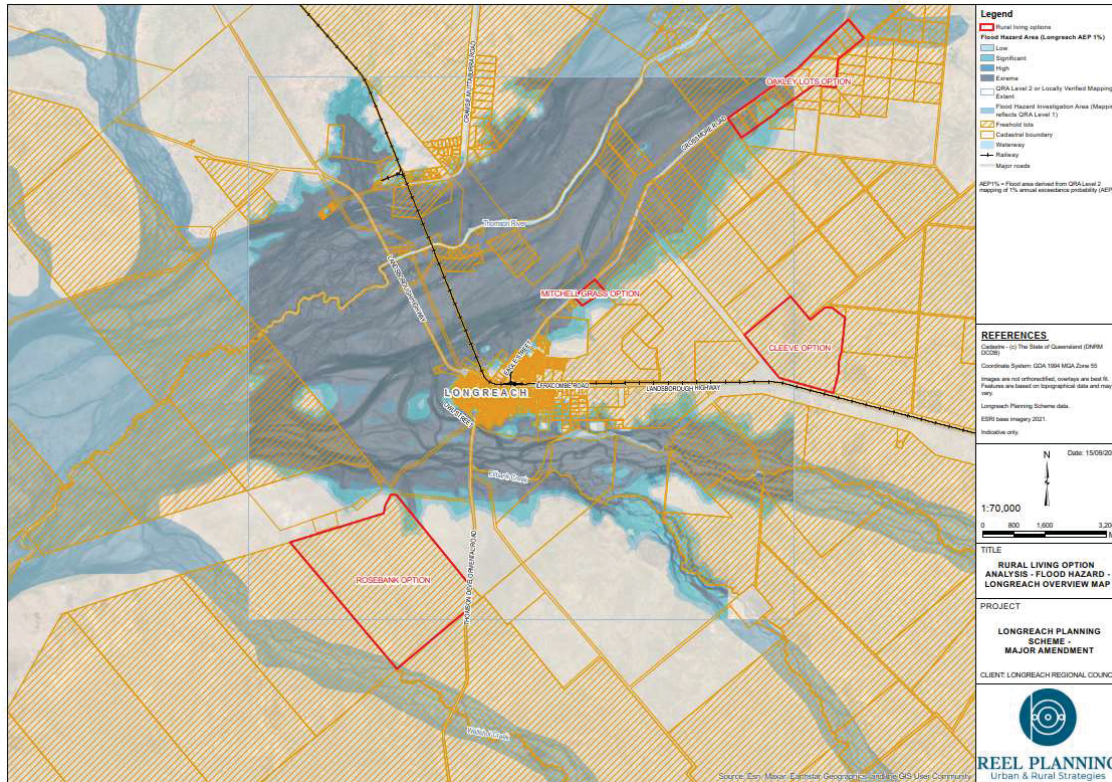


Figure 8: Options arising from consultation
 (Source: Reel Planning / Map & Data Co, 2022)

In order from north to south, these options are described as:

- Oakley lots option:** It was observed that there was an existing pattern of approximately 40 freehold lots of land, each roughly 16ha or 32ha, located on the eastern side of Crossmore Road (also referred to in some mapping as Crossmoor Road and Longreach–Muttaborra Road). These lots are between 9.5 and 15.5km north-east of Longreach, so on the outer limits of the sieved area. The lots are presently accessible via an unsealed local road. Some lots are land-locked and would require easements or reconfiguration to facilitate direct road access. On-site solutions for water supply and wastewater management would need to be addressed. Existing electricity infrastructure capacity at this location has not been determined. These lots are privately owned and presently used as part of a generational productive agricultural operation known as ‘Oakley’. All of these lots with road frontage, and some of the land-locked lots which are setback however, are identified as being within the mapped flood hazard area, including the ‘extreme’ and ‘high’ flood hazard areas. Crossmore Road, which connects these lots to the township of Longreach, is also subject to inundation and impacts during flood events. Parts of some lots along the road frontage are also mapped as bushfire prone land (affected by the ‘potential impact buffer’ layer). Further, these lots have existed with residential land use rights⁶ for some years and in that time, despite periods of unmet demand, have not been sold or developed for rural residential or rural living purposes. It is anticipated that regulatory and market barriers would continue to work against such development of this land.

⁶ While land use rights under successive planning schemes may have theoretically permitted the use of the land for residential purposes, building regulations combined with flood risk, bushfire prone status and infrastructure/servicing deficits, may have represented a barrier to practically, efficiently and economically realising development even had such aspirations existed.

- **Mitchell Grass option:** This is privately owned freehold land located adjacent to Crossmore Road and approximately 3km from the administrative centre of Longreach. Crossmore Road is a local road which is unsealed at the site, however partially sealed closer to Longreach. While a portion of Lot 162 on CP851193 has been developed and used for low-impact high-quality experiential tourist accommodation (Mitchell Grass Retreat), approximately 16ha surrounding remains undeveloped and has been proposed as potentially available for subdivision and rural residential development. In order to generate sufficient or viable lot yield from this site however, the scale of rural residential development would need to be akin to Sandlewoods Estate at Cramsie (1–2 ha sized lots). This intensity and scale of development would be similar to that found in the vicinity of Stork Road within Longreach. As a result of the development which has already occurred on this land, infrastructure has been installed connecting it to the Longreach town water supply and existing electricity infrastructure reportedly has additional supply capacity at this location. A review of the Ergon Energy Network Capacity Map indicates at this location there is a 22kVA feeder (Wompoo Road, asset number LR203, Urban asset) which has >1.000 MVA capacity remaining – this is not inconsistent with capacity of electricity assets generally across Central Western Queensland. For the purposes of this report the actual extent of additional capacity at this site has not been verified by Ergon Energy. This site is subject to flooding and is wholly identified within the mapped flood hazard area. Approximately half of Lot 162 on CP851193 and along the full road frontage is subject to ‘extreme’ flood hazard. The balance consists of ‘high’ and ‘significant’ flood hazard areas. Crossmore Road, which connects this lot to the township of Longreach, is also subject to inundation and impacts during flood events.
- **Cleeve (Lot 155) option:** This option involves Lot 155 on SP259530, part of the broader acquisition by Council in 2013 of former Longreach Pastoral College land. This land has historically been used for rural and agricultural purposes, predominantly grazing. Lot 155 is freehold land adjacent to the Central Western System railway line and the Landsborough Highway. The Landsborough Highway is a state-controlled road. This lot is 400ha in area. Two kilometres to the east of this lot is the Longreach Solar Farm, a 17.4 MW solar photovoltaic installation comprised of 51,330 panels and operating since May 2018. Adjacent to and east of the solar farm is the historic Camden Park Station homestead, which is used in connection with a tourism enterprise, also offering self-contained camping. To the west of Lot 155 is another lot of Council-owned land described as Lot 153 on SP259530 and referred to as ‘Cleeve paddock’ (named after the nearby stock route watering facility and former station name). Lot 155 and ‘Cleeve paddock’ are separated by an unconstructed road reserve. Lot 155 has a gateway location on the primary eastern approach to, and approximately 7.5km from, the administration centre of Longreach. Neither this lot, nor its road connectivity to Longreach, are mapped as being affected by flood or bushfire risks. A part of Lot 155 is subject to a registered lease until 30 September 2029. A copy of the Current Title Search for this lot is provided at **Appendix D**.
- **Rosebank option:** This option involves the middle portion of Lot 11 on SP322812. Lot 11 on SP322812 is comprised of three portions of land separated by road reserves. The portion considered potentially suited to rural residential development is situated between Longreach–Tocal Road (also referred to in some mapping as Stonehenge River Road) and the state-controlled Thomson Developmental Road. Longreach–Tocal Road comprises the stock route network. This subject portion is approximately 5km from the administrative centre of Longreach via either road and is just under 3km in width. Directly across Longreach–Tocal Road from the subject portion of Lot 11 is the Longreach landfill site and the sewerage ponds for the Longreach town sewerage network. While those nearby land-uses may on the face of it seem inconsistent with residential use of land, this portion of Lot 11 is approximately 1044ha, so would allow more than adequately scope for design solutions (ie. buffering), while having proximate access to these public infrastructure facilities. Lot 11 is one of 29 lots owned by the Queensland Government Department of Agriculture and Fisheries (DAF), which have been identified as surplus to requirements. It was previously used in connection with the former Longreach Pastoral College. Lot 11 has

historically been used for rural and agricultural purposes, predominantly grazing and as a research site. DAF has undertaken the required processes to convert this land to freehold. Upon disposal of this land by DAF, it will likely become privately owned. The subject portion of Lot 11 is not affected by mapped bushfire prone area, however a comparatively small area is mapped as flood hazard area. The flood hazard area is mostly identified as 'significant' flood hazard area, with some adjoining 'low' and 'high' flood hazard areas. A review of aerial imagery reveals that this mapped area coincides with built dam infrastructure in the north-eastern corner of the subject portion of Lot 11. It does not represent a practical constraint to rural residential development of the land, having regard to the size of the subject portion. It represents a potential water supply source. Both Thomson Developmental Road and Longreach–Tocal Road are sealed and potentially subject to inundation between the subject portion of Lot 11 and Longreach in a major flood event. Being a state-controlled road and a local road connection to public infrastructure respectively, both would be engineered to withstand smaller flood events.

Based on State Planning Policy Online Interactive Mapping System published and maintained by the Queensland Government Department of State Development, Infrastructure, Local Government and Planning to support the State Planning Policy (July 2017), there is no mapped important agricultural areas (IAAs) or Agricultural Land Classification (ALC) Class A and Class B land within the local government area of the Longreach Region. So, from a State interest perspective, none of the above options are restricted from being fragmented/subdivided on this basis. At the local level, the planning scheme does include overlay mapping and offer protection to identified agricultural land, which is based on ALC FWA2 and BWA2 (Class C1). Comparatively, this has an insignificant difference across the four options.

All four options are affected to a substantially similar extent by the mapped airport overlays (obstacle limitation surface area/contours and wildlife buffer area) associated with the safe operation of the Longreach Airport and its associated aviation facilities.

As outlined above, the potential flood hazard risks associated with the Mitchell Grass option, together with the flood risk assessment principles (which includes now factoring in potential climate change impacts) for implementing and integrating the State interest policy with respect to natural hazards, as stated in the State Planning Policy⁷, makes this option less suitable on balance and on planning grounds, than others raised. The gross area of land associated with this option also limits the extent to which it could be developed and contribute to a diversification of residential lifestyle options in the region.

Similarly, the Oakley lots option is affected by flooding which on balance and on planning grounds, makes it a less suitable option. As outlined above, it is anticipated that regulatory and market barriers would continue to work against such development of this land. Where the opportunity for more conveniently located and serviced lots is created by way of a major amendment to the planning scheme, it is anticipated that any residual risk that these existing lots would impact rural residential land supply dynamics would further reduce.

⁷ Refer to *State Planning Policy* (July 2017) and Queensland Government (Department of State Development, Infrastructure, Local Government and Planning), 'Integrating state interests in a planning scheme: Guidance for local governments', May 2021 (VS 1.0), in particular Part 13.

State Planning Policy – Safety and resilience to hazards – State interest policy for natural hazards, risk and resilience:

The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance to enhance the community's resilience to natural hazards.

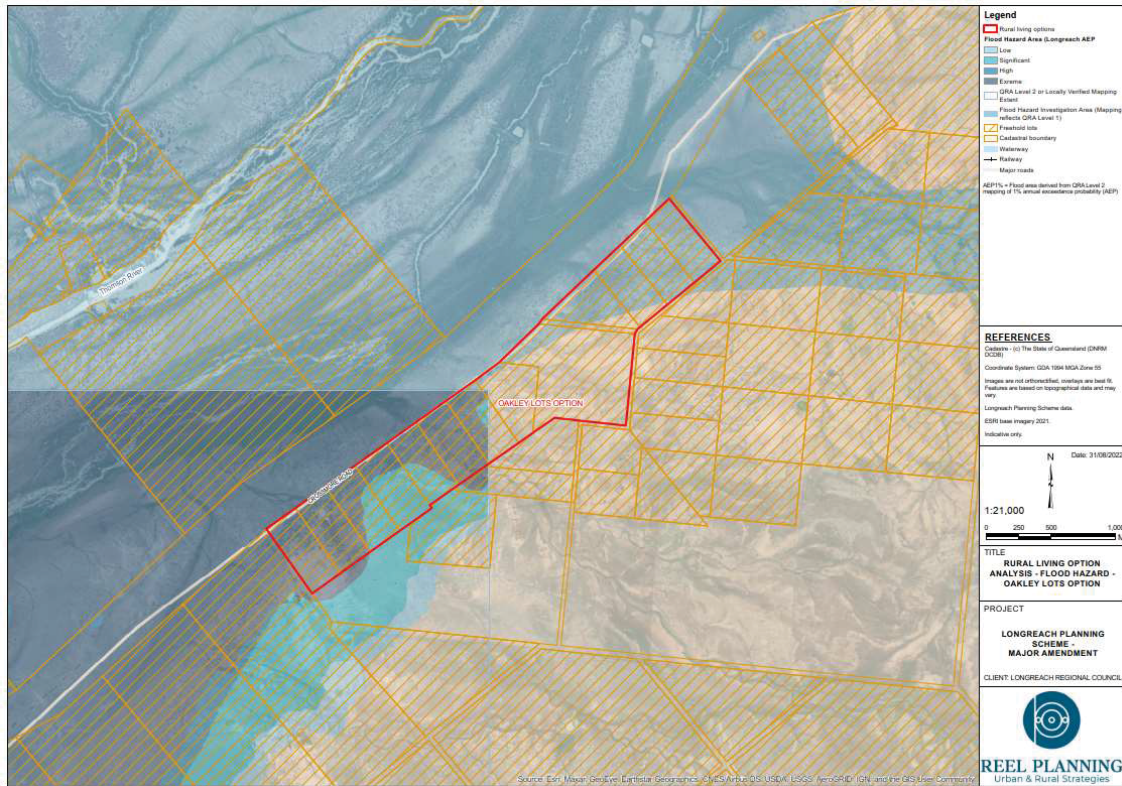


Figure 9: Oakley lots option, showing flood hazard impacts
(Source: Reel Planning / Map & Data Co, 2022)

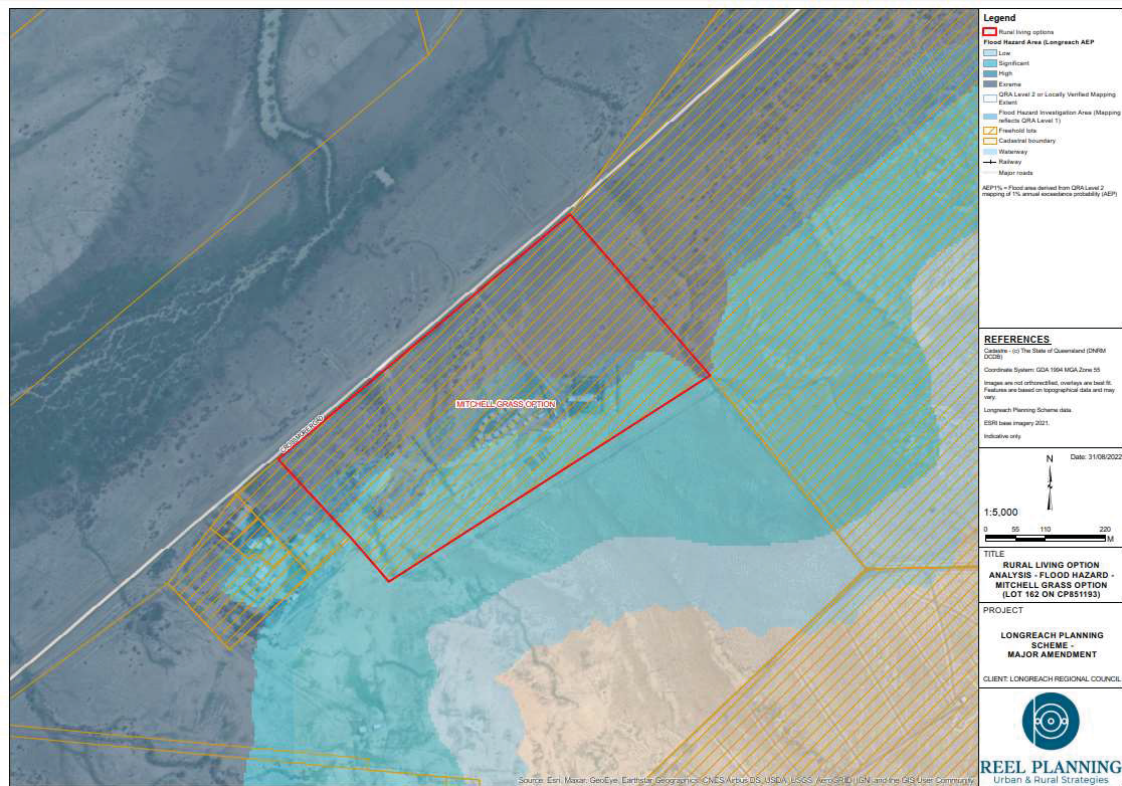


Figure 10: Mitchell Grass option, showing flood hazard impacts
(Source: Reel Planning / Map & Data Co, 2022)

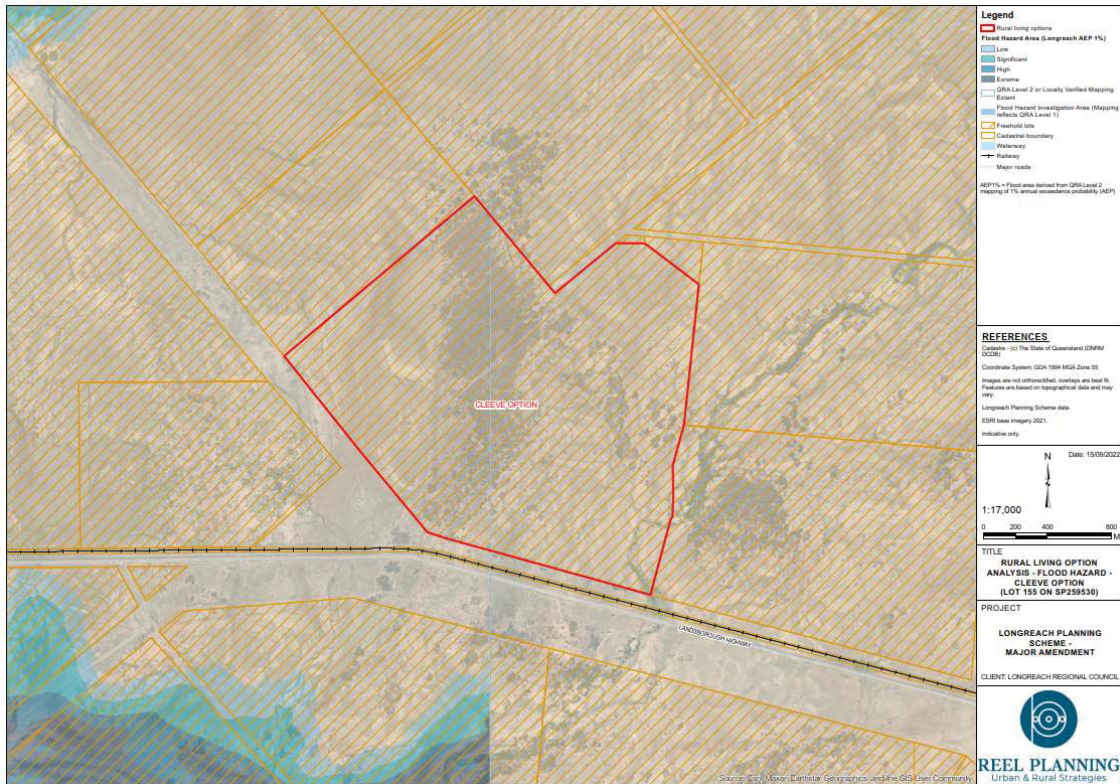


Figure 11: Cleeve option, showing flood hazard impacts
(Source: Reel Planning / Map & Data Co, 2022)

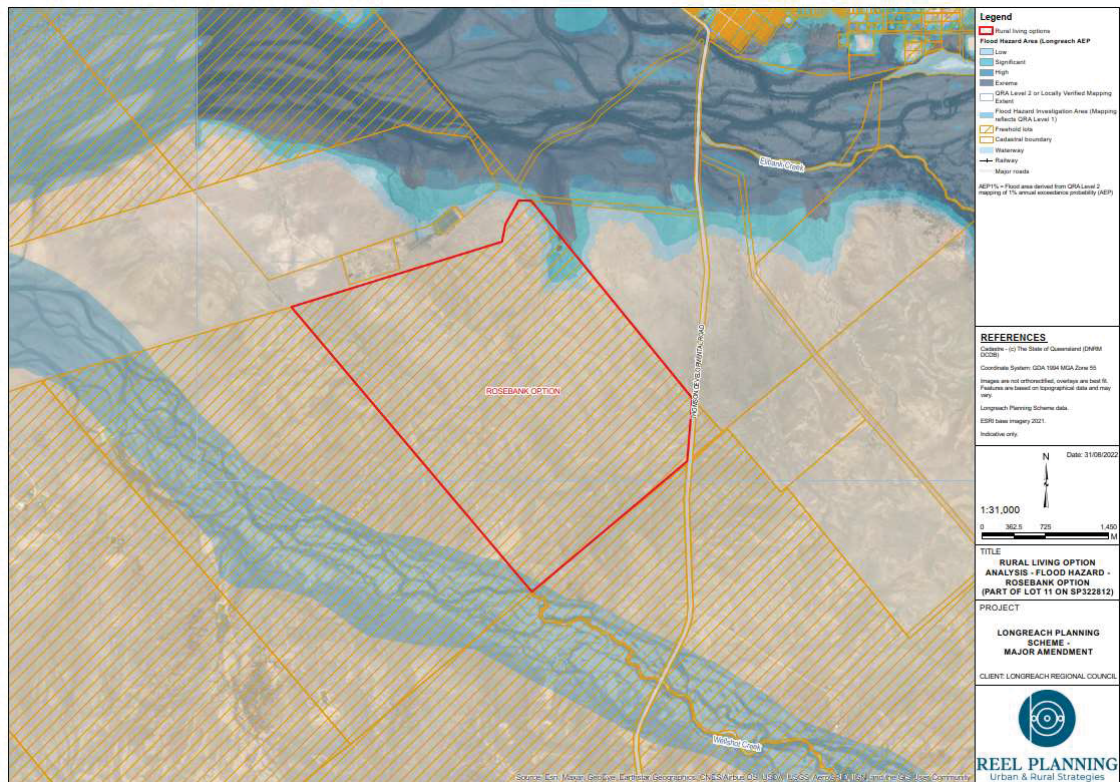


Figure 12: Rosebank option, showing flood hazard impacts
(Source: Reel Planning / Map & Data Co, 2022)

On balance and on planning grounds, the Cleeve option and the Rosebank option are considered the most suitable and warrant further detailed investigation and analysis. This is addressed in the following section.

6.0 OPTIONS ANALYSIS

6.1 CLEEVE OPTION

Size and yield

Lot 155 on SP259530 is 400ha in area. It is suggested that appropriate yield from this site would be in the order of 30 lots of approximately 10ha. Together with land needed for infrastructure and services (estimated at 7-10% of the developed area, so 20-30ha), this would leave a balance of 70-80ha which would allow a contingency for subdivision design, having regard to geographic and other constraints and scope to provide a diversity of rural residential lot sizes within the developable area. It may be that smaller more intensive rural residential lots can be created along the frontage with larger rural residential holdings interfacing with the rural grazing lands on other boundaries. This development would be visible to road users approaching Longreach on the Landsborough Highway from the east, so higher visual amenity and aesthetic along the road frontage would be desirable. This contingency also allows for buffering in the event industrial uses are to establish on nearby land.

Water and sewerage

A mains town water supply is not yet available this far east of Longreach. Both the water supply service catchment boundary and the nearest sewerage pump station are situated 4km due west of the subject lot, adjacent to the Landsborough Highway at the common boundary of Lot 186 on PD225 and Lot 150 on SP259530. The viability of supplying this site with water and sewerage services via trunk infrastructure would likely be dependent on whether any other development occurs nearby. For instance, Lot 153 on SP259530, situated immediately to the west of the subject lot (together with Lot 151 on SP259530) constitutes the Industry Investigation Zone in the Longreach Region.

According to the planning scheme:

- The strategic intent for the Industry Investigation Zone includes:

3.3.1 (10): The designated industry investigation area near the town of Longreach is protected for its likely long term development as a regionally significant industrial estate

3.3.2 (17): Land in the industry investigation zone, (known as the old Agricultural College land) is protected for future development as a regionally significant industrial estate, accommodating transport and logistics activities, mining related industries and other medium and heavy industries. Interim uses which may prejudice its long-term capacity for industrial development are not established.

3.3.2 (18): Industrial development within the industry investigation zone does not occur prior to the preparation of a master plan and commitment by Council to servicing the area with water, sewer, stormwater / drainage, telecommunications and electricity infrastructure.

- The Industry Investigation Zone Code purpose includes:

The purpose of the industry investigation zone code is to identify and protect land that may be suitable for industrial activities where further detailed planning investigations and studies are required to determine the suitability of the investigation zone for use as an industry zone.

There are also overall, performance and acceptable outcomes in the Industry Investigation Zone Code and outcomes in other parts of the planning scheme which reflect and reiterate this strategic intent. No change to the strategic intent for this land has been raised during the early consultation undertaken for this planning scheme major amendment project.

Depending on the timing of potential rural residential development of Lot 155 on SP259530, various trunk infrastructure may be available. The existing trunk infrastructure on the eastern side of Longreach is presently on the opposite side of the highway and railway line from both Lot 153 ('Cleeve paddock') and Lot 155 (Cleeve option) on SP259530. This would be a relevant factor in the design, cost and construction timing of any extension of the existing networks. Alternatively, self-sufficient on-site or estate-specific water and sewerage solutions may need to be adopted to facilitate development. This is not necessarily a constraint to development, because part of the market gap in terms of residential lifestyle diversity is for properties which offer a rural context or off-grid experience. It is also not an unusual approach in rural residential developments separated from an existing urban or township area. Such services would be a matter for the developer to address in applying to subdivide the land.

Electricity

A review of the Ergon Energy Network Capacity Map does not indicate an existing electricity connection at Lot 155 on SP259530. However, a 22kVA feeder (Ilfracombe, asset number LR209, Rural asset) crosses the highway and railway line to connect to the nearby Longreach Solar Farm and then runs diagonally north-east on to Camden Park Homestead. The network capacity map indicated this asset has >1.000 MVA capacity remaining – this is not inconsistent with capacity of electricity assets generally across Central Western Queensland. The point where this asset crosses the highway and railway line is 2.35km from the south-eastern corner of Lot 155 on SP259530.

Accessibility

Lot 155 on SP259530 is accessible from the Landsborough Highway via an existing but unconstructed road reserve which crosses the Central Western System railway line at the frontage of the lot. This site has a 'gateway' location to Longreach on the highest order road approach, being the Landsborough Highway from Barcaldine and Ilfracombe. Together with the Longreach Solar Farm it would serve as a visual marker to highway and railway travellers that they were approaching Longreach. For this reason, the character and visual attributes of development on this site would serve to influence the initial impressions of visitors arriving by road or rail.

One of the significant considerations with the proposed intensification of development on this land is safe and suitable standard access across the Central West System railway line, which separates the land from the highway. A positive attribute of a site at this location is that a level crossing of the railway line and road reserve already exist. In the course of preparing this report, Reel Planning consulted the Department of Transport and Main Roads (Rail) regarding this option.

The Department of Transport and Main Roads feedback stated:

DTMR have no objection to the proposed zoning change (to Lot 153 or Lot 155 on SP259530), in principle, provided that the creation of new level crossings is avoided.

- *The council are recommended to contact Queensland Rail to discuss upgrade requirements for the level crossing to the south of Lot 155, which provides access to both lots. The QR contact is QRPropertyWayleaves@qr.com.au.*

Road connection and rail crossing upgrades are usually addressed in the course of the land being developed and assessment benchmarks in the planning scheme and the *Planning*

*Regulation 2017*⁸, however in plan-making it is relevant to consider the economic practicalities of zoning intent being readily realised.

There is another existing level rail crossing further east of the site which serves to provide access to the Longreach Solar Farm and Camden Park Station which has been subject to more recent maintenance, however requiring road access to Lot 155 on SP259530 from this crossing would significantly reduce the convenience of connectivity between the site and Longreach. Using this crossing would add approximately 8km to the journey – this would not be a good planning outcome with respect to the objective of rural residential development.

Further guidance was sought from the QR contact using the QRPropertyWayleaves@qr.com.au address provided above, however the feedback received did not contribute further to clarifying the nature or extent of upgrade works. It is recommended that the QR contact continue to be engaged as more refined details of the development proposal emerge. A copy of the further guidance received has forwarded separately to council.

The standard and flood-free characteristics of the road network access of this site are among its stand-out attributes in terms of appropriateness for rural residential development.

Environment

The most notable environmental features relevant to this option are two low order water ways and native vegetation. The vegetated band transecting this lot has the potential to contribute to its aesthetic appeal and residential amenity and would ideally be preserved in the course of development.

The native vegetation is mapped as Category B on the regulated vegetation management map and identified as “least concern regional ecosystem”. The presence of the waterways means that native vegetation along them constitutes regulated vegetation intersecting a waterway and as such are a Matter of State Environmental Significance. The proposed clearing of any regulated vegetation on the site could be addressed and managed as part of a subsequent development application process. It does not represent a constraint to the rezoning or general capacity of Lot 155 on SP259530 to be used for rural residential development.

The waterway which traverses the south-eastern corner of the lot for about 600m impacting around 7ha is identified as a level 1 – Low order stream for assessing waterway barrier works for impacts on fish passage. Development in this area could be avoided through lot layout design and as noted above, there is sufficient contingency to achieve anticipated rural residential lot yield despite this natural feature.

Potential vision

Increased residential lifestyle diversity within the region and conveniently located to Longreach are the unfulfilled community aspirations which have been identified through consultation for this project. Given that this option offers a ‘greenfield’, ‘gateway’ development setting nearby an existing tourist attraction (Camden Park Station), it is suggested that an overall outcome for rural residential development of this site be that it delivers a relatively high standard of aesthetic and amenity. It would not be desirable for a rural residential area in this location to incorporate visitor accommodation as that would detract from other areas planned to serve that purpose. However subject to being consistent and compatible with residential use and amenity of the area, home-based businesses might be able to establish here which contribute to the area becoming a destination for drop-in or weekend visits, perhaps leveraging the highway location and proximity to the nearby tourist attraction.

⁸ Particularly those relating to state transport infrastructure which would be assessed by the State Assessment and Referral agency in the course of the development application and assessment process

Suggested overall outcomes for the rural residential development of this option:

- the establishment of rural residential development within the rural residential zone between the Industry Investigation Zone and Longreach Solar Farm/Camden Park is of a scale, intensity and configuration that can make safe use of the existing or any planned road crossing of the railway line
- rural residential development within the rural residential zone on the eastern approach to Longreach is designed to promote a strong sense of community in the locality, contribute to a high cottage-style aesthetic and amenity having regard to its 'gateway' situation near the highway entrance to Longreach and complement the existing tourist operations nearby the rural residential zone in that locality
- home-based businesses involving cottage arts and crafts would be consistent with the rural residential zone in this location.

Impact of zone change

This land has and continues to be used for rural purposes including grazing. Any lawful existing use of the land is lawfully able to continue, despite a change in zone from Rural to Rural Residential.

In terms of starting a new use on the land or intensifying a use, there are some differences between what can be undertaken as accepted development (without needing to make a development application and obtaining a development approval before commencing the use) between the Rural and Rural Residential zone. These differences can be determined by comparing the respective zone tables in Part 5.4 of the planning scheme.

The greatest impacts in terms of accepted development rights with respect to the proposed change of zone, would be that new proposals for cropping, intensive animal industry (ie. feedlot), rural industry (ie. packing shed) or rural workers' accommodation would no longer be able to be undertaken without first obtaining a development approval. Subject to other potential changes proposed as part of the major amendment to the planning scheme, there would be less support offered by the planning scheme for short-term accommodation, tourist park uses and low-impact industry involving chiller boxes on this land. However, the change of zone would mean that subdivision and developing the land for rural residential purposes would be facilitated, where it is presently restricted.

In terms of impacts on matters of State interests, this land is within mapped Category B regulated vegetation. While the Rural Residential Zone facilitates a form of residential development, it is not considered an "urban area". Therefore, the proposed change in zoning would not cause the 'urban purpose, urban area' exemptions to apply in terms of regulating the clearing of native vegetation. There would be no impact on the regulation of clearing native vegetation arising from the proposed zone change.

6.2 ROSEBANK OPTION

Size and yield

Lot 11 on SP322812 has a total area of 2187ha, across three portions separated by road reserves:

- **West portion:** The western-most portion is approximately 1134ha and bounded on the north-west by the Thomson River. It is effectively separated from the remainder of the lot by newer lots containing various council infrastructure (landfill and sewerage ponds) which appear to have been extracted from what was historically part of the stock route reserve

transecting the lot and Longreach–Tocal Road which has been formed within what remains of the road and stock route reserve. It has a battle-axe shape providing a frontage/access of approximately 157m width to the road and stock route reserve (Longreach–Tocal Road). This portion is not affected by the proposed zone change addressed in this report.

- **Middle portion:** This is the portion which is the subject of consideration, for a change of zone from Rural to Rural Residential, in this report. It is approximately 1044ha with substantial frontage to both Longreach–Tocal Road on its north-western side and Thomson Developmental Road on its south-eastern side.
- **East portion:** The eastern-most portion is only 9.42ha, triangular in shape and separated from the remainder of the lot by Thomson Developmental Road. This portion is presently zoned Rural. No change is specifically proposed for this portion. By being retained in the rural zone, the land use rights of this portion would remain unchanged and consistent with the lots it shares a common boundary with. In facilitating a future reconfiguration of Lot 11 on SP322812, this portion would not be able to meet the accepted minimum lot size presently for either the rural (5,000ha) or rural residential (10ha) zones. So, there is no added benefit from this perspective including it in the rural residential zone. Its unique context and circumstance could be considered as part of any application for reconfiguration of a lot and an alternative minimum lot size or configuration would potentially be justifiable. In any future subdivision, it could remain part of a partitioned lot with land on the opposite side of Thomson Developmental Road.

A suggested total yield from the middle portion of 1044ha, would be less than 50 lots having an average size between 10 and 20ha. This larger lot size could provide for a different range of home-based activities compared with other rural residential lot offerings (existing and proposed) in the region. It is unlikely that sufficient population growth would be realised in the foreseeable future however to require that level of supply. It is anticipated that the market would influence a proponent's development proposal/s and likely result in a staged subdivision of the land and release to the market. Presently, with the planning scheme adopting an acceptable minimum lot size of 10ha, the potential yield would theoretically be significantly greater. Split-zoning of this portion or the inclusion of specific statement/outcomes in the planning scheme could be used to manage development and development fronts on this land, if council was not confident that the market would adequately or appropriately self-regulate such matters. Increasing regulation of development on the site may require more detailed site planning upfront in plan-making and reduce flexibility in terms of overall site and development design.

In terms of the viability of the balance of any residual allotment arising from rural residential subdivision of part for this middle portion of Lot 11 on SP322812, it is noted that:

- the lot is already subject to practical fragmentation
- the land is not identified as being of particular quality in terms of highly productive agricultural potential (ie. Agricultural Land Classification (ALC) Class A and Class B) or designated at a State-level as an 'Important Agricultural Area'
- the land has historically been used for research and grazing purposes and in conjunction with other surrounding land holdings
- any residual area could continue to be used consistent with how it is presently used, subject to development arrangements ensuring that it retains or is provided with a new stock watering source commensurate with stocking capacity
- there is no identified shortage of rural land in the Longreach Region or Central Western Queensland having the rural production characteristic of this land, however there is an identified shortage of rural residential zoned land in the Longreach Region as demonstrated by this report. This report addresses the basis on which this land has been

assessed as being one of two areas of land best suited in the Longreach Region for new future rural residential development.

Water and sewerage

There is presently no mains town water supply or sewerage service connection to this site. The north-western boundary is less than 500m from council's sewerage ponds, so there is potential for connect to the sewerage network. Water is presently stored on the site within a dam located on the north-eastern boundary.

The nearest town water supply infrastructure is located at the southern end of Galah Street where Longreach–Tocal Road and Thomson Developmental Road converse to form Eagle Street within the township area of Longreach. This is approximately 3km from the northern boundary of the site via Longreach–Tocal Road or 4km from the south-eastern corner of the site via Thomson Developmental Road. There are creek channels between the Longreach township and the site.

Alternatively, self-sufficient on-site or estate-specific water and sewerage solutions may need to be adopted to facilitate development. This is not necessarily a constraint to development, because part of the market gap in terms of residential lifestyle diversity is for properties which offer a rural context or off-grid experience. It is also not an unusual approach in rural residential developments separated from an existing urban or township area. Such services would be a matter for the developer to address in applying to subdivide the land.

If the intention is for this site to accommodate rural residential lots of greater proportions than others offered elsewhere in the region, it may in fact be better suited to self-sufficient on-site solutions.

Electricity

There is an existing electricity connection to the middle portion of Lot 11 on SP322812 at the dam adjacent to the north-eastern boundary. This supply is from a 22kVA feeder (Morella, asset number LR204, Rural asset) which transects the subject portion of Lot 11 on SP322812 north-east to south-west. Electricity infrastructure also runs along Longreach–Tocal Road at the northern point and north-western side of the subject portion. This 22kVA feeder (Ilfracombe, asset number LR209, Rural asset) supplies electricity to Council's sewerage ponds located on the opposite side of Longreach–Tocal Road from the middle portion of Lot 11 on SP322812.

Accessibility

This site has a high degree of potential for access and connectivity with the road network. It is adjacent a well-formed and maintained part of Longreach–Tocal Road; a local road. It is also adjacent the high order state-controlled Thomson Developmental Road. From the northern boundary of the site there is also a connection road between these two roads.

The site is separated from Longreach by creek channels which could cause road accesses between the two to be restricted for periods during significant flooding events, The hierarchical order of these roads mean that they will have been engineered to withstand smaller flood events. At Longreach, there is usually for-warning time before these roads would be affected by significant flooding to enable evacuation or provisioning to occur in advance of any road closure.

The road reserve within which Longreach–Tocal Road is situated is relatively wide, particularly where adjacent to this site. This road reserve also constitutes a part of the stock route network which runs adjacent to the Thomson River between Stonehenge and Longreach.

The State Planning Policy (July 2017) includes the following State interest policy:

ensuring development on, or adjacent to, the stock route network does not compromise the network's primary use for moving stock on foot, and other uses and values including grazing, environmental, recreational, cultural heritage, and tourism values.

Local governments in Queensland are required to demonstrate they have appropriately integrated State interest policies when making or amending local planning schemes. Before a planning scheme or major amendment can be made by a local government, the proposed draft must undergo a State interest review and formal public consultation, and be approved for adoption by the Planning Minister.

DAF is the current freehold landowner of Lot 11 on SP322812 and is an advice agency contributing to the State interest review process. In the course of preparing this report, Reel Planning consulted with the Department of Agriculture and Fisheries (DAF) about this option.

The DAF feedback:

- acknowledged the subject land “does not contain any ALC Class A/B land and is not within a mapped Important Agricultural Area”
- asked that consideration be given to “how any rezoning proposal would ensure the stock route network remains operational and is in no way impacted by development associated with a rural residential zone”.

The planning scheme is already required to, and already does, include provisions requiring future development consider and address how it does not impact on the stock route network. This is presently done via a performance outcome in the Rural Zone Code (Part 6.2.9 of the planning scheme). Where the proposed change of zoning in the planning scheme causes a new zone to be adjacent the stock route network then it is appropriate that similar provisions be included in the zone code of the relevant zone.

If this portion of land were to be incorporated into the Rural Residential Zone, it should be accompanied by amendment to the Rural Residential Zone Code (Part 6.2.10 of the planning scheme) to include an overall outcome and a performance outcome addressing protection of the stock route network. These provisions would then be assessment benchmarks against which any future development application to subdivide this land would be assessed and decided.

Having dual road frontages and potential access to the connection road between Longreach-Tocal Road and Thomson Developmental Road gives a developer more lot layout options for responding to this relevant consideration. Given the proximity of the site to both the Longreach refuse tip and the sewerage ponds, there are also other reasons why it would be prudent in terms of lot layout design to buffer residential uses from the existing, periodic and future activities anticipated to occur to the north-west of the site. Ideally, the number of road network connections from rural residential development of the land would be limited and lots would be inward facing to an internal road network.

Environment

Similar to the Cleeve option above, the native vegetation across the middle portion of Lot 11 on SP322812 is mapped as Category B on the regulated vegetation management map and identified as “least concern regional ecosystem”. The proposed clearing of any regulated vegetation on the site could be addressed and managed as part of a subsequent development application process. It does not represent a constraint to the rezoning or general capacity of the land to be used for rural residential development.

The most significant environmental feature relevant to this option is the mapped area of MSES – Wildlife habitat (endangered or vulnerable) and the area of MSES – Regulated vegetation (essential habitat) which corresponds with it. Further details are available and has been reviewed

in the course of preparing this report by conducting a search by lot number at <https://www.qld.gov.au/environment/management/environmental/environmental-reports-online> and generating the available Matters of State Environmental Significance (MSES) Reports.

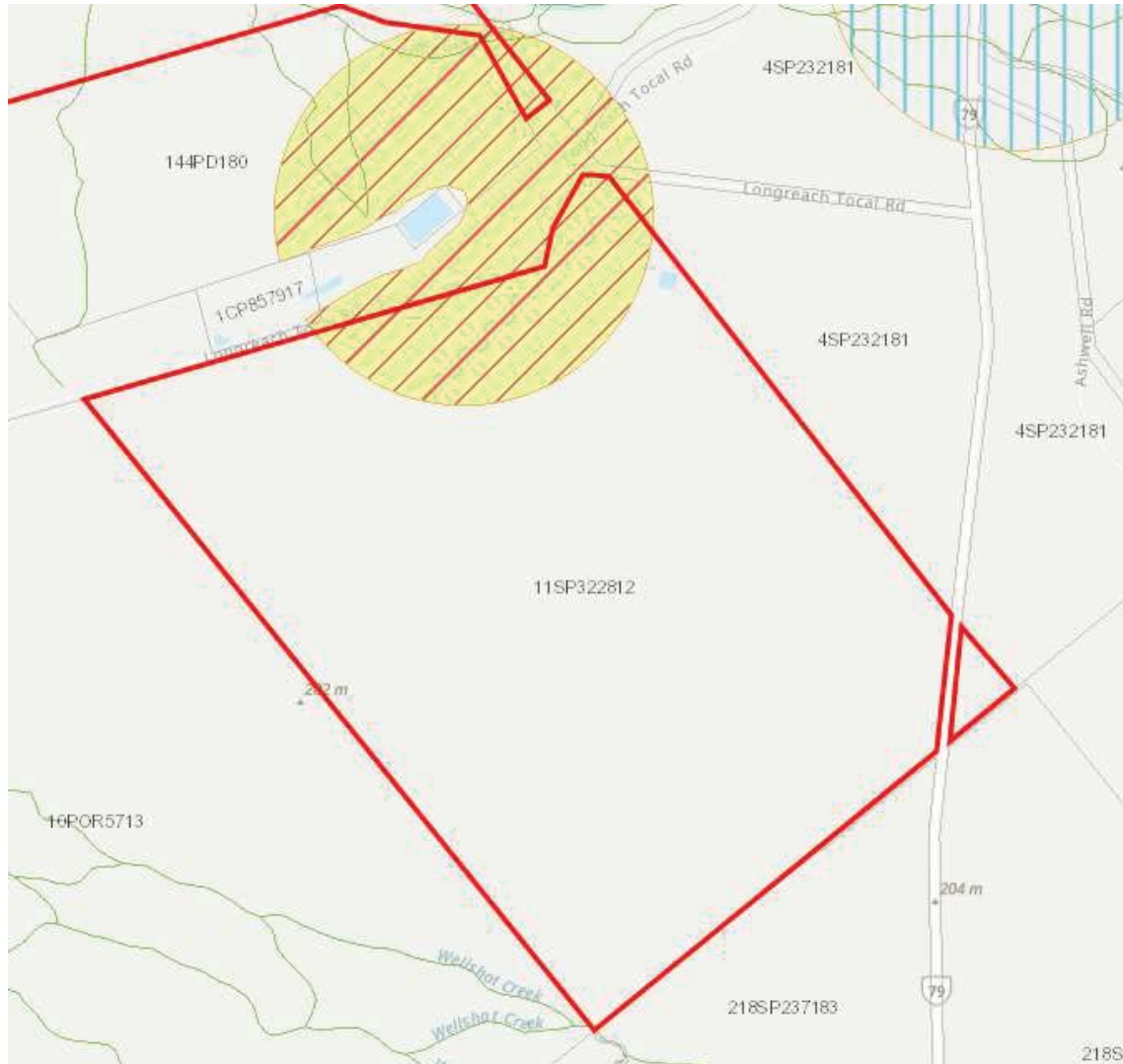


Figure 13: Extract of MSES mapping on Lot 11 on SP322812: MSES - Wildlife habitat (endangered or vulnerable) [red stripes] and MSES - Regulated vegetation (essential habitat) [yellow]

(Source: Queensland Government (Department of State Development, Infrastructure, Local Government and Planning), Online State Planning Policy Interactive Mapping System)

A review of the MSES reporting reveals that this mapping arises from the sighting location data for the critically endangered curlew sandpiper (*Calidris ferruginea*).

This feature would need to be considered in subsequent development proposals and clearing of native vegetation in this mapped area should be avoided.

The contemplated rezoning would be intended to increase the development and occupation intensity of the middle portion of Lot 11 on SP322812, however this portion is of sufficiently large size for this constraint to be accommodated through design. It is not anticipated to be a restrictive constraint to the rezoning or general capacity of the entire portion to yield and be used for rural residential development.

Similarly, there is a very small section of the southern corner of the lot which is mapped as being bushfire prone. This is not a restrictive constraint to the rezoning or the general subdivision capacity of this land. A comparative review of this mapping with aerial imagery suggests grounds may exist to challenge the accuracy of the State-wide bushfire hazard mapping at this location (perhaps it is intended to address the risk associated with vegetation along Wellshot Creek in this vicinity, which is predominantly located (with the exception of approximately five mature trees) on adjoining land).

The low and comparatively small areas of risk associated with bushfire and flood risks on the middle portion of Lot 11 on SP322812 are reasonably and appropriately able to be avoided and managed through the development design and assessment benchmarks associated with reconfiguring a lot under the planning scheme.

Potential vision

Increased residential lifestyle diversity within the region and conveniently located to Longreach are the unfulfilled community aspirations which have been identified through consultation for this project. This option offers a 'greenfield' development opportunity to offer a different lifestyle experience and opportunities from other existing and potential rural residential zoned lots in the Longreach Region. This option has the potential to make large scale rural residential lots available to the market. The location and context of this land also lends to leveraging of the pastoral history associated with it. There are potential opportunities associated with proximity to the sewerage ponds and land fill site, in terms of emerging and innovative technologies associated with recycling, repurposing and reuse of urban/township by-products. In addition to small-scale hobby farming and home-based businesses associated with rural industries, there may also be emerging opportunities for people choosing to live on rural residential scale lots and potentially work from this location.

Suggested overall outcomes for the rural residential development of this option:

- rural residential development of the rural residential zone at Rosebank respects and does not detract from the ongoing functionality and safety of the adjacent stock route network and nearby community infrastructure and facilities;
- rural residential development of the rural residential zone at Rosebank is designed to capture the pastoral heritage of the locality and to facilitate opportunities for home-based businesses of a nature that compliment rural industries, including for instance the incorporation of a chiller box precinct in an designated area within this locality.

Impact of zone change

This land has and continues to be used for rural purposes including grazing. It has also been used in conjunction with an education facility, however that use could be argued to have now been abandoned. The research site aspects may be justified as persisting. Any lawful existing use of the land would be able to lawfully continue, despite a change in zone from Rural to Rural Residential.

In terms of starting a new use on the land or intensifying a use, there are some differences between what can be undertaken as accepted development (without needing to make a development application and obtaining a development approval before commencing the use) between the Rural and Rural Residential zone. These differences can be determined by comparing the respective zone tables in Part 5.4 of the planning scheme.

The greatest impacts in terms of accepted development rights with respect to the proposed change of zone, would be that new proposals for cropping, intensive animal industry (ie. feedlot), rural industry (ie. packing shed) or rural workers' accommodation would no longer be able to be

undertaken without first obtaining a development approval. Subject to other potential changes proposed as part of the major amendment to the planning scheme, there would be less support offered by the planning scheme for short-term accommodation, tourist park uses and low-impact industry involving chiller boxes on this land. However, the change of zone would mean that subdivision and developing the land for rural residential purposes would be facilitated, where it is presently restricted.

In this instance, it is only contemplated that any change in zoning apply to an identifiable portion of the existing lot. Split-zoning of lots is not common (and usually avoided on administrative and clarity grounds), however is possible within Queensland's planning system. In this instance, the middle portion of Lot 11 on SP322812 is of a sufficient size and has distinct boundaries which would effectively avoid typical concerns with adopting split-zoning. The change impacts noted above would only apply to the middle portion. Land use rights under the Rural Zone would continue to apply to the west and east portions of Lot 11 on SP322812. Such a change would not alter the arrangements for the west portion of Lot 11 on SP322812 having redirect access to the stock route network. While Lot 11 remains in single ownership and undivided, the east portion would also still retain access to the stock route network. In the event the middle portion was subdivided to facilitate rural residential development, this could only be undertaken with the landowner's prior consent, and through this process consideration could be given to whether access from the small east portion through the middle portion to the stock route was to be retained, foregone or facilitated through some other tenure process (ie. easement).

In terms of impacts on matters of State interests, this land is within mapped Category B regulated vegetation. While the Rural Residential Zone facilitates a form of residential development, it is not considered an "urban area". Therefore, the proposed change in zoning would not cause the 'urban purpose, urban area' exemptions to apply in terms of regulating the clearing of native vegetation. There would be no impact on the regulation of clearing native vegetation arising from the proposed zone change.

6.3 FURTHER CONSIDERATIONS

The preference in plan-making is to avoid split-zoning lots, however the option is available to council to reduce and limit the area of each of Lot 155 on SP259530 (Cleeve option) and Lot 11 on SP322812 (Rosebank option), which it considers acceptable for rural residential development. A risk associated with this approach is that it may impede or complicate subdivision layout and design options. In split-zoning a lot, consideration should also be given to the impacts and land use facilitated on the balance area and the administrative requirements should an applicant propose development across the differently zoned parts of the lot. The process for changing the zoning of a planning scheme would likely involve greater administration, public expense and time than assessing and deciding a code or impact assessable development application with merit over a singularly zoned lot. On the other hand, the risk of over-zoning (providing more land in the Rural Residential Zone than there is anticipated demand within the planning horizon) is that a dispersed and disorderly settlement pattern may be created. To some extent with rural residential development involving larger sized lots (reduced density and intensity) should come to the market with reduced expectations in terms of public servicing and infrastructure.

If the Rural Residential Zone is to be expanded to include more than one new locality, development yield and outcome intent should be expressed for the different localities in order to manage the risks of overdevelopment in the short to mid-term. To reinforce diversity in development outcomes across the zone, council could consider adopting a similar approach to Maranoa Regional Council and set different acceptable minimum lot size and/or maximum lot sizes for the respective localities within the Reconfiguring a Lot Code (8.3.1 and Table 8.3.1.3(b) within it).

In terms of applying to reconfigure both Lot 155 on SP259530 (Cleeve option) and Lot 11 on SP322812 (Rosebank option), a development application would need to be made to council and also referred to the State Assessment and Referral Agency (SARA). The SARA referral triggers

presently applying to both lots are very similar and primarily concerned with impacts on adjacent State transport infrastructure (both have potential access via state-controlled roads and the Cleeve option is also with 25m of the rail corridor). Referral triggers and fees are set out in Schedule 10 of the *Planning Regulation 2017*. The assessment benchmarks relating to SARA referral assessment are generally set out in the State Development Assessment Provisions.

6.4 REGIONAL PLAN

The Regional Plan relevant to planning and development in the Longreach Region is the Central West Regional Plan (September 2009).

The regional plan expresses no specific strategic directions or regional outcomes with respect to rural residential development. The regional outcomes reiterate and follow consistent themes already addressed through the planning scheme and considered in this report; for instance, liveability, strong community identity, protecting ecological values, maintaining water flow integrity and quality, protecting and improving infrastructure, facilitating cost effective sustainable infrastructure provision, pest management, protecting agricultural values and enhancing economic opportunity.

The most relevant objectives and land use policies in the regional plan are:

- **4.3 Housing mix, affordability and design:** Objective – *“To provide for a variety and mix of dwelling types, sizes and tenures to meet diverse community needs, and achieve housing choice and affordability in rural communities”*. The land use policies at 4.3.1 encourage water sensitive design, residential development which response to climatic conditions of the region and diversity in housing options.
- **4.4 Disaster management:** The land use policy at 4.4.1 states *“Development is not located in areas that are at risk of being affected by natural hazards”*. This policy is reiterated at various levels of land use planning and is the reason flood risk was a significant consideration in the options analysis and recommendations of this report.
- **5.1 Land availability:** Objective – *“To ensure land is available to meet the requirements of the region’s existing and future businesses and industries”*. In relation to rural zoned land, the land use policy at 5.1.2 is *“Planning scheme provisions relating to minimum lot sizes (rural) do not allow for subdivision of land into lots that are too small for viable rural production.”* For this reason, the existing planning scheme is restrictive in terms of allowing subdivision in the rural zone and hence, a reason for changing the zoning of specific areas which have been subject to options analysis in order to respond to the demand being expressed for additional rural residential lots in the Longreach Region.

The regional plan has been reviewed in undertaking the options analysis and making recommendations in this report. The proposed expansion of the Rural Residential Zone does not conflict with the strategic directions and regional policies of the regional plan – in some respects it contributes to furthering the desired outcomes.

As the lower order planning instrument, the planning scheme should appropriately integrate and provide the local expression of the planning policies and land use strategic of the regional plan. At the time of being made, the existing Longreach Regional Planning Scheme was recognised as advancing the Central West Regional Plan (Part 2.2 of the planning scheme).

7.0 RECOMMENDATION

It is recommended that the Rural Residential Zone, as represented in the planning scheme for the Longreach Region, be expanded to include land beyond the existing developed area at Cramsie.

It is recommended that the zone be expanded at this time to include Lot 155 on SP259530 (Cleeve option).

While the Rosebank option was potentially suited to rural residential development, it is not considered that additional yield, to that which can be offered by the Cleeve option, is required at this time. The Cleeve option is recommended in preference to the Rosebank options for reasons including:

- continuity of connection to Longreach and high order transport networks during flood events
- less expansive greenfield site which facilitates opportunities for more efficient management of development yield, staging, fronts and servicing
- does not involve split-zoning of a lot
- less risk associated with managing environmental and stock route constraints
- better located in relation to other potential economic and employment opportunities/drivers
- opportunity to reframe and revitalise the primary ‘gateway’ approach into Longreach.

A proposed amended zone map is provided below.

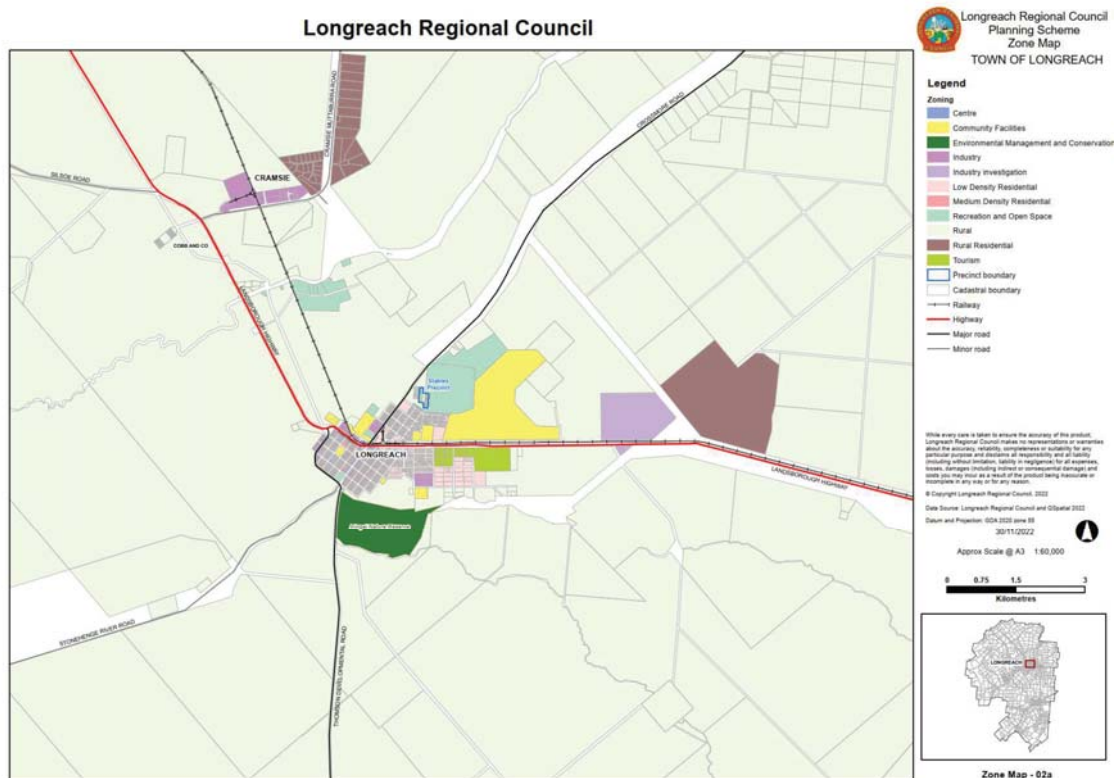


Figure 14: Proposed amended planning scheme zoning

(Source: Reel Planning, 2022)

It is recommended that the strong statements against realising additional rural residential development in the life of the planning scheme, in the higher order strategic intent statements and the Rural Residential Zone code, be amended to provide increased opportunities for rural residential development within the expanded Rural Residential Zone. The purpose statement of the Rural Residential Zone code could be amended to reflect the following:

6.2.10.2 Purpose

- (1) *The purpose of the rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided and where the intensity of residential development is generally dispersed.*
- (2) *The local government purpose of the code is to provide for the continuation, in the case of Cramsie, and the establishment of large semi-rural lifestyle lots, on which the primary use is detached housing. As the land in the zone has limited access to infrastructure and services, non-residential uses are generally limited to domestic-scale semi-rural and home-based business activities. Development maintains and contributes to the character and amenity of the locality and impacts on nearby ecological values or natural resources are avoided.*
- (3) *The purpose of the zone will be achieved through the following overall outcomes:*
 - (a) *the zone accommodates predominantly dwelling houses on large lots supporting a semi-rural lifestyle with limited access to town services;*
 - (b) *residential development occurs in the form of dwelling houses, to the general exclusion of other more intensive residential uses;*
 - (c) *home-based businesses occur where they do not unduly diminish the semi-rural residential amenity;*
 - (d) *the provision of visitor accommodation in the rural residential zone is not supported;*
 - (e) *reconfiguring existing lots within the rural residential zone at Cramsie does not occur;*
 - (f) *residential development abutting industrial activities at Cramsie is protected from the potential impacts on residential amenity;*
 - (g) *the establishment of rural residential development within the rural residential zone between the Industry Investigation Zone and Longreach Solar Farm/Camden Park is of a scale, intensity and configuration that can make safe use of the existing or any planned road crossing of the railway line;*
 - (h) *rural residential development within the rural residential zone on the eastern approach to Longreach is designed to promote a strong sense of community in the locality, contribute to a high cottage-style aesthetic and amenity having regard to its 'gateway' situation near the highway and complement the existing tourist operations nearby the rural residential zone in that locality;*
 - (i) *home-based businesses involving cottage arts and crafts would be consistent with the rural residential zone on the eastern approach to Longreach;*
 - (j) *development is protected as far as possible from the risk of bushfire hazard; and*
 - (k) *development does not diminish water quality either locally or in the Lake Eyre Basin, and does not intensify impacts on other environmental values including remaining areas of environmental significance near the zone.*

In addition to the above, guidance could be offered in terms of lot yield or alternatively, this development opportunity may be left open to market determination.

As noted within the report, no change is presently proposed to the accepted minimum lot sizes stated in the planning scheme, however consideration could be given to providing more refined lot size guidance in the planning scheme to further regulate to achieve the potential vision for the rural residential area if desired.

If in the future, the expanded rural residential zone was to near exhaustion in terms of development yield or potential, then consideration could be given at that time to further

expanding the rural residential zone by way of another plan-making or major amendment process. The Rosebank option could be reconsidered for appropriateness as a part of that process.

8.0 CONCLUSION

In conclusion, this report finds that there is a present shortage of rural residential development opportunities with the Longreach Region and the existing Longreach Region Planning Scheme does not facilitate the creation of further lots for rural residential development.

An options analysis has been undertaken to consider areas which may be appropriate for expansion of the Rural Residential Zone in the Longreach Region Planning Scheme in order to facilitate new rural residential development opportunities. Through initial sieving, four areas were identified for consideration and from those, two areas were determined to warrant more detailed planning analysis.

It is recommended that the Rural Residential Zone be expanded through a major amendment of the planning scheme to include Lot 155 on SP259530. To support the inclusion of this expanded area, amendments to the strategic outcomes and the overall outcomes of the Rural Residential Zone Code in the planning scheme are also suggested.

Should you wish to discuss any aspect of this report please contact the undersigned on (07) 4927 3878.

Kind Regards,

Kate Lipke | Principal Planner
REEL PLANNING

APPENDIX A: TABLE OF LOT DETAILS – EXISTING RURAL RESIDENTIAL ZONED LOTS

Table 1: Acacias Estate – Cramsie

Lot	Plan	Tenure	Area (sqm)	Notes
0	SP142649	Freehold	41060	Water and road infrastructure – not intended to be developed for rural residential purposes
1	SP142649	Freehold	99380	Equestrian complex – listed as last sold Sept 2012
2	SP142649	Freehold	124300	House
3	SP142649	Freehold	100000	House
4	SP142649	Freehold	100100	House
5	SP142649	Freehold	100000	Vacant with dam infrastructure – appears to be used in conjunction with Lot 4
6	SP142649	Freehold	100000	House
7	SP142649	Freehold	100000	House
8	SP142649	Freehold	100000	House – last transferred July 2018
9	SP142649	Freehold	100000	House
<i>Total estate area</i>			964840	(96.484ha)
<i>Total RR developable area</i>			923780	(92.378ha)
<i>No of RR lots</i>			9	
<i>No of developed (residential) RR lots</i>			7	

Table 2: Coolibah Estate – Cramsie

Lot	Plan	Tenure	Area (sqm)	Notes
0	SP127208	Freehold	22230	Water and road infrastructure – not intended to be developed for rural residential purposes
1	SP127208	Freehold	92810	House
2	SP127208	Freehold	85670	House – last transferred Dec 2009
3	SP127208	Freehold	88380	House
4	SP127208	Freehold	100600	House – last transferred Aug 2020
5	SP127208	Freehold	83400	House – last transferred May 2010
6	SP127208	Freehold	95770	House
<i>Total estate area</i>			568860	(56.886ha)
<i>Total RR developable area</i>			546630	(54.663ha)
<i>No of RR lots</i>			6	
<i>No of developed (residential) RR lots</i>			6	

Table 3: Sandilewoods Estate – Cramsie

Lot	Plan	Tenure	Area (sqm)	Notes
0	GTP101601	Freehold	78760	Water and road infrastructure – not intended to be developed for rural residential purposes
1	GTP101601	Freehold	19990	House (Aug 2019)
2	GTP101601	Freehold	20000	House (Aug 2019)
3	GTP101601	Freehold	20000	House
4	GTP101601	Freehold	23960	House (Feb 1999)
5	GTP101601	Freehold	22240	House (Oct 2005)
6	GTP101601	Freehold	21350	House – listed as sold Nov 2019
7	GTP101601	Freehold	19990	Vacant – As at August 2022 was advertised for sale as “last remaining lot in Sandilewoods Estate” for \$179,000. Listing since removed.
8	GTP101601	Freehold	21200	House – listed for sale for \$475,000 in February 2022
9	GTP101601	Freehold	23170	House
10	GTP101601	Freehold	25550	House
11	GTP101601	Freehold	20720	House
12	GTP101601	Freehold	20600	House
13	GTP101601	Freehold	26350	House
14	GTP101601	Freehold	24660	House – last transferred 1 Dec 2018
15	GTP101601	Freehold	20000	House
16	GTP101601	Freehold	20000	House – listed as sold May 2020
17	GTP101601	Freehold	20000	House – last transferred 11 June 2021
18	GTP101601	Freehold	20000	House
19	GTP101601	Freehold	20000	House
20	GTP101601	Freehold	20000	House – listed for sale May 2022 and updated to sold Sept 2022
<i>Total estate area</i>			508540	(50.854ha)
<i>Total RR developable area</i>			429780	(42.978ha)
<i>No of RR lots</i>			20	
<i>No of developed (residential) RR lots</i>			19	

Table 4: Balance RRZ Lot – Cramsie

Lot	Plan	Tenure	Area (sqm)	Notes
1	RP839317	Freehold	52840	House
<i>Total estate area</i>			52840	(5.284ha)
<i>Total RR developable area</i>			52840	(5.284ha)

No of RR lots	1	
No of developed RR lots	1	

Table 5: Summary – Existing Rural Residential Zone – Cramsie

Estate description	Total Area (ha)	Total RR Developable Area (ha)	Total No. RR Developable Lots	Total No. Undeveloped (residential) RR Developable Lots
Acacias Estate	96.484	92.378	9	2
Coolibah Estate	56.886	54.663	6	0
Sandlewoods Estate	50.854	42.978	20	1
Balance RRZ lot	5.284	5.284	1	0
TOTALS	209.508	195.303	36	3

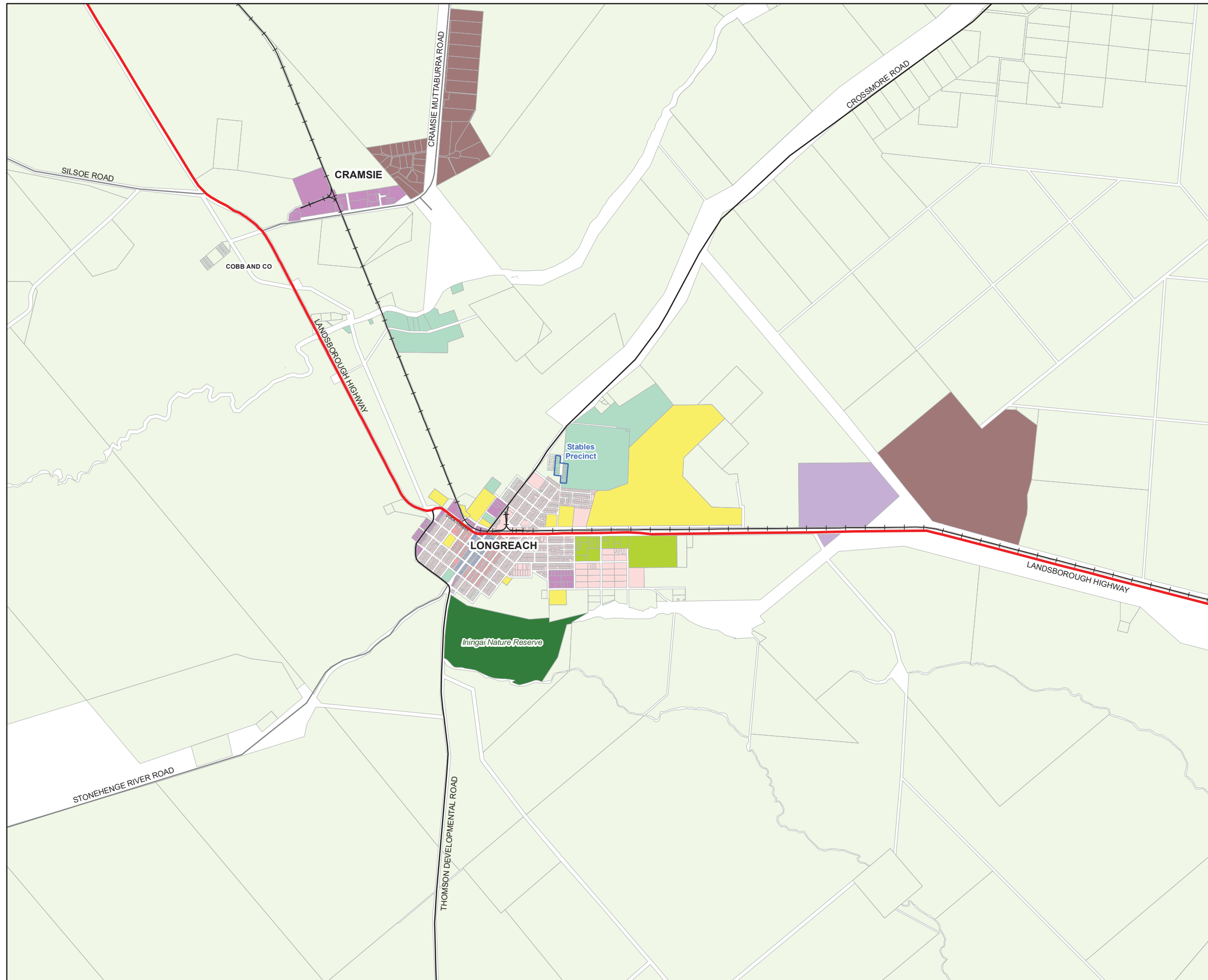
Note: There are also 3 lots within the existing Rural Residential Zone used for road and water infrastructure purposes. These lots total 14.205ha and account for the difference between columns 2 and 3 in the above table.

APPENDIX B: PROPOSED ZONE MAP

Longreach Regional Council



Longreach Regional Council
 Planning Scheme
 Zone Map
 TOWN OF LONGREACH



Legend

- Zoning**
- Centre
 - Community Facilities
 - Environmental Management and Conservation
 - Industry
 - Industry investigation
 - Low Density Residential
 - Medium Density Residential
 - Recreation and Open Space
 - Rural
 - Rural Residential
 - Tourism
 - Precinct boundary
 - Cadastral boundary
 - Railway
 - Highway
 - Major road
 - Minor road

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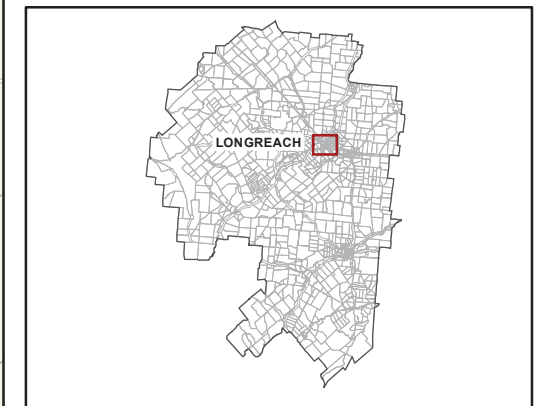
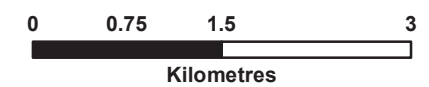
© Copyright Longreach Regional Council, 2022

Data Source: Longreach Regional Council and QSpatial 2022

Datum and Projection: GDA 2020 zone 55

30/11/2022

Approx Scale @ A3 1:60,000



Zone Map - 02a

**APPENDIX C: MATTERS OF STATE ENVIRONMENTAL
SIGNIFICANCE (MSES) REPORTS – LOT 155 ON SP259530**



Queensland Government

Department of Environment and Science

Environmental Reports

Biodiversity and Conservation Values

Biodiversity Planning Assessments and Aquatic Conservation Assessments

For the selected area of interest
Lot: 155 Plan: SP259530

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or Area of Interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "Central co-ordinates" option, the resulting assessment area encompasses an area extending from 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and field survey may be required to validate values on the ground.

Please direct queries about these reports to: biodiversity.planning@des.qld.gov.au

Disclaimer

Whilst every care is taken to ensure the accuracy of the information provided in this report, the Queensland Government makes no representations or warranties about its 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 damage) and costs which the user may incur as a consequence of the information being inaccurate or incomplete in any way and for any reason.



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Summary Information

Tables 1 to 8 provide an overview of the AOI with respect to selected topographic and environmental values.

Table 1: Area of interest details: Lot: 155 Plan: SP259530

Size (ha)	400.17
Local Government(s)	Longreach Regional
Bioregion(s)	Mitchell Grass Downs
Subregion(s)	Central Downs
Catchment(s)	Cooper Creek

The following table identifies available Biodiversity Planning Assessments (BPAs) and Aquatic Conservation Assessments (ACAs) with respect to the AOI.

Table 2: Available Biodiversity Planning and Aquatic Conservation Assessments

Assessment Type	Assessment Area and Version
Biodiversity Planning Assessment(s)	Mitchell Grass Downs v1.1
Aquatic Conservation Assessment(s) (riverine)	Lake Eyre and Bulloo Basins v1.1
Aquatic Conservation Assessment(s) (non-riverine)	Lake Eyre and Bulloo Basins v1.1

Table 3: Remnant regional ecosystems within the AOI as per the Qld Herbarium's 'biodiversity status'

Biodiversity Status	Area (Ha)	% of AOI
Endangered	0.0	0.0
Of concern	0.0	0.0
No concern at present	400.17	100.0

The following table identifies the extent and proportion of the user specified area of interest (AOI) which is mapped as being of "State", "Regional" or "Local" significance via application of the Queensland Department of Environment and Science's *Biodiversity Assessment and Mapping Methodology* (BAMM).

Table 4: Summary table, biodiversity significance

Biodiversity significance	Area (Ha)	% of AOI
State Habitat for EVNT taxa	0.0	0.0
State	400.17	100.0
Regional	0.0	0.0
Local or Other Values	0.0	0.0

Table 5: Non-riverine wetlands intersecting the AOI

Non-riverine wetland types intersecting the area of interest	#
(No Records)	

NB. The figures presented in the table above are derived from the relevant non-riverine Aquatic Conservation Assessment(s). Later releases of wetland mapping produced via the Queensland Wetland Mapping Program may provide more recent

information in regards to wetland extent.

Table 6: Named waterways intersecting the AOI

(no results)

Refer to **Map 1** for general locality information.

The following two tables identify the extent and proportion of the user specified AOI which is mapped as being of "Very High", "High", "Medium", "Low", or "Very Low" aquatic conservation value for riverine and non-riverine wetlands via application of the Queensland Department of Environment and Science's *Aquatic Biodiversity Assessment and Mapping Method* (AquaBAMM).

Table 7: Summary table, aquatic conservation significance (riverine)

Aquatic conservation significance (riverine wetlands)	Area (Ha)	% of AOI
Very High	3.44	0.86
High	396.73	99.14
Medium	0.0	0.0
Low	0.0	0.0
Very Low	0.0	0.0

Table 8: Summary table, aquatic conservation significance (non-riverine)

Aquatic conservation significance (non-riverine wetlands)	Area (Ha)	% of AOI
(No Records)		

Biodiversity Planning Assessments

Introduction

The Department of Environment and Science (DES) attributes biodiversity significance on a bioregional scale through a Biodiversity Planning Assessment (BPA). A BPA involves the integration of ecological criteria using the *Biodiversity assessment and Mapping Methodology* (BAMM) and is developed in two stages: 1) **diagnostic criteria**, and 2) **expert panel criteria**. The diagnostic criteria are based on existing data which is reliable and uniformly available across a bioregion, while the expert panel criteria allows for the refinement of the mapped information from the diagnostic output by incorporating local knowledge and expert opinion.

The BAMM methodology has application for identifying areas with various levels of significance solely for biodiversity reasons. These include threatened ecosystems or taxa, large tracts of habitat in good condition, ecosystem diversity, landscape context and connection, and buffers to wetlands or other types of habitat important for the maintenance of biodiversity or ecological processes. While natural resource values such as dryland salinity, soil erosion potential or land capability are not dealt with explicitly, they are included to some extent within the biodiversity status of regional ecosystems recognised by the DES.

Biodiversity Planning Assessments (BPAs) assign three levels of overall biodiversity significance.

- **State significance** - areas assessed as being significant for biodiversity at the bioregional or state scales. They also include areas assessed by other studies/processes as being significant at national or international scales. In addition, areas flagged as being of State significance due to the presence of endangered, vulnerable and/or near threatened taxa, are identified as "State Habitat for EVNT taxa".
- **Regional significance** - areas assessed as being significant for biodiversity at the subregional scale. These areas have lower significance for biodiversity than areas assessed as being of State significance.
- **Local significance and/or other values** - areas assessed as not being significant for biodiversity at state or regional scales. Local values are of significance at the local government scale.

For further information on released BPAs and a copy of the underlying methodology, go to:

<http://www.qld.gov.au/environment/plants-animals/biodiversity/planning/>

The GIS results can be downloaded from the Queensland Spatial Catalogue at:

<http://qspatial.information.qld.gov.au/geoportal/>

The following table identifies the extent and proportion of the user specified AOI which is mapped as being of "State", "Regional" or "Local" significance via application of the BAMM.

Table 9: Summary table, biodiversity significance

Biodiversity significance	Area (Ha)	% of AOI
State Habitat for EVNT taxa	0.0	0.0
State	400.17	100.0
Regional	0.0	0.0
Local or Other Values	0.0	0.0

Refer to **Map 2** for further information.

Diagnostic Criteria

Diagnostic criteria are based on existing data which is reliable and uniformly available across a bioregion. These criteria are diagnostic in that they are used to filter the available data and provide a "first-cut" or initial determination of biodiversity significance. This initial assessment is then combined through a second group of other essential criteria.

A description of the individual diagnostic criteria is provided in the following sections.

Criteria A. Habitat for EVNT taxa: Classifies areas according to their significance based on the presence of endangered, vulnerable and/or rare (EVNT) taxa. EVNT taxa are those scheduled under the *Nature Conservation Act 1992* and/or the

Environment Protection and Biodiversity Conservation Act 1999. It excludes highly mobile fauna taxa which are instead considered in Criterion H and brings together information on EVNT taxa using buffering of recorded sites or habitat suitability models (HSM) where available.

Criteria B. Ecosystem value: Classifies on the basis of biodiversity status of regional ecosystems, their extent in protected areas (presence of poorly conserved regional ecosystems), the presence of significant wetlands; and areas of national importance such as the presence of Threatened Ecological Communities, World Heritage areas and Ramsar sites. Ecosystem value is applied at a bioregional (**B1**) and regional (**B2**) scale.

Criteria C. Tract size: Measures the relative size of tracts of vegetation in the landscape. The size of any tract is a major indicator of ecological significance, and is also strongly correlated with the long-term viability of biodiversity values. Larger tracts are less susceptible to ecological edge effects and are more likely to sustain viable populations of native flora and fauna than smaller tracts.

Criteria D. Relative size of regional ecosystems: Classifies the relative size of each regional ecosystem unit within its bioregion (**D1**) and its subregion (**D2**). Remnant units are compared with all other occurrences with the same regional ecosystem. Large examples of a regional ecosystem are more significant than smaller examples of the same regional ecosystem because they are more representative of the biodiversity values particular to the regional ecosystem, are more resilient to the effects of disturbance, and constitute a significant proportion of the total area of the regional ecosystem.

Criteria F. Ecosystem diversity: Is an indicator of the number of regional ecosystems occurring within an area. An area with high ecosystem diversity will have many regional ecosystems and ecotones relative to other areas within the bioregion.

Criteria G. Context and connection: Represents the extent to which a remnant unit incorporates, borders or buffers areas such as significant wetlands, endangered ecosystems; and the degree to which it is connected to other vegetation.

A summary of the biodiversity status based upon the diagnostic criteria is provided in the following table.

Table 10: Summary of biodiversity significance based upon diagnostic criteria with respect to the AOI

Biodiversity significance	Description	Area (Ha)	% of AOI
Regional	Remnant contains at least one Of Concern RE (B1)	62.82	15.7
Local or Other Values	Refer to diagnostic data for additional information	337.35	84.3

Assessment of diagnostic criteria with respect to the AOI

The following table reflects an assessment of the individual diagnostic criteria noted above in regards to the AOI.

Table 11: Assessment of individual diagnostic criteria with respect to the AOI

Diagnostic Criteria	Very High Rating - Area (Ha)	Very High Rating - % of AOI	High Rating - Area (Ha)	High Rating - % of AOI	Medium Rating - Area (Ha)	Medium Rating - % of AOI	Low Rating - Area (Ha)	Low Rating - % of AOI
A: Habitat for EVNT Taxa							400.17	100.0
B1: Ecosystem Value (Bioregion)			62.82	15.7	337.35	84.3		
B2: Ecosystem Value (Subregion)					400.17	100.0		
C: Tract Size			400.17	100.0				
D1: Relative RE Size (Bioregion)							400.17	100.0
D2: Relative RE Size (Subregion)							400.17	100.0
F: Ecosystem Diversity	311.48	77.8	88.69	22.2				
G: Context and Connection	400.17	100.0						

Other Essential Criteria

Other essential criteria (also known as expert panel criteria) are based on non-uniform information sources and which may rely more upon expert opinion than on quantitative data. These criteria are used to provide a "second-cut" determination of biodiversity significance, which is then combined with the diagnostic criteria for an overall assessment of relative biodiversity significance. A summary of the biodiversity status based upon the other essential criteria is provided in the following table.

Table 12: Summary of biodiversity significance based upon other essential criteria with respect to the AOI

Biodiversity significance	Description	Area (Ha)	% of AOI
State	Remnant forms part of a bioregional corridor (J)	400.17	100.0

A description of each of the other essential criteria and associated assessment in regards to the AOI is provided in the following sections.

Criteria H. Essential and general habitat for priority taxa: Priority taxa are those which are at risk or of management concern, taxa of scientific interest as relictual (ancient or primitive), endemic taxa or locally significant populations (such as a flying fox camp or heronry), highly specialised taxa whose habitat requirements are complex and distributions are not well correlated with any particular regional ecosystem, taxa important for maintaining genetic diversity (such as complex spatial patterns of genetic variation, geographic range limits, highly disjunct populations), taxa critical for management or monitoring of biodiversity (functionally important or ecological indicators), or economic and culturally important taxa.

Criteria I. Special biodiversity values: areas with special biodiversity values are important because they contain multiple taxa in a unique ecological and often highly biodiverse environment. Areas with special biodiversity values can include the following:

- Ia - centres of endemism - areas where concentrations of taxa are endemic to a bioregion or subregion are found.
- Ib - wildlife refugia (Morton *et al.* 1995), for example, islands, mound springs, caves, wetlands, gorges, mountain ranges and topographic isolates, ecological refuges, refuges from exotic animals, and refuges from clearing. The latter may include large areas that are not suitable for clearing because of land suitability/capability.
- Ic - areas with concentrations of disjunct populations.
- Id - areas with concentrations of taxa at the limits of their geographic ranges.
- Ie - areas with high species richness.
- If - areas with concentrations of relictual populations (ancient and primitive taxa).
- Ig - areas containing REs with distinct variation in species composition associated with geomorphology and other environmental variables.
- Ih - an artificial waterbody or managed/manipulated wetland considered by the panel/s to be of ecological significance.
- Ii - areas with a high density of hollow-bearing trees that provide habitat for animals.
- Ij - breeding or roosting sites used by a significant number of individuals.
- Ik - climate change refuge.

The following table identifies the value and extent area of the Other Essential Criteria H and I within the AOI.

Table 13: Relative importance of expert panel criteria (H and I) used to assess overall biodiversity significance with respect to the AOI

Expert Panel	Very High Rating - Area (Ha)	Very High Rating - % of AOI	High Rating - Area (Ha)	High Rating - % of AOI	Medium Rating - Area (Ha)	Medium Rating - % of AOI	Low Rating - Area (Ha)	Low Rating - % of AOI
H: Core Habitat Priority Taxa								
Ia: Centres of Endemism								
Ib: Wildlife Refugia								
Ic: Disjunct Populations								
Id: Limits of Geographic Ranges								
Ie: High Species Richness								
If: Relictual Populations								
Ig: Variation in Species Composition								
Ih: Artificial Wetland								

Expert Panel	Very High Rating - Area (Ha)	Very High Rating - % of AOI	High Rating - Area (Ha)	High Rating - % of AOI	Medium Rating - Area (Ha)	Medium Rating - % of AOI	Low Rating - Area (Ha)	Low Rating - % of AOI
li: Hollow Bearing Trees								
lj: Breeding or Roosting Site								
lk: Climate Refugia								

NB. Whilst biodiversity values associated with Criteria I may be present within the site (refer to tables 12 and 15), for the New England Tableland and Central Queensland Coast BPAs, area and % area figures associated with Criteria Ia through to lj cannot be listed in the table above (due to slight variations in data formats between BPAs).

Criteria J. Corridors: areas identified under this criterion qualify either because they are existing vegetated corridors important for contiguity, or cleared areas that could serve this purpose if revegetated. Some examples of corridors include riparian habitats, transport corridors and "stepping stones".

Bioregional and subregional conservation corridors have been identified in the more developed bioregions of Queensland through the BPAs, using an intensive process involving expert panels. Map 3 displays the location of corridors as identified under the Statewide Corridor network. The Statewide Corridor network incorporates BPA derived corridors and for bioregions where no BPA has been assessed yet, corridors derived under other planning processes. *Note: as a result of updating and developing a statewide network, the alignment of corridors may differ slightly in some instances when compared to those used in individual BPAs.*

The functions of these corridors are:

- **Terrestrial** Bioregional corridors, in conjunction with large tracts of remnant vegetation, maintain ecological and evolutionary processes at a landscape scale, by:

- Maintaining long term evolutionary/genetic processes that allow the natural change in distributions of species and connectivity between populations of species over long periods of time;
- Maintaining landscape/ecosystems processes associated with geological, altitudinal and climatic gradients, to allow for ecological responses to climate change;
- Maintaining large scale seasonal/migratory species processes and movement of fauna;
- Maximising connectivity between large tracts/patches of remnant vegetation;
- Identifying key areas for rehabilitation and offsets; and

- **Riparian** Bioregional Corridors also maintain and encourage connectivity of riparian and associated ecosystems.

The location of the corridors is determined by the following principles:

- Terrestrial

- Complement riparian landscape corridors (i.e. minimise overlap and maximise connectivity);
- Follow major watershed/catchment and/or coastal boundaries;
- Incorporate major altitudinal/geological/climatic gradients;
- Include and maximise connectivity between large tracts/patches of remnant vegetation;
- Include and maximise connectivity between remnant vegetation in good condition; and

- Riparian

- Located on the major river or creek systems within the bioregion in question.

The total extent of remnant vegetation triggered as being of "State", "Regional" or "Local" significance due to the presence of an overlying BPA derived terrestrial or riparian corridor within the AOI, is provided in the following table. For further information on how remnant vegetation is triggered due to the presence of an overlying BPA derived corridor, refer to the relevant landscape BPA expert panel report(s).

Table 14: Extent of triggered remnant vegetation due to the presence of BPA derived corridors with respect to the AOI

Biodiversity Significance	Area (Ha)	% of AOI
State	400.17	100.0
Regional	0.0	0.0
Local	0.0	0.0

NB: area figures associated with the extent of corridor triggered remnant vegetation are only available for those bioregions where a BPA has been undertaken.

Refer to **Map 3** for further information.

Threatening process/condition (Criteria K) - areas identified by experts under this criterion may be used to amend (upgrade or downgrade) biodiversity significance arising from the "first-cut" analysis. The condition of remnant vegetation is affected by threatening processes such as weeds, ferals, grazing and burning regime, selective timber harvesting/removal, salinity, soil erosion, and climate change.

Assessment of Criteria K with respect to the AOI is not currently included in the "Biodiversity and Conservation Values" report, as it has not been applied to the majority of Queensland due to data/information limitations and availability.

Special Area Decisions

Expert panel derived "Special Area Decisions" are used to assign values to Other Essential Criteria. The specific decisions which relate to the AOI in question are listed in the table below.

Table 15: Expert panel decisions for assigning levels of biodiversity significance with respect to the AOI

Decision Number	Description	Panel Recommended Significance	Criteria Values
mgd_I_25	Terrestrial corridors	State or Regional	J - State or Regional

Expert panel decision descriptions:

mgd_I_25

Recognised that in bioregions which have largely intact remnant vegetation cover some further criteria are needed to select the most ecologically effective corridor alignments. Current selections made to identify broad patterns of migration (between external bioregions) and broad areas of good condition grasslands. Corridors are indicative only and may in fact be much wider depending on species and seasons.

Aquatic Conservation Assessments

Introduction

The Aquatic Biodiversity Assessment and Mapping Method or AquaBAMM (Clayton *et al.* 2006), was developed to assess conservation values of wetlands in Queensland, and may also have application in broader geographical contexts. It is a comprehensive method that uses available data, including data resulting from expert opinion, to identify relative wetland conservation/ecological values within a specified study area (usually a catchment). The product of applying this method is an Aquatic Conservation Assessment (ACA) for the study area.

An ACA using AquaBAMM is non-social, non-economic and identifies the conservation/ecological values of wetlands at a user-defined scale. It provides a robust and objective conservation assessment using criteria, indicators and measures that are founded upon a large body of national and international literature. The criteria, each of which may have variable numbers of indicators and measures, are naturalness (aquatic), naturalness (catchment), diversity and richness, threatened species and ecosystems, priority species and ecosystems, special features, connectivity and representativeness. An ACA using AquaBAMM is a powerful decision support tool that is easily updated and simply interrogated through a geographic information system (GIS).

Where they have been conducted, ACAs can provide a source of baseline wetland conservation/ecological information to support natural resource management and planning processes. They are useful as an independent product or as an important foundation upon which a variety of additional environmental and socio-economic elements can be added and considered (i.e. an early input to broader 'triple-bottom-line' decision-making processes). An ACA can have application in:

- determining priorities for protection, regulation or rehabilitation of wetlands and other aquatic ecosystems
- on-ground investment in wetlands and other aquatic ecosystems
- contributing to impact assessment of large-scale development (e.g. dams)
- water resource and strategic regional planning processes

For a detailed explanation of the methodology please refer to the summary and expert panel reports relevant to the ACA utilised in this assessment. These reports can be accessed at *Wetland Info*:

<http://wetlandinfo.des.qld.gov.au/wetlands/assessment/assessment-methods/aca>

The GIS results can be downloaded from the Queensland Spatial Catalogue at:

<http://qspatial.information.qld.gov.au/geoportal/>

Explanation of Criteria

Under the AquaBAMM, eight criteria are assessed to derive an overall conservation value. Similar to the Biodiversity Assessment and Mapping Methodology, the criteria may be primarily diagnostic (quantitative) or primarily expert opinion (qualitative) in nature. The following sections provide a brief description of each of the 8 criteria.

Criteria 1. Naturalness - Aquatic: This attribute reflects the extent to which a wetland's (riverine, non-riverine, estuarine) aquatic state of naturalness is affected through relevant influencing indicators which include: presence of exotic flora and fauna; presence of aquatic communities; degree of habitat modification and degree of hydrological modification.

Criteria 2. Naturalness - Catchment: The naturalness of the terrestrial systems of a catchment can have an influence on many wetland characteristics including: natural ecological processes e.g. nutrient cycling, riparian vegetation, water chemistry, and flow. The indicators utilised to assess this criterion include: presence of exotic flora and/or fauna; riparian, catchment and flow modification.

Criteria 3. Naturalness - Diversity and Richness: This criterion is common to many ecological assessment methods and can include both physical and biological features. It includes such indicators as species richness, riparian ecosystem richness and geomorphological diversity.

Criteria 4. Threatened Species and Ecosystems: This criterion evaluates ecological rarity characteristics of a wetland. This includes both species rarity and rarity of communities / assemblages. The communities and assemblages are best represented by regional ecosystems. Species rarity is determined by NCA and EPBC status with Endangered, Vulnerable or Near-threatened species being included in the evaluation. Ecosystem rarity is determined by regional ecosystem biodiversity status i.e. Endangered, Of Concern, or Not of Concern.

Criteria 5. Priority Species and Ecosystems: Priority flora and fauna species lists are expert panel derived. These are aquatic, semi-aquatic and riparian species which exhibit at least 1 particular trait in order to be eligible for consideration. For

flora species the traits included:

- It forms significant macrophyte beds (in shallow or deep water).
- It is an important food source.
- It is important/critical habitat.
- It is implicated in spawning or reproduction for other fauna and/or flora species.
- It is at its distributional limit or is a disjunct population.
- It provides stream bank or bed stabilisation or has soil binding properties.
- It is a small population and subject to threatening processes.

Fauna species are included if they meet at least one of the following traits:

- It is endemic to the study area (>75 per cent of its distribution is in the study area/catchment).
- It has experienced, or is suspected of experiencing, a serious population decline.
- It has experienced a significant reduction in its distribution and has a naturally restricted distribution in the study area/catchment.
- It is currently a small population and threatened by loss of habitat.
- It is a significant disjunct population.
- It is a migratory species (other than birds).
- A significant proportion of the breeding population (>one per cent for waterbirds, >75 per cent other species) occurs in the waterbody (see Ramsar criterion 6 for waterbirds).
- Limit of species range.

See the individual expert panel reports for the priority species traits specific to an ACA.

Criteria 6. Special Features: Special features are areas identified by flora, fauna and ecology expert panels which exhibit characteristics beyond those identified in other criteria and which the expert panels consider to be of the highest ecological importance. Special feature traits can relate to, but are not solely restricted to geomorphic features, unique ecological processes, presence of unique or distinct habitat, presence of unique or special hydrological regimes e.g. spring-fed streams. Special features are rated on a 1 - 4 scale (4 being the highest).

Criteria 7. Connectivity: This criterion is based on the concept that appropriately connected aquatic ecosystems are healthy and resilient, with maximum potential biodiversity and delivery of ecosystem services.

Criteria 8. Representativeness: This criterion applies primarily to non-riverine assessments, evaluates the rarity and uniqueness of a wetland type in relation to specific geographic areas. Rarity is determined by the degree of wetland protection within "protected Areas" estate or within an area subject to the *Fisheries Act 1994*, *Coastal Protection and Management Act 1995*, or *Marine Parks Act 2004*. Wetland uniqueness evaluates the relative abundance and size of a wetland or wetland management group within geographic areas such as catchment and subcatchment.

Riverine Wetlands

Riverine wetlands are all wetlands and deepwater habitats within a channel. The channels are naturally or artificially created, periodically or continuously contain moving water, or connecting two bodies of standing water. AquaBAMM, when applied to riverine wetlands uses a discrete spatial unit termed subsections. A subsection can be considered as an area which encompasses discrete homogeneous stream sections in terms of their natural attributes (i.e. physical, chemical, biological and utilitarian values) and natural resources. Thus in an ACA, an aquatic conservation significance score is calculated for each subsection and applies to all streams within a subsection, rather than individual streams as such.

Please note, the area figures provided in Tables 16 and 17, are derived using the extent of riverine subsections within the AOI. Refer to **Map 5** for further information. A summary of the conservation significance of riverine wetlands within the AOI is provided in the following table.

Table 16: Overall level/s of riverine aquatic conservation significance

Aquatic conservation significance (riverine wetlands)	Area (Ha)	% of AOI
Very High	3.44	0.86

Aquatic conservation significance (riverine wetlands)	Area (Ha)	% of AOI
High	396.73	99.14
Medium	0.0	0.0
Low	0.0	0.0
Very Low	0.0	0.0

The individual aquatic conservation criteria ratings for riverine wetlands within the AOI are listed below.

Table 17: Level/s of riverine aquatic conservation significance based on selected criteria

Criteria	Very High Rating - Area (Ha)	Very High Rating - % of AOI	High Rating - Area (Ha)	High Rating - % of AOI	Medium Rating - Area (Ha)	Medium Rating - % of AOI	Low Rating - Area (Ha)	Low Rating - % of AOI
1. Naturalness aquatic					400.17	100.0		
2. Naturalness catchment					3.44	0.9	396.73	99.1
3. Diversity and richness					400.17	100.0		
4. Threatened species and ecosystems			400.17	100.0				
5. Priority species and ecosystems	400.17	100.0						
6. Special features	3.44	0.9						
7. Connectivity	400.17	100.0						
8. Representativeness								

The table below lists and describes the relevant expert panel decisions used to assign conservation significance values to riverine wetlands within the AOI.

Table 18: Expert panel decisions for assigning overall levels of riverine aquatic conservation significance

Decision number	Special feature	Catchment	Criteria/Indicator/Measure	Conservation rating (1-4)
cp_r_ec_03	Semi-permanent waterholes (75%-99%, >50 years)	Cooper	6.3.1	2
cp_r_fa_02	Black Gin Creek, Thomson River Confluence - Riverine wetlands	Cooper	5.1.4	2
cp_r_fa_07	Permanent waterholes - long term	Cooper	6.3.1	4

4 is the highest rating/value

Expert panel decision descriptions:

cp_r_ec_03

Semi-permanent waterholes (present 75%-99% of the time for >50 years) were considered by the expert panel as significant habitat features in the landscape. Connectivity between permanent waterholes is often maintained through less permanent waterholes acting as a conduit (lateral connectivity and longitudinal connectivity down the stream). The role that these waterholes play in the landscape depends on the wetness/season of the year. Distance from waterholes is important with

respect to frequency of flooding.

cp_r_fa_02

Small egret colony. First flood-out in the system. Unique braided channels, associated lagoons that provide bird habitat. Flowering lignum and bluebush. Coolabah lined channels. Outlier of Channel Country bioregion. There has been removal of hollow trees used by nesting birds (DERM 2009b).

cp_r_fa_07

Ecological processes in the LEBB work over vast timeframes of centuries or 1000's of years. The permanent waterholes (100% permanent >100 years) that never go dry over these longer timeframes are critically important to aquatic species persistence in these arid landscapes. They have a major influence on the genetic diversity and gene flow between river catchments. These waterholes act as refugia (Hamilton et al. 2005), e.g. metapopulation and genetics of the Cooper Creek turtle requires long time frames of persistence to sustain populations and species. However, the panel cautioned that care is required for broad application of this decision as some wetlands have been modified through water extraction (Bunn et al. 2006).

Non-riverine Wetlands

Non-riverine wetlands include both lacustrine and palustrine wetlands, however, do not currently incorporate estuarine, marine or subterranean wetland types. A summary of the conservation significance of non-riverine wetlands within the AOI is provided in the following table. Refer to **Map 6** for further information.

Table 19: Overall level/s of non-riverine aquatic conservation significance

Aquatic conservation significance (non-riverine wetlands)	Area (Ha)	% of AOI
(No Records)		

The following table provides an assessment of non-riverine wetlands within the AOI and associated aquatic conservation criteria values.

Table 20: Level/s of non-riverine aquatic conservation significance based on selected criteria

Criteria	Very High Rating - Area (Ha)	Very High Rating - % of AOI	High Rating - Area (Ha)	High Rating - % of AOI	Medium Rating - Area (Ha)	Medium Rating - % of AOI	Low Rating - Area (Ha)	Low Rating - % of AOI
(No Records)								

The table below lists and describes the relevant expert panel decisions used to assign conservation significance values to non-riverine wetlands within the AOI.

Table 21: Expert panel decisions for assigning overall levels of non-riverine aquatic conservation significance.

Decision number	Special feature	Catchment	Criteria/Indicator/Measure	Conservation rating (1-4)
(No Records)				

4 is the highest rating/value

Expert panel decision descriptions:

(No Records)

Threatened and Priority Species

Introduction

This chapter contains a list of threatened and priority flora and/or fauna species that have been recorded on, or within 4km of the Assessment Area.

The information presented in this chapter with respect to species presence is derived from compiled databases developed primarily for the purpose of BPAs and ACAs. Data is collated from a number of sources and is updated periodically.

It is important to note that the list of species provided in this report, may differ when compared to other reports generated from other sources such as the State government's WildNet, HerbreCs or the federal government's EPBC database for a number of reasons.

Records for threatened and priority species are filtered and checked based on a number of rules including:

- Taxonomic nomenclature - current scientific names and status,
- Location - cross-check co-ordinates with location description,
- Taxon by location - requires good knowledge of the taxon and history of the record,
- Duplicate records - identify and remove,
- Expert panels - check records and provide new records,
- Flora cultivated records excluded,
- Use precise records less than or equal to 2000m,
- Use recent records greater than or equal to 1975 animals, greater than or equal to 1950 plants.

Threatened Species

Threatened species are those species classified as "Endangered" or "Vulnerable" under the *Environment Protection and Biodiversity Conservation Act 1999* or "Endangered", "Vulnerable" or "Near threatened" under the *Nature Conservation Act 1992*.

The following threatened species have been recorded on, or within approximately 4km of the AOI.

Table 22: Threatened species recorded on, or within 4km of the AOI

(no results)

NB. Please note that the threatened species listed in this section are based upon the most recently compiled DES internal state-wide threatened species dataset. This dataset may contain additional records that were not originally available for inclusion in the relevant individual BPAs and ACAs.

**JAMBA - Japan-Australia Migratory Bird Agreement; CAMBA - China-Australia Migratory Bird Agreement; ROKAMBA - Republic of Korea-Australia Migratory Bird Agreement; CMS - Convention on the Conservation of Migratory Species.*

***I - wetland indicator species; D - wetland dependent species.*

BPA Priority Species

A list of BPA priority species that have been recorded on, or within approximately 4km of the AOI is contained in the following table.

Table 23: Priority species recorded on, or within 4km of the AOI

Species	Common name	Back on Track rank	Identified flora/fauna
<i>Phaps histrionica</i>	Flock Bronzewing	L	FA
<i>Planigale tenuirostris</i>	Narrow-nosed Planigale	L	FA
<i>Pseudonaja guttata</i>	Speckled Brown Snake	L	FA

NB. Please note that the list of priority species is based on those species identified in the BPAs, however records for these species may be more recent than the originals used. Furthermore, the BPA priority species databases are updated from time to time. At each update, the taxonomic details for all species are amended as necessary to reflect current taxonomic name

and/or status changes.

ACA Priority Species

A list of ACA priority species used in riverine and non-riverine ACAs that have been recorded on, or within approximately 4km of the AOI are contained in the following tables.

Table 24: Priority species recorded on, or within 4 km of the AOI - riverine

Species	Common name	Back on Track rank	Identified flora/fauna
<i>Persicaria attenuata</i>	None	None	FL

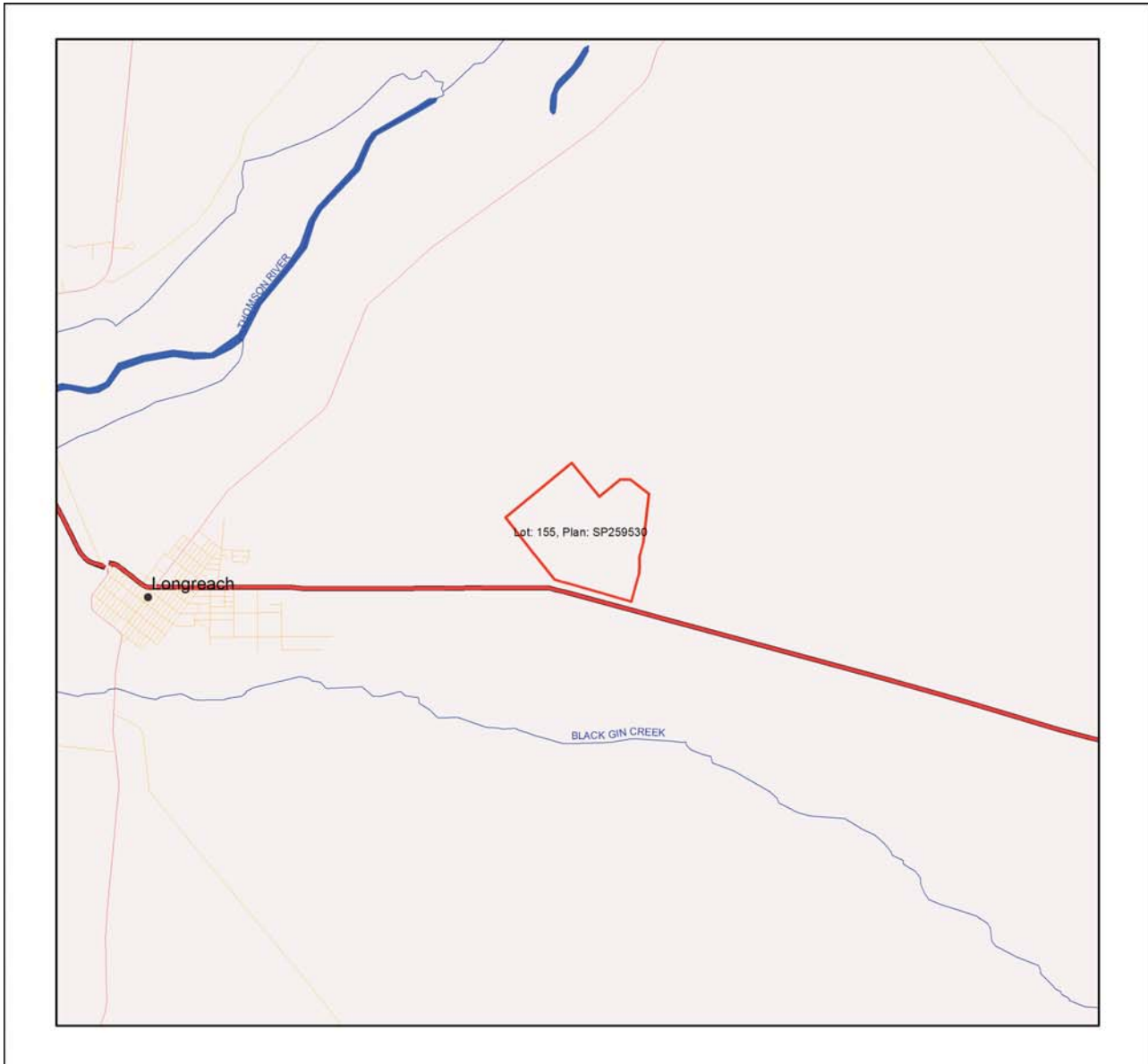
Table 25: Priority species recorded on, or within 4 km of the AOI - non-riverine

Species	Common name	Back on Track rank	Identified flora/fauna
<i>Persicaria attenuata</i>	None	None	FL

NB. Please note that the priority species records used in the above two tables are comprised of those adopted for the released individual ACAs. The ACA riverine and non-riverine priority species databases are updated from time to time to reflect new release of ACAs. At each update, the taxonomic details for all ACAs records are amended as necessary to reflect current taxonomic name and/or status changes.

Maps

Map 1 - Locality Map



Locality Map

Legend

- Selected Lot and Plan
- Towns
- Highway
- Connector
- Street/Local Road
- Reservoirs
- Lakes
- National Park (Scientific)
- National Park
- National Park (CYPAL)
- Conservation Park
- Resources Reserve
- Forest Reserve
- State Forest
- Timber Reserve
- Nature Refuges
- Coordinated Conservation Areas
- Major rivers/creeks
- Queensland

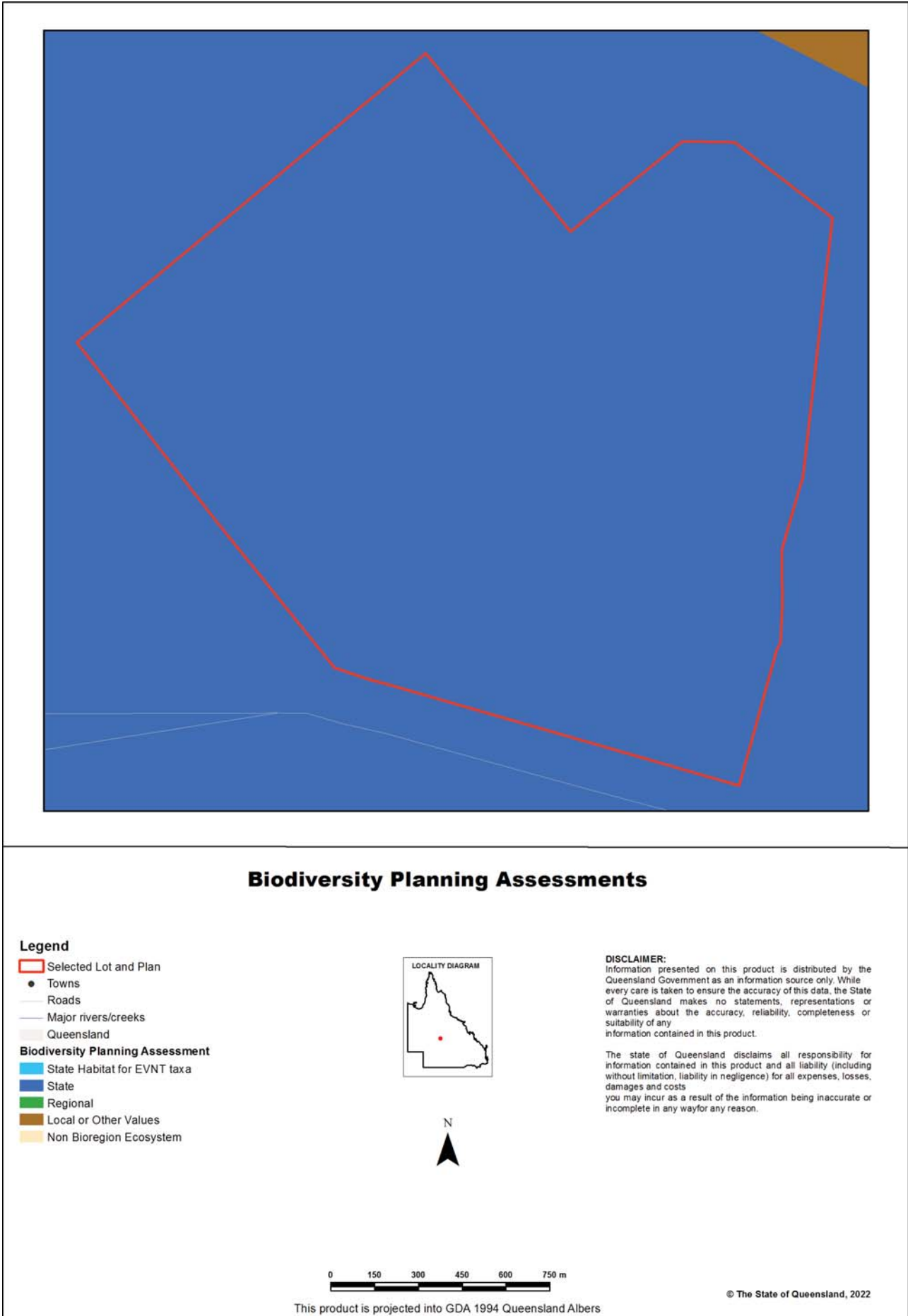


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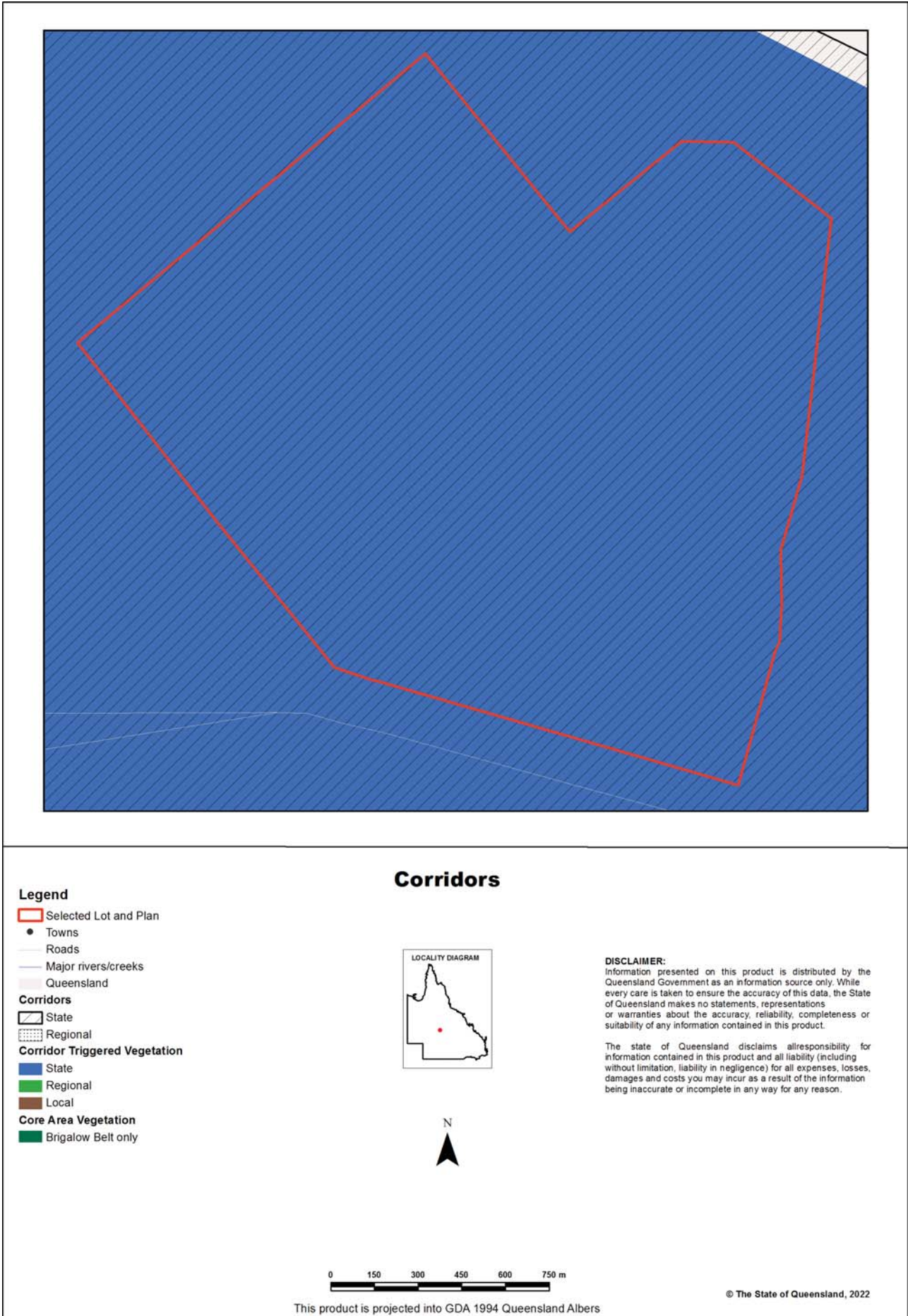
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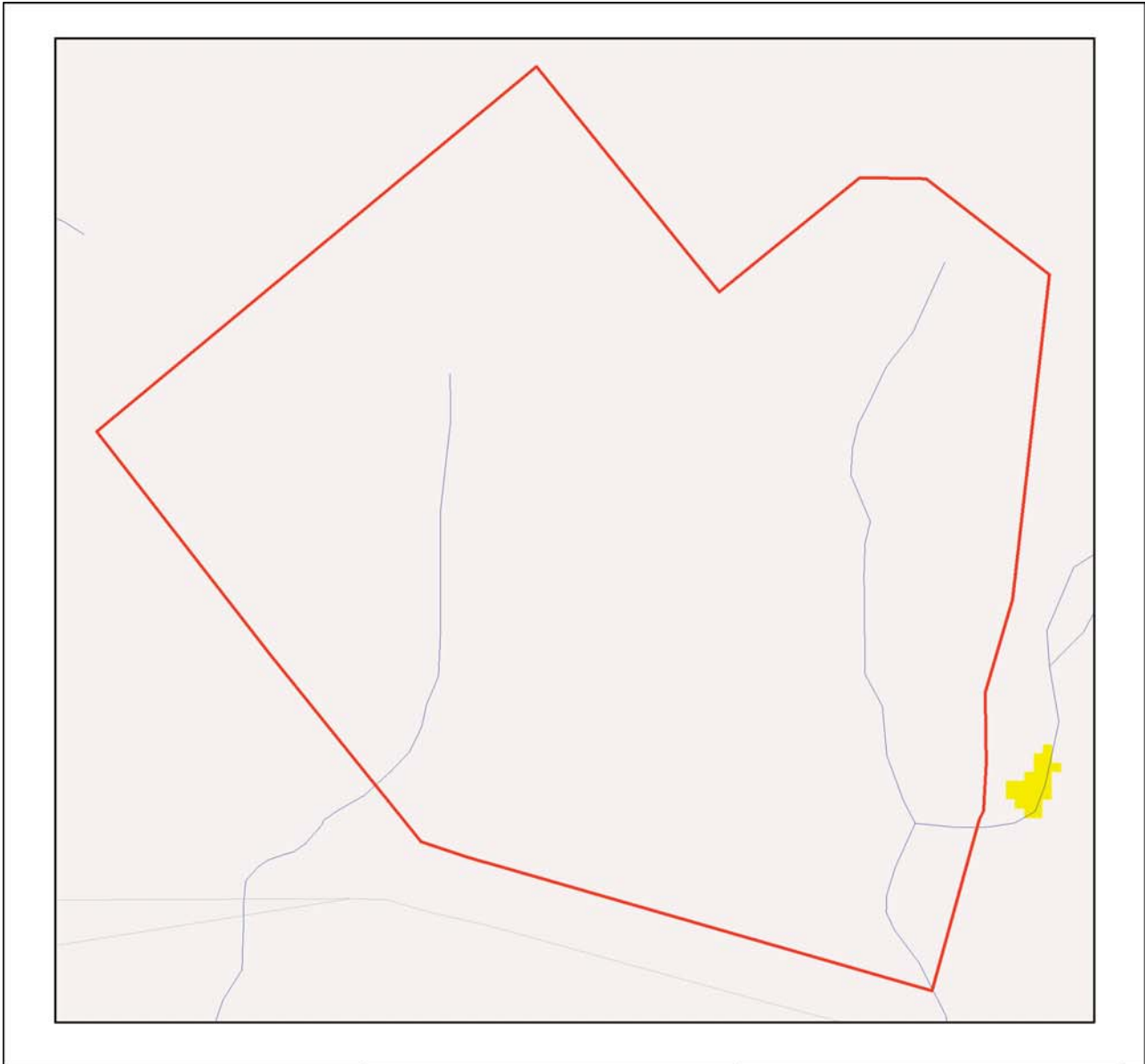
Map 2 - Biodiversity Planning Assessment (BPA)



Map 3 - Corridors



Map 4 - Wetlands and waterways



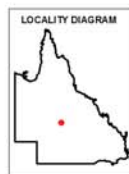
Wetlands and Waterways

Legend

- Selected Lot and Plan
- Towns
- Roads
- Springs
- Rivers/Creeks
- Directory of Important Wetlands
- Ramsar Sites - QLD
- Queensland

Wetland Type

- Marine Waterbodies
- Estuarine Waterbodies
- Riverine Waterbodies
- Lacustrine Waterbodies
- Palustrine Waterbodies
- Marine RE
- Estuarine RE
- Riverine RE
- Lacustrine RE
- Palustrine RE
- RE 51-80% wetland (mosaic units)
- RE 1-50% wetland (mosaic units)



DISCLAIMER:

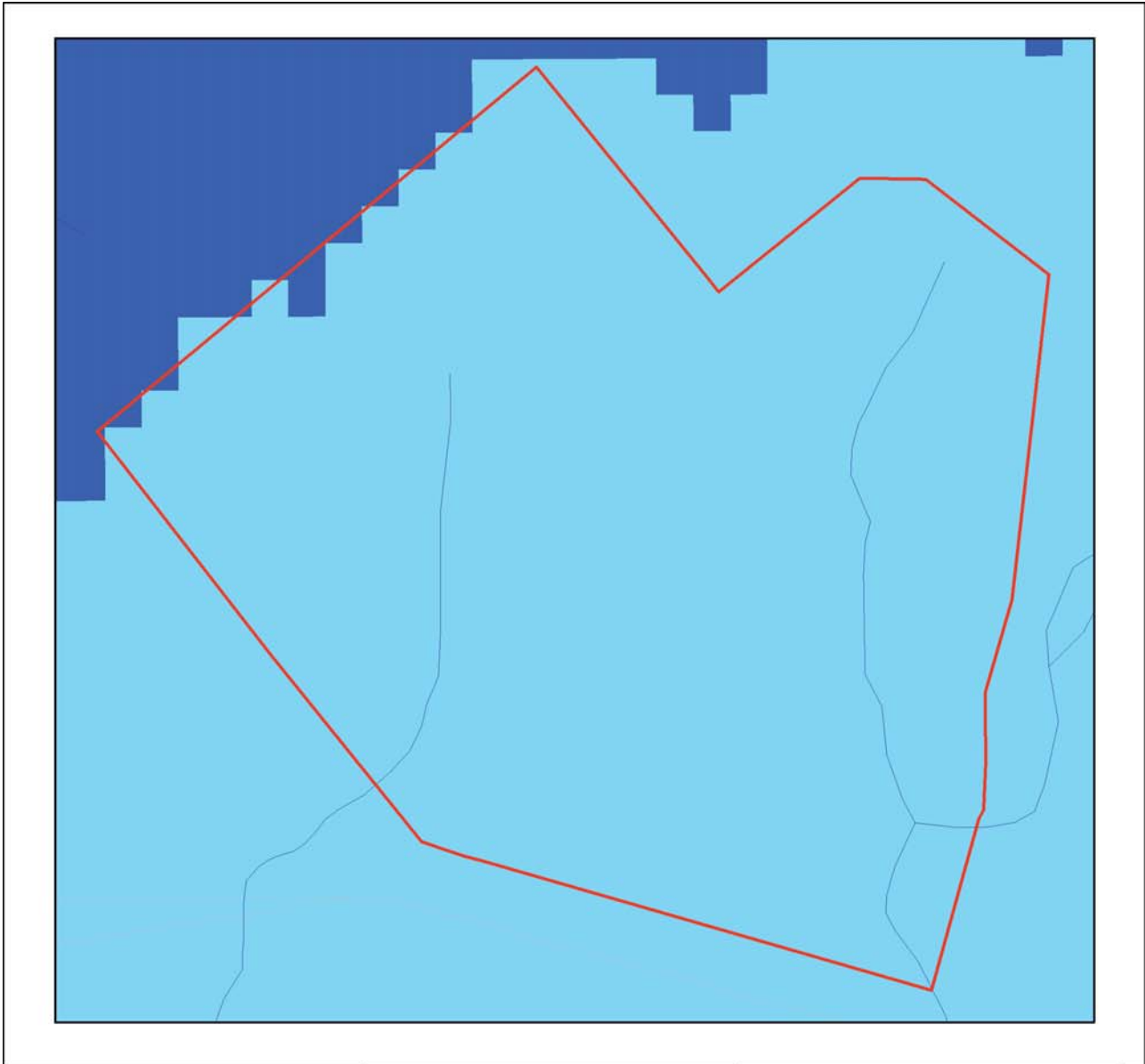
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Map 5 - Aquatic Conservation Assessment (ACA) - riverine



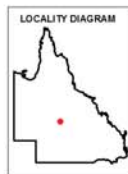
Aquatic Conservation Assessment (ACA) - riverine

Legend

- Selected Lot and Plan
- Towns
- Roads
- Rivers/Creeks
- Queensland

ACA Riverine - Subcatchment Significance

- Very High
- High
- Medium
- Low
- Very Low



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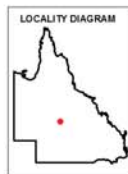
Map 6 - Aquatic Conservation Assessment (ACA) - non-riverine



Aquatic Conservation Assessment (ACA) - nonriverine

Legend

- Selected Lot and Plan
- Towns
- Roads
- Rivers/Creeks
- Queensland
- ACA Non-riverine**
- Very High
- High
- Medium
- Low
- Very Low



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Appendices

Appendix 1 - Source Data

Theme	Datasets
Aquatic Conservation Assessments Non-riverine*	Combination of the following datasets: Cape York Peninsula Non-riverine v1.1 Eastern Gulf of Carpentaria v1.1 Great Barrier Reef Catchment Non-riverine v1.3 Lake Eyre and Bulloo Basins v1.1 QMDB Non-riverine ACA v1.4 Southeast Queensland ACA v1.1 WBB Non-riverine ACA v1.1 Southern Gulf Catchments Non-riverine ACA v1.1
Aquatic Conservation Assessments Riverine*	Combination of the following datasets: Cape York Peninsula Riverine v1.1 Eastern Gulf of Carpentaria v1.1 Great Barrier Reef Catchment Riverine v1.1 Lake Eyre and Bulloo Basins v1.1 QMDB Riverine ACA v1.4 Southeast Queensland ACA v1.1 WBB Riverine ACA v1.1 Southern Gulf Catchments Riverine ACA v1.1
Biodiversity Planning Assessments*	Combination of the following datasets: Brigalow Belt BPA v2.1 Cape York Peninsula BPA v1.1 Central Queensland Coast BPA v1.3 Channel Country BPA v1.1 Desert Uplands BPA v1.3 Einasleigh Uplands BPA v1.1 Gulf Plains BPA v1.1 Mitchell Grass Downs BPA v1.1 Mulga Lands BPA v1.4 New England Tableland v2.3 Northwest Highlands v1.1 Southeast Queensland v4.1 Wet Tropics v1.1
Statewide BPA Corridors*	Statewide corridors v1.6
Threatened Species	An internal DES database compiled from Wildnet, Herbrecks, Corveg, the QLD Museum, as well as other incidental sources.
BPA Priority Species	An internal DES database compiled from Wildnet, Herbrecks, Corveg, the QLD Museum, as well as other incidental sources.
ACA Priority Species	An internal DES database compiled from Wildnet, Herbrecks, Corveg, the QLD Museum, as well as other incidental sources.

*These datasets are available at:

<http://dds.information.qld.gov.au/DDS>

Appendix 2 - Acronyms and Abbreviations

AOI	- Area of Interest
ACA	- Aquatic Conservation Assessment
AQUABAMM	- Aquatic Biodiversity Assessment and Mapping Methodology
BAMM	- Biodiversity Assessment and Mapping Methodology
BoT	- Back on Track
BPA	- Biodiversity Planning Assessment
CAMBA	- China-Australia Migratory Bird Agreement
DES	- Department of Environment and Science
EPBC	- <i>Environment Protection and Biodiversity Conservation Act 1999</i>
EVNT	- Endangered, Vulnerable, Near Threatened
GDA94	- Geocentric Datum of Australia 1994
GIS	- Geographic Information System
JAMBA	- Japan-Australia Migratory Bird Agreement
NCA	- <i>Nature Conservation Act 1992</i>
RE	- Regional Ecosystem
REDD	- Regional Ecosystem Description Database
ROKAMBA	- Republic of Korea-Australia Migratory Bird Agreement



Queensland Government

Department of Environment and Science

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest
Lot: 155 Plan: SP259530

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@des.qld.gov.au

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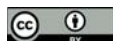


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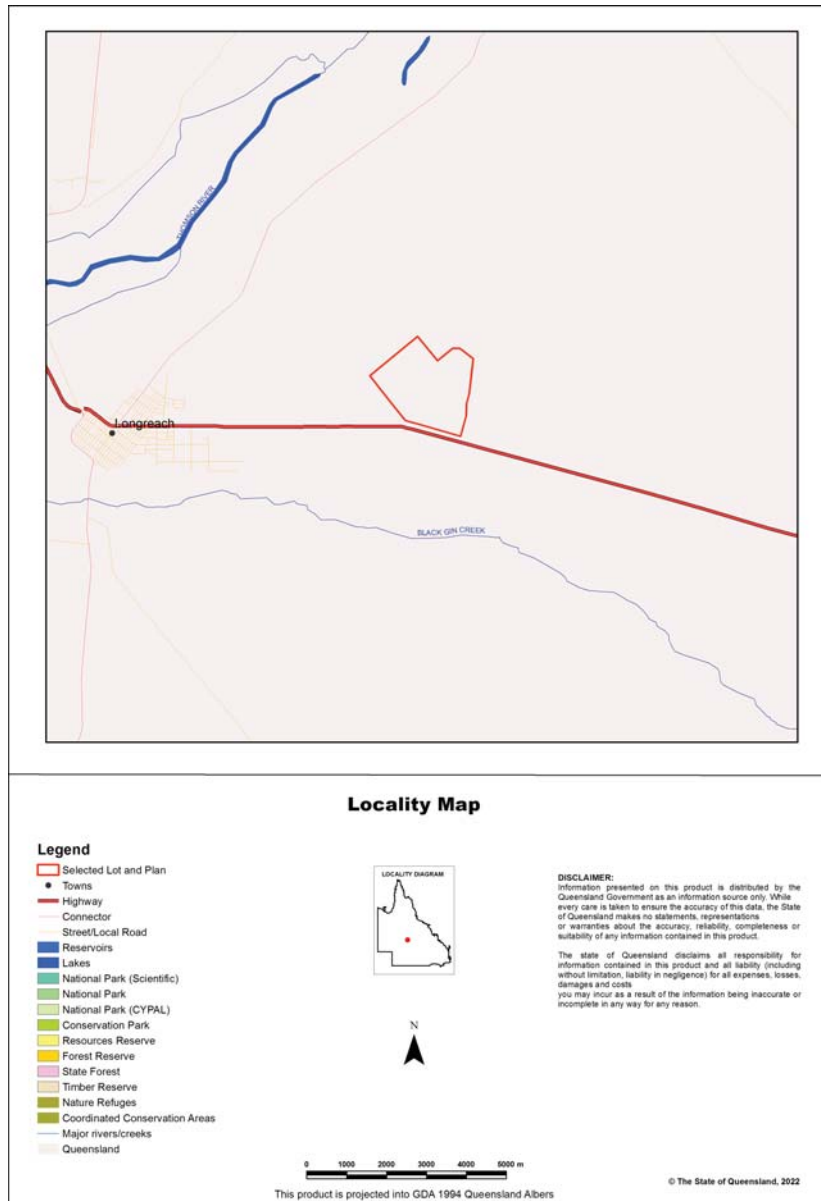
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Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI Lot: 155 Plan: SP259530

Size (ha)	400.17
Local Government(s)	Longreach Regional
Bioregion(s)	Mitchell Grass Downs
Subregion(s)	Central Downs
Catchment(s)	Cooper Creek



Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist planning and development assessment decision-making. Its primary purpose is to support implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations. Similarly, the SPP biodiversity policy does not override or replace specific requirements of other Acts or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992* ;
- Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the *Marine Parks Act 2004* ;
- Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008;
- Threatened wildlife under the *Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;
- Regulated vegetation under the *Vegetation Management Act 1999* that is:
 - Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
 - Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
 - Category R areas on the regulated vegetation management map;
 - Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
 - Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;
- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;
- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;
- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;
- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0.0 ha	0.0 %
1b Protected Areas- nature refuges	0.0 ha	0.0 %
1c Protected Areas- special wildlife reserves	0.0 ha	0.0 %
2 State Marine Parks- highly protected zones	0.0 ha	0.0 %
3 Fish habitat areas (A and B areas)	0.0 ha	0.0 %
4 Strategic Environmental Areas (SEA)	0.0 ha	0.0 %
5 High Ecological Significance wetlands on the map of Referable Wetlands	0.0 ha	0.0 %
6a High Ecological Value (HEV) wetlands	0.0 ha	0.0 %
6b High Ecological Value (HEV) waterways	0.0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	0.0 ha	0.0 %
7b Special least concern animals	0.0 ha	0.0 %
7c i Koala habitat area - core (SEQ)	0.0 ha	0.0 %
7c ii Koala habitat area - locally refined (SEQ)	0.0 ha	0.0 %
7d Sea turtle nesting areas	0.0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	0.0 ha	0.0 %
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0.0 ha	0.0 %
8c Regulated Vegetation - Category R (GBR riverine regrowth)	0.0 ha	0.0 %
8d Regulated Vegetation - Essential habitat	0.0 ha	0.0 %
8e Regulated Vegetation - intersecting a watercourse	3.5 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	0.0 ha	0.0 %
9a Legally secured offset areas- offset register areas	0.0 ha	0.0 %
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0.0 ha	0.0 %

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(no results)

1b. Protected Areas - nature refuges

(no results)

1c. Protected Areas - special wildlife reserves

(no results)

2. State Marine Parks - highly protected zones

(no results)

3. Fish habitat areas (A and B areas)

(no results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(no results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values

(no results)

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Not applicable

7b. Special least concern animals

Not applicable

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)

Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
<i>Boronia keysii</i>		V	None
<i>Calyptorhynchus lathami</i>	Glossy black cockatoo	V	None
<i>Casuarius casuaris johnsonii</i>	Sthn population cassowary	E	None
<i>Crinia tinnula</i>	Wallum froglet	V	None
<i>Denisonia maculata</i>	Ornamental snake	V	None
<i>Litoria freycineti</i>	Wallum rocketfrog	V	None
<i>Litoria olongburensis</i>	Wallum sedgefrog	V	None
<i>Macadamia integrifolia</i>		V	None
<i>Macadamia ternifolia</i>		V	None
<i>Macadamia tetraphylla</i>		V	None
<i>Melaleuca irbyana</i>		E	None
<i>Petaurus gracilis</i>	Mahogany Glider	E	None
<i>Petrogale persephone</i>	Proserpine rock-wallaby	E	None
<i>Pezoporus wallicus wallicus</i>	Eastern ground parrot	V	None
<i>Phascolarctos cinereus</i>	Koala - outside SEQ*	V	None
<i>Taudactylus pleione</i>	Kroombit tinkerfrog	E	None
<i>Xeromys myoides</i>	Water Mouse	V	None

*For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.

Threatened (endangered or vulnerable) wildlife species records

(no results)

Special least concern animal species records

(no results)

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL).
Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E),
Vulnerable (V)*

*Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J),
Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)*

To request a species list for an area, or search for a species profile, access Wildlife Online at:

<https://www.qld.gov.au/environment/plants-animals/species-list/>

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals**, **Map 3b - MSES - Species - Koala habitat area (SEQ)** and **Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:

<https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/>

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

<https://environment.ehp.qld.gov.au/regional-ecosystems/>

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Not applicable

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)

Not applicable

8c. Regulated Vegetation - Category R (GBR riverine regrowth)

Not applicable

8d. Regulated Vegetation - Essential habitat

Not applicable

8e. Regulated Vegetation - intersecting a watercourse**

A vegetation management watercourse is mapped as present

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland

Not applicable

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

MSES - Offsets

9a. Legally secured offset areas - offset register areas

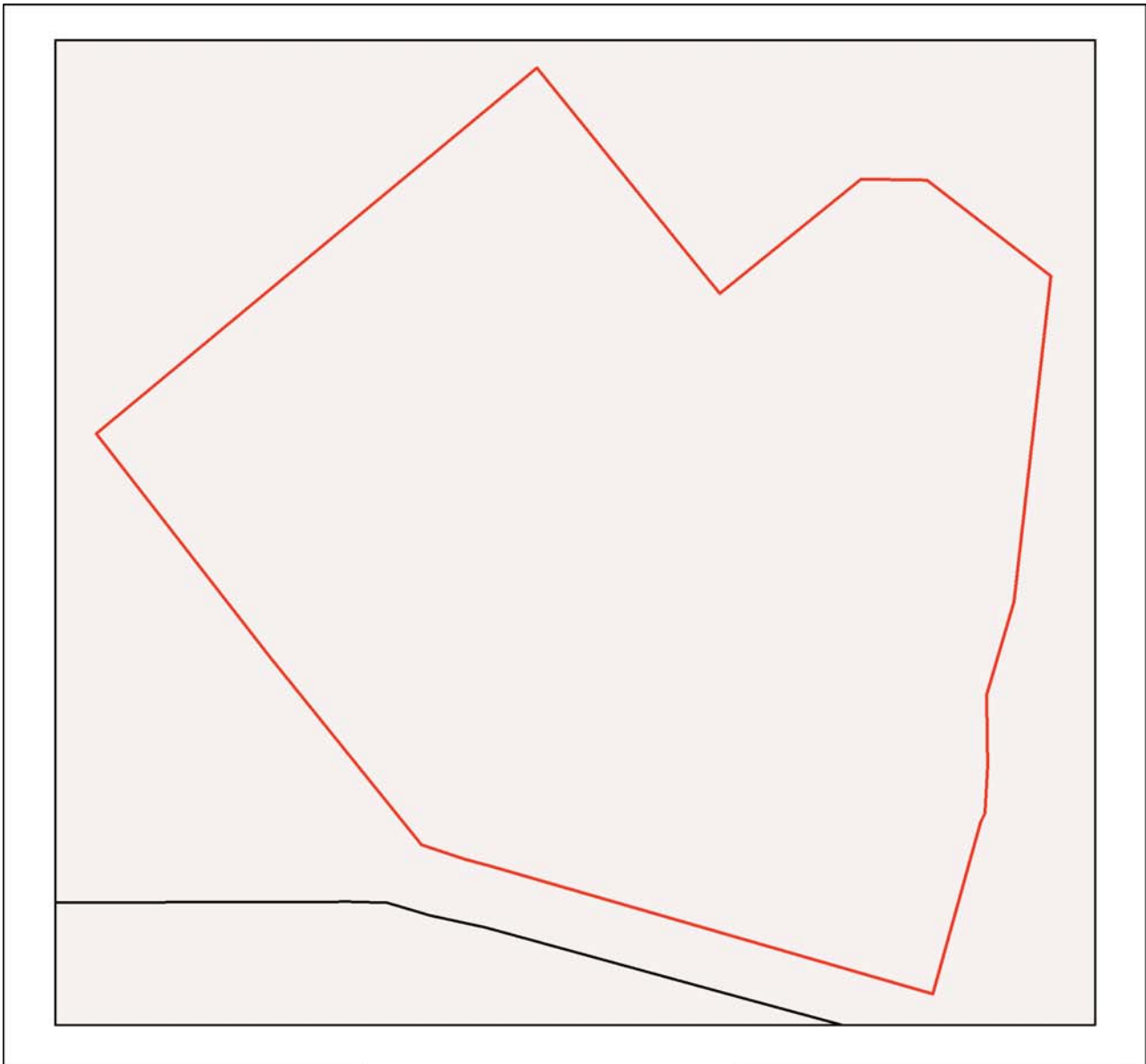
(no results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation

(no results)


Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

Map 1 - MSES - State Conservation Areas



MSES - State Conservation Areas

Area of Interest

-  Selected Lot and Plan
-  Towns
-  Freeways/Highways
-  Secondary roads
-  Major rivers/creeks
-  Protected area (estates, nature refuges, special wildlife reserves)
-  Declared fish habitat area (A and B areas)
-  Marine park (highly protected)



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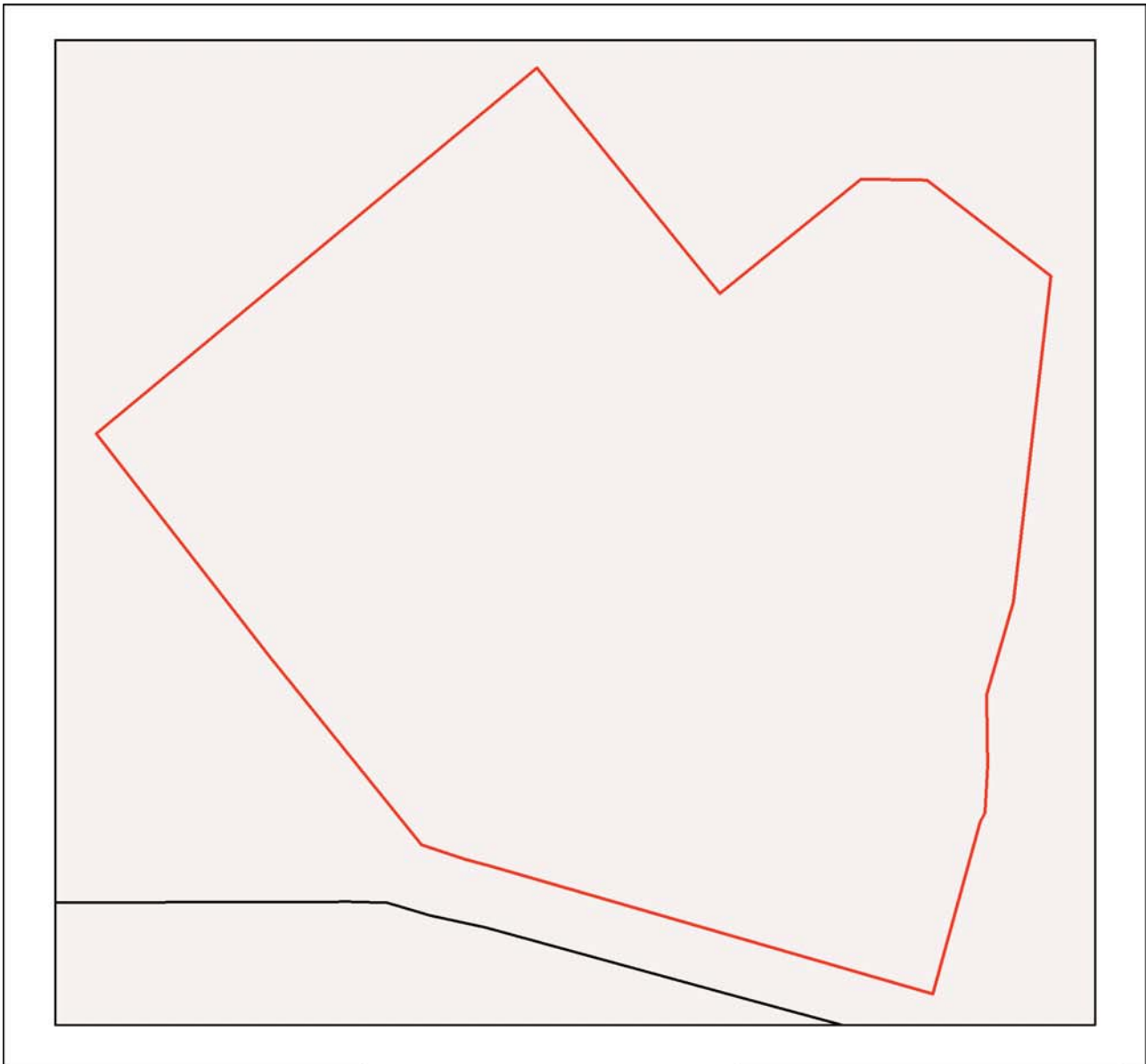
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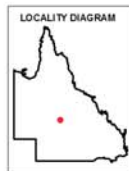
Map 2 - MSES - Wetlands and Waterways



MSES - Wetlands and Waterways

Area of Interest

- Selected Lot and Plan
- ▲ Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Declared high ecological value waters (watercourse)
- Strategic environmental area (designated precinct)
- Declared high ecological value waters (wetland)
- High ecological significance wetlands



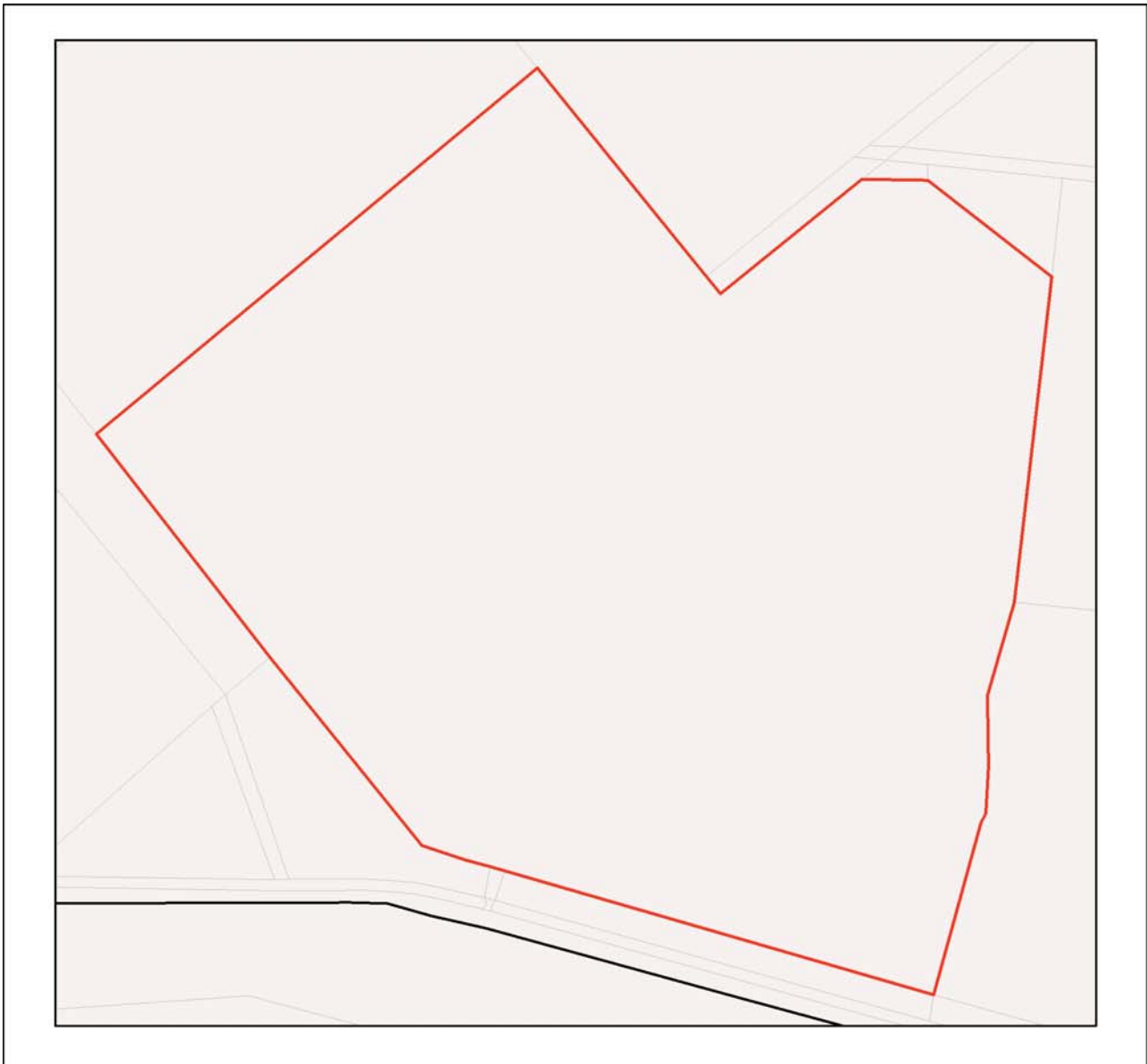
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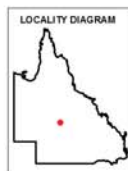
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



MSES - Species Threatened (endangered or vulnerable) wildlife and special least concern animals

Area of Interest

- Selected Lot and Plan
- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (special least concern)
- Wildlife habitat (endangered or vulnerable)



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Map 3b - MSES - Species - Koala habitat area (SEQ)



MSES - Species Koala habitat area (SEQ)

Area of Interest

- Selected Lot and Plan
- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Koala habitat area (core)
- Koala habitat area (locally refined)



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The represented layers for SEQ 'koala habitat area-core' and 'koala habitat area- locally refined' in MSES are sourced directly from the regulatory mapping under the Nature Conservation (Koala) Conservation Plan 2017. Whilst every effort is made to ensure the information remains current, there may be delays between updating versions. Please refer to the original mapping for the most recent version. See <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.



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Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)



MSES - Wildlife habitat (sea turtle nesting areas)

Area of Interest

- Selected Lot and Plan
- Towns
- Freeways/Highways
- Secondary roads
- Major rivers/creeks
- Wildlife habitat (sea turtle nesting areas)

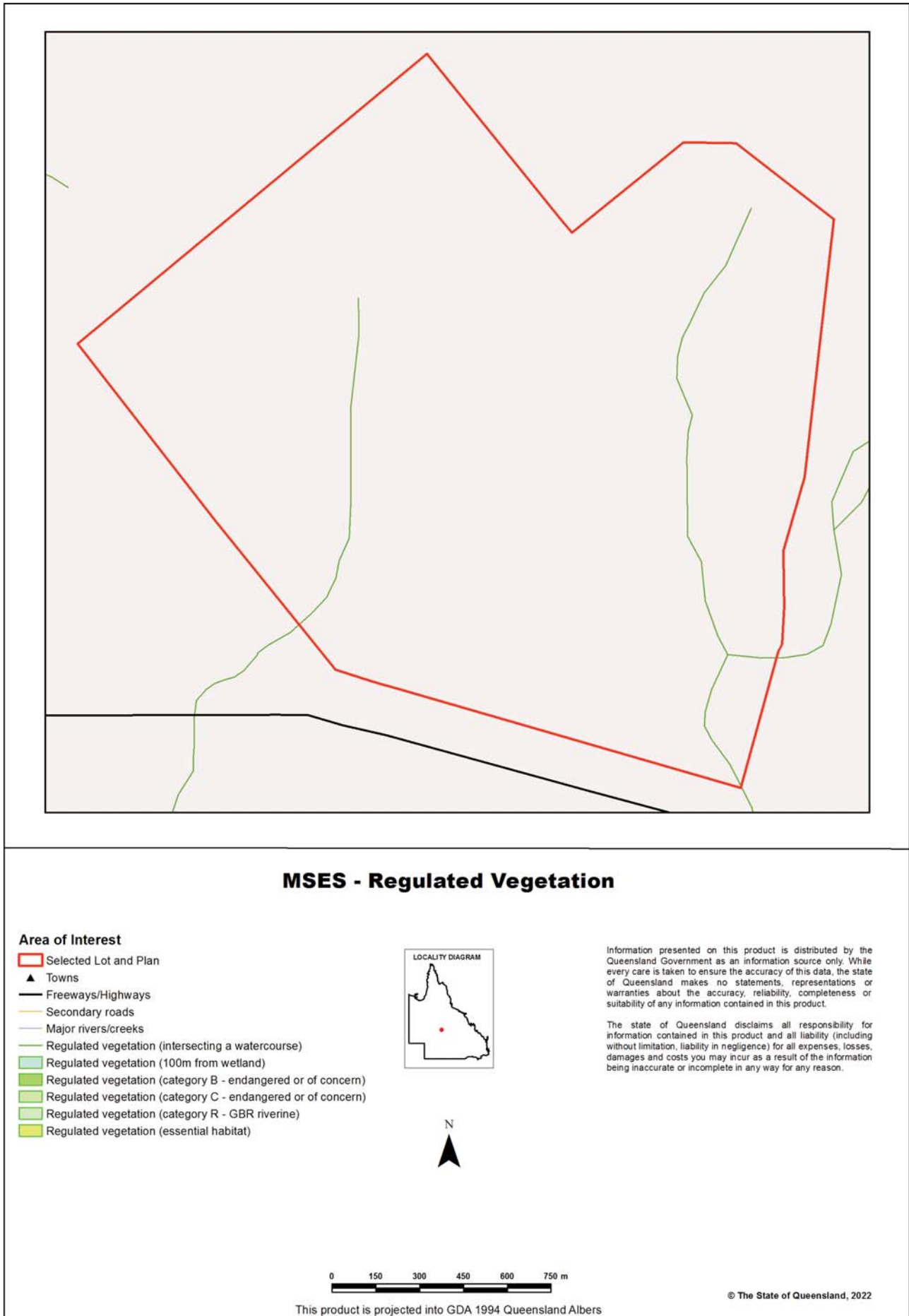


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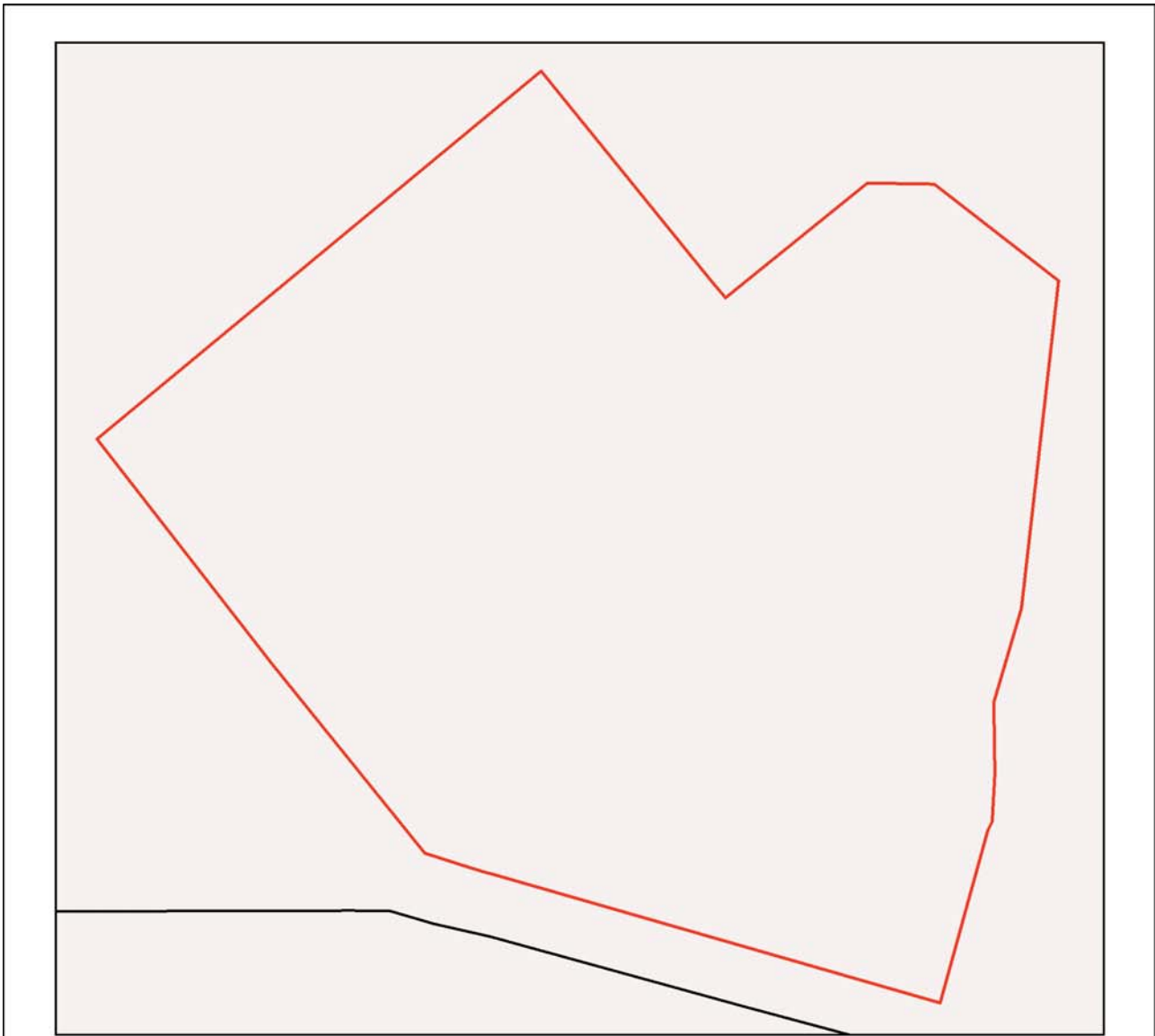
MSES mapping of sea turtle nesting areas identifies beaches where the recorded number of turtle nests are over 1% of the turtle species or genetic stock. The linework is also deliberately extended along nearby rocky coastlines and headlands to recognise that significant numbers of nesting adults and hatchlings can become disoriented by light pollution from development on rocky coastlines and headlands while navigating offshore from nesting beaches.



Map 4 - MSES - Regulated Vegetation



Map 5 - MSES - Offset Areas



MSES - Offsets

Area of Interest

-  Selected Lot and Plan
-  Towns
-  Freeways/Highways
-  Secondary roads
-  Major rivers/creeks
-  Legally secured offset area (offset register)
-  Legally secured offset area (vegetation offsets)



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Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) methodology

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). The compiled MSES mapping product is a guide to assist planning and development assessment decision-making. Its primary purpose is to support implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations. Similarly, the SPP biodiversity policy does not override or replace specific requirements of other Acts or regulations.

The Queensland Government's "Method for mapping - matters of state environmental significance for use in land use planning and development assessment" can be downloaded from:

<http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html> .

Appendix 2 - Source Data

The datasets listed below are available on request from:

<http://qldspatial.information.qld.gov.au/catalogue/custom/index.page>

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Individual MSES layers can be attributed to the following source data available at QSpatial:

MSES layers	current QSpatial data (http://qspatial.information.qld.gov.au)
Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves	- Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland
Marine Park-Highly Protected Zones	Moreton Bay marine park zoning 2008
Fish Habitat Areas	Queensland fish habitat areas
Strategic Environmental Areas-designated	Regional Planning Interests Act - Strategic Environmental Areas
HES wetlands	Map of Queensland Wetland Environmental Values
Wetlands in HEV waters	HEV waters: - EPP Water intent for waters Source Wetlands: - Queensland Wetland Mapping (Current version 5) Source Watercourses: - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000)
Wildlife habitat (threatened and special least concern)	- WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019 - Sea Turtle Nesting Areas records
VMA regulated regional ecosystems	Vegetation management regional ecosystem and remnant map
VMA Essential Habitat	Vegetation management - essential habitat map
VMA Wetlands	Vegetation management wetlands map
Legally secured offsets	Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DES
Regulated Vegetation Map	Vegetation management - regulated vegetation management map

Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DES	- Department of Environment and Science
EP Act	- <i>Environmental Protection Act 1994</i>
EPP	- Environmental Protection Policy
GDA94	- Geocentric Datum of Australia 1994
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- <i>Nature Conservation Act 1992</i>
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- <i>Vegetation Management Act 1999</i>



Queensland Government

Department of Environment and Science

Environmental Reports

Regional Ecosystems

Biodiversity Status

For the selected area of interest
Lot: 155 Plan: SP259530

Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the input coordinates.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no matters of interest have been identified within the site.

The information presented in this report should be considered as a guide only and field survey may be required to validate values on the ground.

Important Note to User

Information presented in this report is based upon the Queensland Herbarium's Regional Ecosystem framework. The Biodiversity Status has been used to depict the extent of "Endangered", "Of Concern" and "No Concern at Present" regional ecosystems in all cases, rather than the classes used for the purposes of the *Vegetation Management Act 1999* (VMA). Mapping and figures presented in this document reflect the Queensland Herbarium's Remnant and Pre-clearing Regional Ecosystem Datasets, and not the certified mapping used for the purpose of the VMA.

For matters relevant to vegetation management under the VMA, please refer to the Department of Resources website <https://www.resources.qld.gov.au/>

Please direct queries about these reports to: Queensland.Herbarium@qld.gov.au

Disclaimer

Whilst every care is taken to ensure the accuracy of the information provided in this report, the Queensland Government makes no representations or warranties about its 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 damage) and costs which the user may incur as a consequence of the information being inaccurate or incomplete in any way and for any reason.



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Summary Information

The following table provides an overview of the AOI with respect to selected topographic and environmental themes. Refer to **Map 1** for locality information.

Table 1: Area of interest details: Lot: 155 Plan: SP259530

Size (ha)	400.17
Local Government(s)	Longreach Regional
Bioregion(s)	Mitchell Grass Downs
Subregion(s)	Central Downs
Catchment(s)	Cooper Creek

The table below summarizes the extent of remnant vegetation classed as "Endangered", "Of concern" and "No concern at present" regional ecosystems classified by Biodiversity Status within the area of interest (AOI).

Table 2: Summary table, biodiversity status of regional ecosystems within the AOI

Biodiversity Status	Area (Ha)	% of AOI
Endangered	0.0	0.0
Of concern	0.0	0.0
No concern at present	400.17	100.0
Total remnant vegetation	400.17	100.0

Refer to **Map 2** for further information.

Regional Ecosystems

1. Introduction

Regional ecosystems are vegetation communities in a bioregion that are consistently associated with particular combinations of geology, landform and soil (Sattler and Williams 1999). Descriptions of Queensland's Regional ecosystems are available online from the Regional Ecosystem Description Database (REDD). Descriptions are compiled from a broad range of information sources including vegetation, land system and geology survey and mapping and detailed vegetation site data. The regional ecosystem classification and descriptions are reviewed as new information becomes available. A number of vegetation communities may form a single regional ecosystem and are usually distinguished by differences in dominant species, frequently in the shrub or ground layers and are denoted by a letter following the regional ecosystem code (e.g. a, b, c). Vegetation communities and regional ecosystems are amalgamated into a higher level classification of broad vegetation groups (BVGs).

A published methodology for survey and mapping of regional ecosystems across Queensland (Neldner et al 2020) provides further details on regional ecosystem concepts and terminology.

This report provides information on the type, status, and extent of vegetation communities, regional ecosystems and broad vegetation groups present within a user specified area of interest. Please note, for the purpose of this report, the Biodiversity Status is used. This report has not been developed for application of the *Vegetation Management Act 1999* (VMA). Additionally, information generated in this report has been derived from the Queensland Herbarium's Regional Ecosystem Mapping, and not the regulated mapping certified for the purposes of the VMA. If your interest/matter relates to regional ecosystems and the VMA, users should refer to the Department of Resources website.

<https://www.resources.qld.gov.au/>

With respect to the Queensland Biodiversity Status,

"Endangered" regional ecosystems are described as those where:

- remnant vegetation is less than 10 per cent of its pre-clearing extent across the bioregion; or 10-30% of its pre-clearing extent remains and the remnant vegetation is less than 10,000 hectares, or
- less than 10 per cent of its pre-clearing extent remains unaffected by severe degradation and/or biodiversity loss*, or
- 10-30 per cent of its pre-clearing extent remains unaffected by severe degradation and/or biodiversity loss and the remnant vegetation is less than 10,000 hectares; or
- it is a rare** regional ecosystem subject to a threatening process.***

"Of concern" regional ecosystems are described as those where:

- the degradation criteria listed above for 'Endangered' regional ecosystems are not met and,
- remnant vegetation is 10-30 per cent of its pre-clearing extent across the bioregion; or more than 20 per cent of its pre-clearing extent remains and the remnant extent is less than 10,000 hectares, or
- 10-30 percent of its pre-clearing extent remains unaffected by moderate degradation and/or biodiversity loss.****

and "No concern at present" regional ecosystems are described as those where:

- remnant vegetation is over 30 per cent of its pre-clearing extent across the bioregion, and the remnant area is greater than 10,000 hectares, and
- the degradation criteria listed above for 'Endangered' or 'Of concern' regional ecosystems are not met.

**Severe degradation and/or biodiversity loss is defined as: floristic and/or faunal diversity is greatly reduced but unlikely to recover within the next 50 years even with the removal of threatening processes; or soil surface is severely degraded, for example, by loss of A horizon, surface expression of salinity; surface compaction, loss of organic matter or sheet erosion.*

***Rare regional ecosystem: pre-clearing extent (1000 ha); or patch size (100 ha and of limited total extent across its range).*

****Threatening processes are those that are reducing or will reduce the biodiversity and ecological integrity of a regional ecosystem. For example, clearing, weed invasion, fragmentation, inappropriate fire regime or grazing pressure, or infrastructure development.*

****Moderate degradation and/or biodiversity loss is defined as: floristic and/or faunal diversity is greatly reduced but unlikely to recover within the next 20 years even with the removal of threatening processes; or soil surface is moderately degraded.

2. Remnant Regional Ecosystems

The following table identifies the remnant regional ecosystems and vegetation communities mapped within the AOI and provides their short descriptions, Biodiversity Status, and remnant extent within the selected AOI. Please note, where heterogeneous vegetated patches (mixed patches of remnant vegetation mapped as containing multiple regional ecosystems) occur within the AOI, they have been split and listed as individual regional ecosystems (or vegetation communities where present) for the purposes of the table below. In such instances, associated area figures have been generated based upon the estimated proportion of each regional ecosystem (or vegetation community) predicted to be present within the larger mixed patch.

Table 3: Remnant regional ecosystems, description and status within the AOI

Regional Ecosystem	Short Description	BD Status	Area (Ha)	% of AOI
4.3.14	Astrebla lappacea +/- Astrebla squarrosa, Aristida latifolia tussock grassland on alluvial plains	No concern at present	1.98	0.49
4.3.4x1	Eucalyptus coolabah open woodland on fringing drainage lines in clay and limestone landscapes	No concern at present	3.95	0.99
4.3.8e	Acacia cambagei low woodland on braided channels in dissected landscapes	No concern at present	0.66	0.16
4.9.11x40	Acacia cambagei low woodland with scattered shrubs such as Eremophila mitchellii and Geijera parviflora on Cretaceous sediments	No concern at present	62.82	15.7
4.9.7	Astrebla lappacea tussock grassland, wooded with Acacia tephрина +/- A. cambagei and Atalaya hemiglaucа on Cretaceous sediments	No concern at present	182.22	45.54
4.9.8	Astrebla spp. grassland wooded with Atalaya hemiglaucа +/- Alectryon oleifolius +/- Flindersia maculosa on Cretaceous sediments	No concern at present	148.54	37.12

Refer to **Map 2** for further information. **Map 3** also provides a visual estimate of the distribution of regional ecosystems present before clearing.

Table 4 provides further information in regards to the remnant regional ecosystems present within the AOI. Specifically, the extent of remnant vegetation remaining within the bioregion, the 1:1,000,000 broad vegetation group (BVG) classification, whether the regional ecosystem is identified as a wetland, and extent of representation in Queensland's Protected Area Estate. For a description of the vegetation communities within the AOI and classified according to the 1:1,000,000 BVG, refer to **Table 6**.

Table 4: Remnant regional ecosystems within the AOI, additional information

Regional Ecosystem	Remnant Extent	BVG (1 Million)	Wetland	Representation in protected estate
4.3.14	Pre-clearing 825000 ha; Remnant 2019 807000 ha	30a	Not a Wetland	Low
4.3.4x1	Pre-clearing 1044000 ha; Remnant 2019 1024000 ha	16a	Riverine	Low
4.3.8e	Pre-clearing 224000 ha; Remnant 2019 217000 ha	26a	Riverine	Low
4.9.11x40	Pre-clearing 1772000 ha; Remnant 2019 912000 ha	26a	Not a Wetland	Low

Regional Ecosystem	Remnant Extent	BVG (1 Million)	Wetland	Representation in protected estate
4.9.7	Pre-clearing 1263000 ha; Remnant 2019 1187000 ha	27a	Not a Wetland	Low
4.9.8	Pre-clearing 1250000 ha; Remnant 2019 1214000 ha	27a	Not a Wetland	Low

Representation in Protected Area Estate: High greater than 10% of pre-clearing extent is represented; Medium 4 - 10% is represented; Low less than 4% is represented, No representation.

The distribution of mapped wetland systems within the area of interest is displayed in **Map 6**.

The following table lists known special values associated with a regional ecosystem type.

Table 5: Remnant regional ecosystems within the AOI, special values

Regional Ecosystem	Special Values
4.3.14	Potential habitat for NCA listed species: <i>Calotis suffruticosa</i> , <i>Dolichocarpa spathulata</i>
4.3.4x1	Regional ecosystem of high fauna diversity. 4.3.4f: Vegetation community of high fauna diversity.
4.3.8e	High fauna diversity compared to surrounding grasslands.
4.9.11x40	High fauna diversity compared to surrounding grasslands. 4.9.11x1: High fauna diversity compared to surrounding grasslands. Habitat for <i>Acacia crombiei</i> (Vulnerable). 4.9.11x40: High fauna diversity compared to surrounding grasslands.
4.9.7	Potential habitat for NCA listed species: <i>Acacia crombiei</i> , <i>Calotis suffruticosa</i> , <i>Eremophila stenophylla</i>
4.9.8	Potential habitat for NCA listed species: <i>Acacia crombiei</i> , <i>Calotis suffruticosa</i>

3. Remnant Regional Ecosystems by Broad Vegetation Group

BVGs are a higher-level grouping of vegetation communities. Queensland encompasses a wide variety of landscapes across temperate, wet and dry tropics and semi-arid climatic zones. BVGs provide an overview of vegetation communities across the state or a bioregion and allow comparison with other states. There are three levels of BVGs which reflect the approximate scale at which they are designed to be used: the 1:5,000,000 (national), 1:2,000,000 (state) and 1:1,000,000 (regional) scales.

A comprehensive description of BVGs is available at:

<https://publications.qld.gov.au/dataset/redd/resource/>

The following table provides a description of the 1:1,000,000 BVGs present and their associated extent within the AOI.

Table 6: Broad vegetation groups (1 million) within the AOI

BVG (1 Million)	Description	Area (Ha)	% of AOI
16a	Open forest and woodlands dominated by <i>Eucalyptus camaldulensis</i> (river red gum) (or <i>E. tereticornis</i> (blue gum)) and/or <i>E. coolabah</i> (coolabah) (or <i>E. microtheca</i> (coolabah)) fringing drainage lines. Associated species may include <i>Melaleuca</i> spp., <i>Corymbia tessellaris</i> (carbeen), <i>Angophora</i> spp., <i>Casuarina cunninghamiana</i> (riveroak). Does not include alluvial areas dominated by herb and grasslands or alluvial plains that are not flooded. (land zone 3) (MGD, BRB, GUP, CHC, MUL, DEU, EIU, NWH, SEQ, [NET, WET]) (All bioregions except CYP and CQC)	3.95	0.99

BVG (1 Million)	Description	Area (Ha)	% of AOI
26a	Open forests to tall shrublands dominated by <i>Acacia cambagei</i> (gidgee) or <i>A. georginae</i> (Georgina gidgee) or <i>A. argyrodendron</i> (blackwood). (land zones 9, 3, 4, 6, 5, 7, [8, 11]) (MGD, MUL, CHC, BRB, DEU, GUP, NWH, [EIU])	63.47	15.86
27a	Low open woodlands dominated by a variety of species including <i>Acacia tephрина</i> (boree), <i>Atalaya hemiglauca</i> (whitewood), <i>Ventilago viminalis</i> (supplejack) and <i>Lysiphillum</i> spp. (land zones 9, 3, 4, [5]) (MGD, GUP, BRB, NWH, DEU, [CYP, EIU])	330.76	82.65
30a	Tussock grasslands dominated by <i>Astrelba</i> spp. (mitchell grass) or <i>Dichanthium</i> spp. (bluegrass) often with <i>Eulalia aurea</i> (silky browntop) on alluvia. (land zones 3, 4) (MGD, GUP, BRB, MUL, [DEU])	1.98	0.49

Refer to **Map 4** for further information. **Map 5** also provides a representation of the distribution of vegetation communities as per the 1:5,000,000 BVG believed to be present prior to European settlement.

4. Technical and BioCondition Benchmark Descriptions

Technical descriptions provide a detailed description of the full range in structure and floristic composition of regional ecosystems (e.g. 11.3.1) and their component vegetation communities (e.g. 11.3.1a, 11.3.1b). See:

<http://www.qld.gov.au/environment/plants-animals/plants/ecosystems/technical-descriptions/>

The descriptions are compiled using site survey data from the Queensland Herbarium's CORVEG database. Distribution maps, representative images (if available) and the pre-clearing and remnant extent (hectares) of each vegetation community derived from the regional ecosystem mapping data are included. The technical descriptions should be used in conjunction with the fields from the regional ecosystem description database (REDD) for a full description of the regional ecosystem.

Technical descriptions include data on canopy height, canopy cover and native plant species composition of the predominant layer, which are attributes relevant to assessment of the remnant status of vegetation under the *Vegetation Management Act 1999*. However, as technical descriptions reflect the full range in structure and floristic composition across the climatic, natural disturbance and geographic range of the regional ecosystem, local reference sites should be used for remnant assessment where possible (Neldner et al. 2020 (PDF)* section 3.3 of:

<https://publications.qld.gov.au/dataset/redd/resource/>

The technical descriptions are subject to review and are updated as additional data becomes available.

When conducting a BioCondition assessment, these technical descriptions should be used in conjunction with BioCondition benchmarks for the specific regional ecosystem, or component vegetation community.

<http://www.qld.gov.au/environment/plants-animals/biodiversity/benchmarks/>

Benchmarks are based on a combination of quantitative and qualitative information and should be used as a guide only. Benchmarks are specific to one regional ecosystem vegetation community, however, the natural variability in structure and floristic composition under a range of climatic and natural disturbance regimes has been considered throughout the geographic extent of the regional ecosystem. Local reference sites should be used for this spatial and temporal (seasonal and annual) variability.

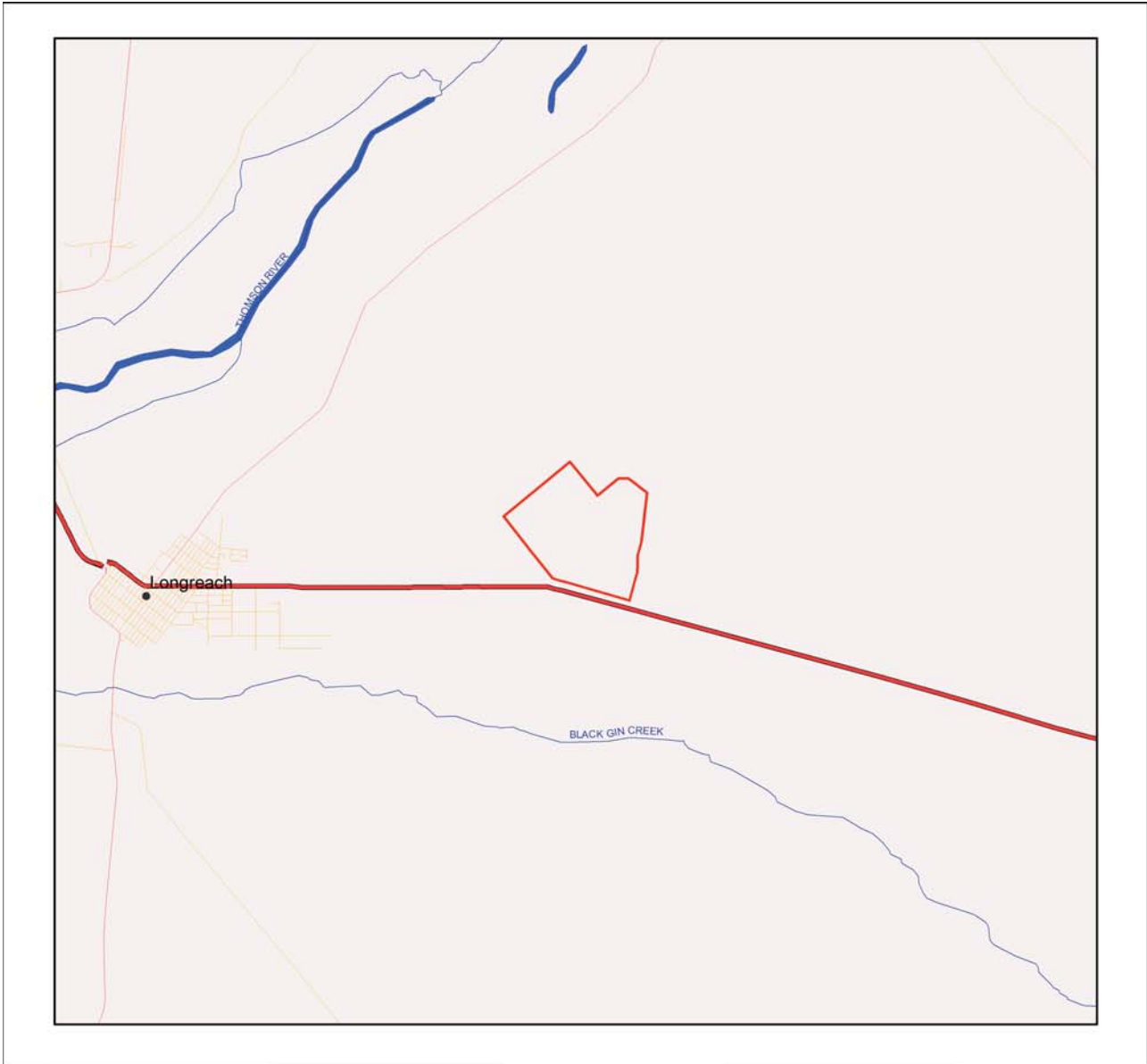
Table 7: List of remnant regional ecosystems within the AOI for which technical and biocondition benchmark descriptions are available

Regional ecosystems mapped as within the AOI	Technical Descriptions	Biocondition Benchmarks
4.3.14	Not currently available	Not currently available
4.3.4x1	Not currently available	Not currently available
4.3.8e	Not currently available	Not currently available
4.9.11x40	Not currently available	Not currently available

Regional ecosystems mapped as within the AOI	Technical Descriptions	Biocondition Benchmarks
4.9.7	Not currently available	Not currently available
4.9.8	Not currently available	Available

Maps

Map 1 - Location



Locality Map

Legend

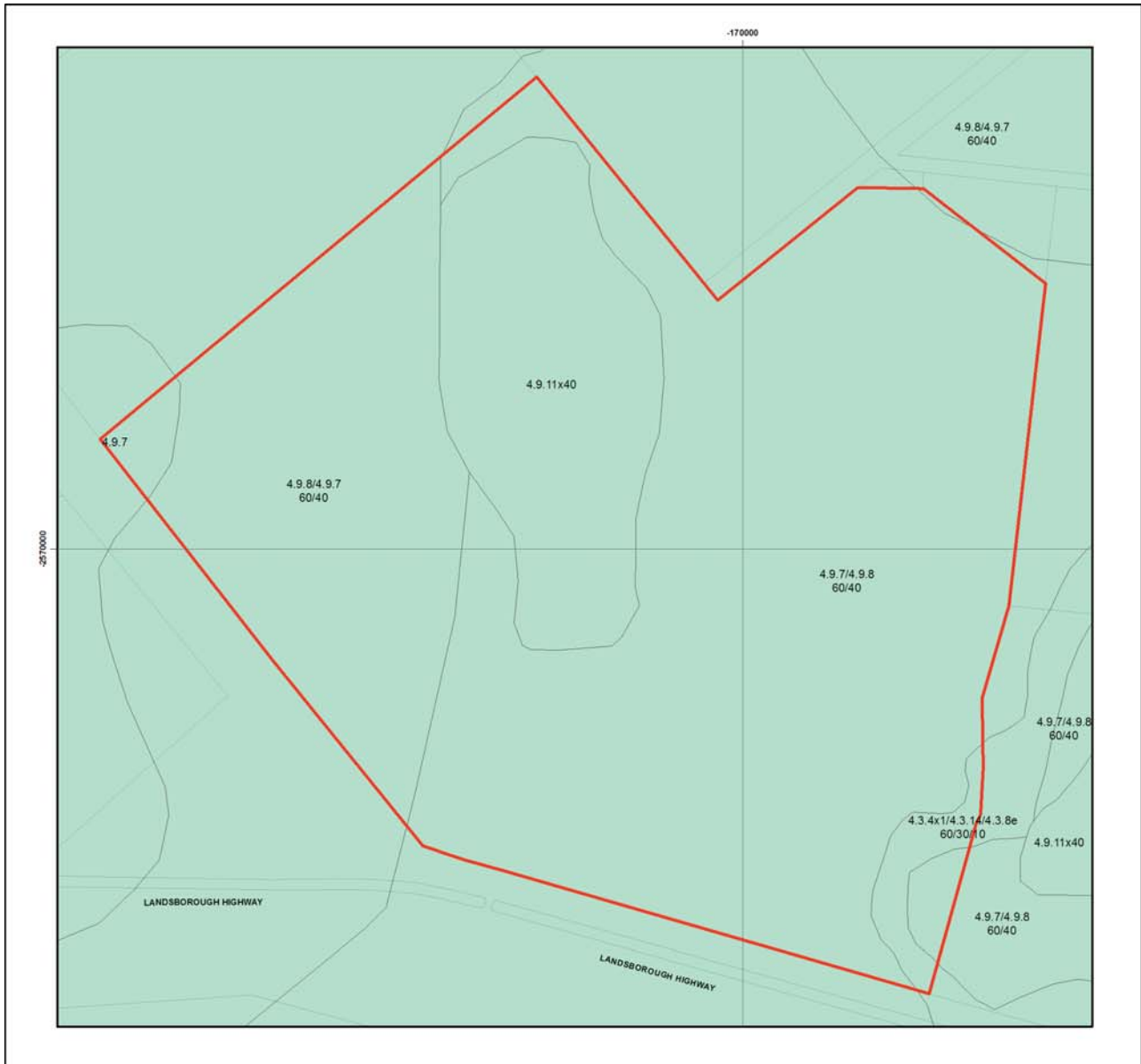
- Selected Lot and Plan
- Towns
- Highway
- Connector
- Street/Local Road
- Reservoirs
- Lakes
- National Park (Scientific)
- National Park
- National Park (CYPAL)
- Conservation Park
- Resources Reserve
- Forest Reserve
- State Forest
- Timber Reserve
- Nature Refuges
- Coordinated Conservation Areas
- Major rivers/creeks
- Queensland



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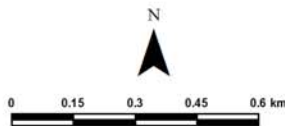
Map 2 - Remnant 2019 regional ecosystems



Remnant 2019 Regional Ecosystems

Biodiversity Status

- Selected Lot and Plan
- Endangered - Dominant vegetation
- Endangered - Sub-dominant
- Of Concern - Dominant
- Of Concern - Sub-dominant
- No concern at present
- Non-remnant vegetation, cultivated or built environment
- Plantation
- Water
- Cadastral Boundaries



This product is projected into GDA 1994 Queensland Albers

Regional ecosystem mapping over the majority of Queensland is produced at a scale of 1:100,000. At this scale, the minimum remnant polygon area is 5 hectares or minimum remnant width of 75 metres. Regional ecosystem linework reproduced at a scale greater than 1:100,000, except in designated areas, should be used as a guide only. The precision of polygon boundaries or positional accuracy of linework is 100 metres.

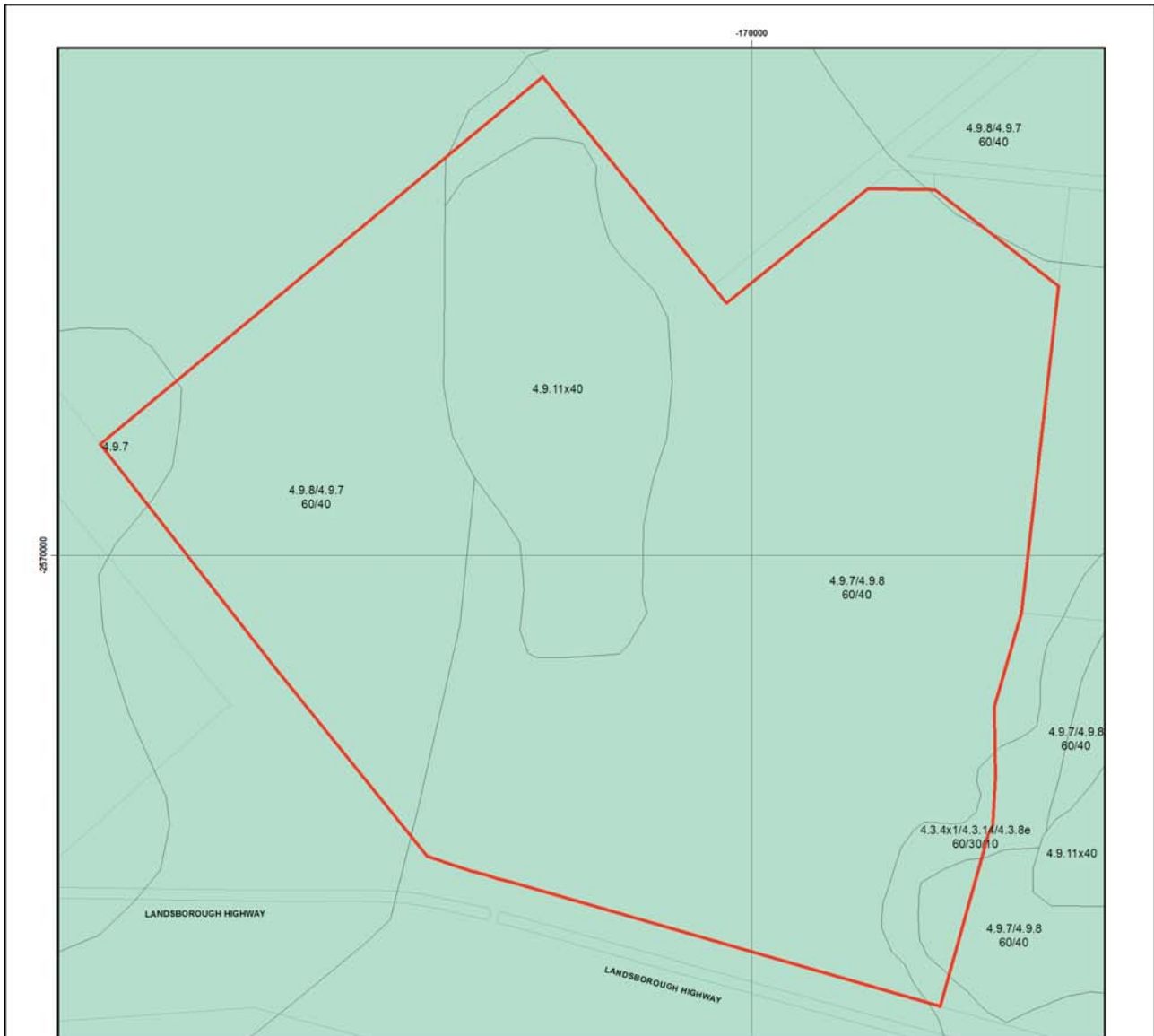
Regional ecosystems are defined as vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil. The polygons are labelled by regional ecosystem (RE); where more than one RE occurs, the percentage of each is labelled. The label consists of 3 components: bioregion, land zone, and vegetation community – the dominant canopy species. e.g.: RE 12.3.3. Descriptions of REs are found online. Use the search term "Regional Ecosystem Framework".

Regional ecosystem mapping at 1:100,000 map scale is derived from the following sources: 1:80,000 B&W 1960's aerial photography, Landsat TM imagery, geology, soils, land systems data, field survey and historical records.

Remnant woody vegetation is defined as vegetation that has not been cleared or vegetation that has been cleared but where the dominant canopy has >70% of the height and >50% of the cover relative to the undisturbed height and cover of that stratum and is dominated by species characteristic of the vegetation's undisturbed canopy. Non-remnant vegetation includes regrowth and disturbed native vegetation.

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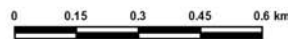
Map 3 - Pre-clearing regional ecosystems



Pre-clearing Regional Ecosystems

Biodiversity Status

- Selected Lot and Plan
- Endangered - Dominant vegetation
- Endangered - Sub-dominant
- Of Concern - Dominant
- Of Concern - Sub-dominant
- No concern at present
- Water
- Cadastral Boundaries



This product is projected into GDA 1994 Queensland Albers

Regional ecosystem mapping over the majority of Queensland is produced at a scale of 1:100,000. At this scale, the minimum remnant polygon area is 5 hectares or minimum remnant width of 75 metres. Regional ecosystem linework reproduced at a scale greater than 1:100,000, except in designated areas, should be used as a guide only. The precision of polygon boundaries or positional accuracy of linework is 100 metres.

Regional ecosystems are defined as vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil.

The polygons are labelled by regional ecosystem (RE); where more than one RE occurs, the percentage of each is labelled. The label consists of 3 components: bioregion, land zone, and vegetation community – the dominant canopy species. e.g.: RE 12.3.3. Descriptions of REs are found online. Use the search term "Regional Ecosystem Framework".

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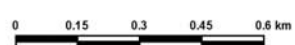
Map 4 - Remnant 2019 regional ecosystems by BVG (5M)



Remnant 2019 Regional Ecosystems coloured by Broad Vegetation Groups

Broad Vegetation Groups BVG5M Description (BVG1M codes)

- Selected Lot and Plan
- 1. Rainforests and scrubs (1-7b)
- 2. Wet eucalypt open forests (8-8b)
- 3. Eucalypt woodlands to open forests (mainly eastern Qld) (9-15b)
- 4. Eucalypt open forests to woodlands on floodplains (16-16d)
- 5. Eucalypt dry woodlands on inland depositional plains (17-18d)
- 6. Eucalypt low open woodlands usually with spinifex understorey (19-19d)
- 7. Callitris woodland - open forests (20a)
- 8. Melaleuca open woodlands on depositional plains (21-22c)
- 9. Acacia aneura (mulga) dominated open forests, woodlands and shrublands (23-23b)
- 10. Other acacia dominated open forests, woodlands and shrublands (24-26a)
- 11. Mixed species woodlands, open woodland - (inland bioregions) includes wooded downs (27-27c)
- 12. Other coastal communities or heaths (28-29b)
- 13. Tussock grasslands, forblands (30-32b)
- 14. Hummock grasslands (33-33b)
- 15. Wetlands (swamps and lakes) (34-34g)
- 16. Mangroves and saltmarshes (35-35b)
- Non-remnant vegetation, cultivated or built environment
- Water
- Cadastral Boundaries



This product is projected into GDA 1994 Queensland Albers

Broad Vegetation Groups (BVG) of Queensland are applied by look up table to the regional ecosystem vegetation communities. Each polygon is coloured by the dominant BVG5M and the component regional ecosystems labelled. Where more than one regional ecosystem occurs, the percentage of each is labelled.

Regional ecosystem mapping over the majority of Queensland is produced at a scale of 1:100,000. At this scale, the minimum remnant polygon area is 5 hectares or minimum remnant width of 75 metres. Regional ecosystem linework reproduced at a scale greater than 1:100,000, except in designated areas, should be used as a guide only. The precision of polygon boundaries or positional accuracy of linework is 100 metres.

Regional ecosystems are defined as vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil.

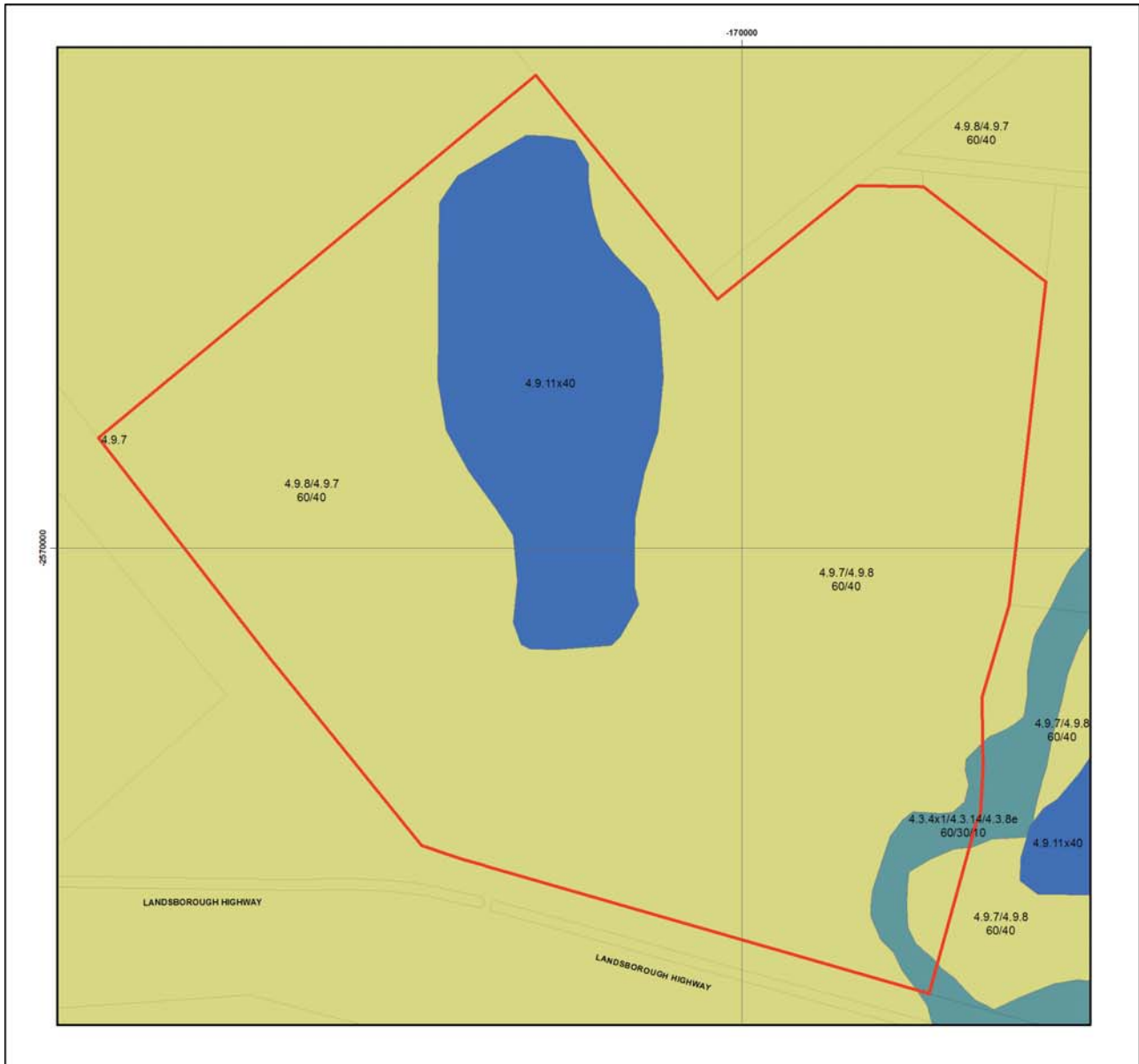
The label consists of 3 components: bioregion, land zone, and vegetation community – the dominant canopy species. e.g.: RE 12.3.3. Descriptions of REs are found online. Use the search term "Regional Ecosystem Framework".

Regional ecosystem mapping at 1:100,000 map scale is derived from the following sources: 1:80,000 B&W 1960's aerial photography, Landsat TM imagery, geology, soils, land systems data, field survey and historical records.

Remnant woody vegetation is defined as vegetation that has not been cleared or vegetation that has been cleared but where the dominant canopy has >70% of the height and >50% of the cover relative to the undisturbed height and cover of that stratum and is dominated by species characteristic of the vegetation's undisturbed canopy.

Non-remnant vegetation includes regrowth and disturbed native vegetation.

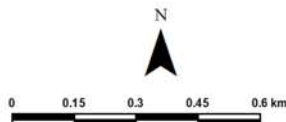
Map 5 - Pre-clearing regional ecosystems by BVG (5M)



Pre-clearing Regional Ecosystems coloured by Broad Vegetation Groups

Broad Vegetation Groups BVG5M Description (BVG1M codes)

- Selected Lot and Plan
- 1. Rainforests and scrubs (1-7b)
- 2. Wet eucalypt open forests (8-8b)
- 3. Eucalypt woodlands to open forests (mainly eastern Qld) (9-15b)
- 4. Eucalypt open forests to woodlands on floodplains (16-16d)
- 5. Eucalypt dry woodlands on inland depositional plains (17-18d)
- 6. Eucalypt low open woodlands usually with spinifex understorey (19-19d)
- 7. Callitris woodland - open forests (20a)
- 8. Melaleuca open woodlands on depositional plains (21-22c)
- 9. Acacia aneura (mulga) dominated open forests, woodlands and shrublands (23-23b)
- 10. Other acacia dominated open forests, woodlands and shrublands (24-26a)
- 11. Mixed species woodlands, open woodland - (inland bioregions) includes wooded downs (27-27c)
- 12. Other coastal communities or heaths (28-29b)
- 13. Tussock grasslands, forblands (30-32b)
- 14. Hummock grasslands (33-33b)
- 15. Wetlands (swamps and lakes) (34-34g)
- 16. Mangroves and saltmarshes (35-35b)
- Water
- Cadastral Boundaries



This product is projected into GDA 1994 Queensland Albers

Broad Vegetation Groups (BVG) of Queensland are applied by look up table to the regional ecosystem vegetation communities. Each polygon is coloured by the dominant BVG5M and the component regional ecosystems labelled. Where more than one regional ecosystem occurs, the percentage of each is labelled.

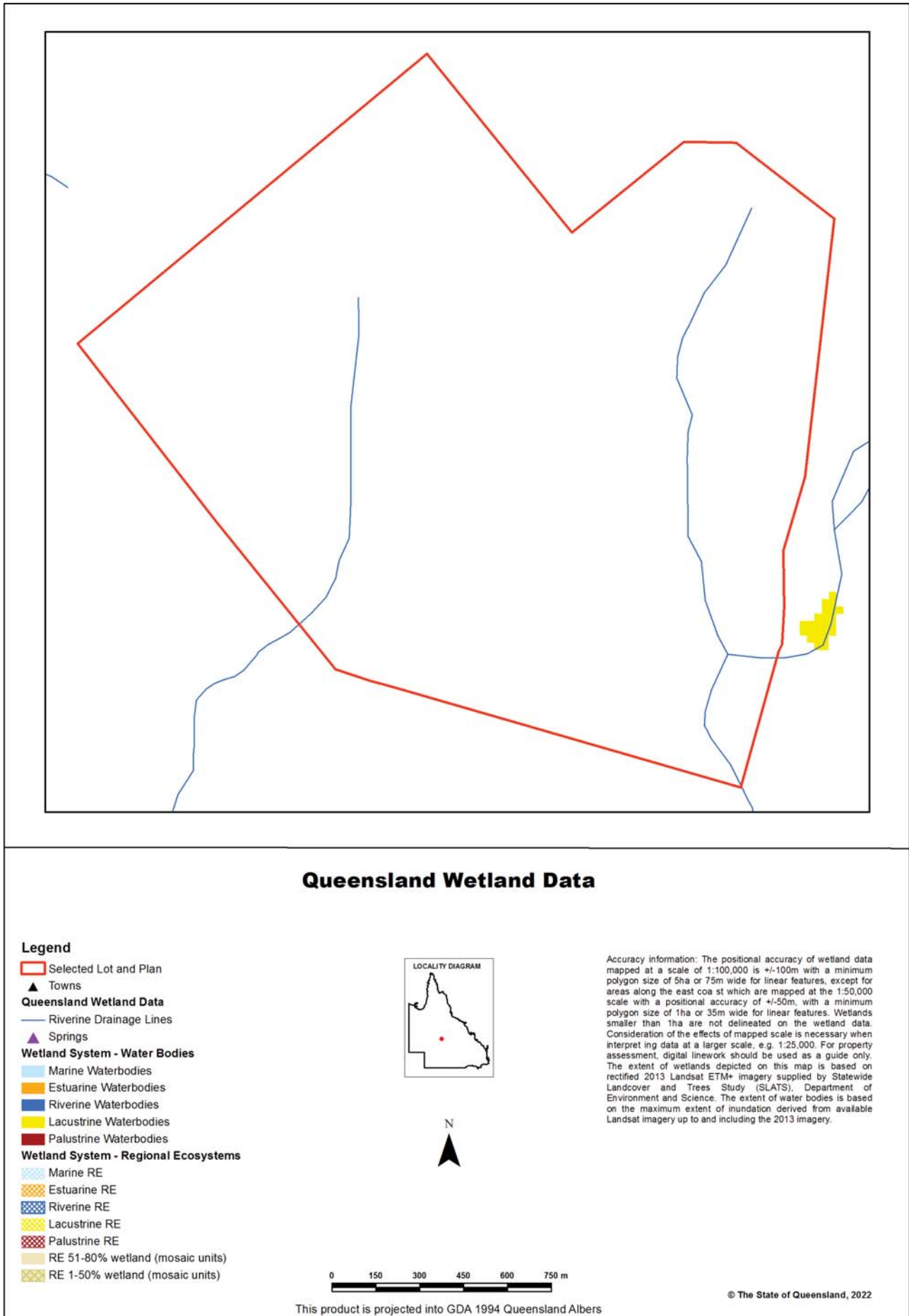
Regional ecosystem mapping over the majority of Queensland is produced at a scale of 1:100,000. At this scale, the minimum remnant polygon area is 5 hectares or minimum remnant width of 75 metres. Regional ecosystem linework reproduced at a scale greater than 1:100,000, except in designated areas, should be used as a guide only. The precision of polygon boundaries or positional accuracy of linework is 100 metres.

Regional ecosystems are defined as vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil.

The label consists of 3 components: bioregion, land zone, and vegetation community - the dominant canopy species. e.g.: RE 12.3.3. Descriptions of REs are found online. Use the search term "Regional Ecosystem Framework".

Regional ecosystem mapping at 1:100,000 map scale is derived from the following sources: 1:80,000 B&W 1960's aerial photography, Landsat TM imagery, geology, soils, land systems data, field survey and historical records.

Map 6 - Wetlands and waterways



Links and Other Information Sources

The Department of Environment and Science's Website -

<http://www.qld.gov.au/environment/plants-animals/plants/ecosystems/>

provides further information on the regional ecosystem framework, including access to links to the Regional Ecosystem Database, Broad Vegetation Group Definitions, Regional Ecosystem and Land zone descriptions.

Descriptions of the broad vegetation groups of Queensland can be downloaded from:

<https://publications.qld.gov.au/dataset/redd/resource/>

The methodology for mapping regional ecosystems can be downloaded from:

<https://publications.qld.gov.au/dataset/redd/resource/>

Technical descriptions for regional ecosystems can be obtained from:

<http://www.qld.gov.au/environment/plants-animals/plants/ecosystems/technical-descriptions/>

Benchmarks can be obtained from:

<http://www.qld.gov.au/environment/plants-animals/biodiversity/benchmarks/>

For further information associated with the remnant regional ecosystem dataset used by this report, refer to the metadata associated with the Biodiversity status of pre-clearing and Remnant Regional Ecosystems of Queensland dataset (version listed in **Appendix 1**) which is available through the Queensland Government Information System portal,

<http://dds.information.qld.gov.au/dds/>

The Queensland Globe is a mapping and data application. As an interactive online tool, Queensland Globe allows you to view and explore Queensland maps, imagery (including up-to-date satellite images) and other spatial data, including regional ecosystem mapping. To further view and explore regional ecosystems over an area of interest, access the Biota Globe (a component of the Queensland Globe). The Queensland Globe can be accessed via the following link:

<https://qldglobe.information.qld.gov.au/>

References

Neldner, V.J., Niehus, R.E., Wilson, B.A., McDonald, W.J.F., Ford, A.J. and Accad, A. (2019). The Vegetation of Queensland. Descriptions of Broad Vegetation Groups. Version 4.0. Queensland Herbarium, Department of Environment and Science.

<https://publications.qld.gov.au/dataset/redd/resource/78209e74-c7f2-4589-90c1-c33188359086>

Neldner, V.J., Wilson, B.A., Dillewaard, H.A., Ryan, T.S., Butler, D.W., McDonald, W.J.F., Addicott, E.P. and Appelman, C.N. (2020). Methodology for survey and mapping of regional ecosystems and vegetation communities in Queensland. Version 5.1. Updated March 2020. Queensland Herbarium, Queensland Department of Environment and Science, Brisbane.

<https://publications.qld.gov.au/dataset/redd/resource/6dee78ab-c12c-4692-9842-b7257c2511e4>

Sattler, P.S. and Williams, R.D. (eds) (1999). *The Conservation Status of Queensland's Bioregional Ecosystems*. Environmental Protection Agency, Brisbane.

Appendices

Appendix 1 - Source Data

The dataset listed below is available for download from:

<http://www.qld.gov.au/environment/plants-animals/plants/ecosystems/download/>

- Regional Ecosystem Description Database

The datasets listed below are available for download from:

<http://dds.information.qld.gov.au/dds/>

- Biodiversity status of pre-clearing and 2019 remnant regional ecosystems of Queensland
- Pre-clearing Vegetation Communities and Regional Ecosystems of Queensland
- Queensland Wetland Data Version - Wetland lines
- Queensland Wetland Data Version - Wetland points
- Queensland Wetland Data Version - Wetland areas

Appendix 2 - Acronyms and Abbreviations

AOI	- Area of Interest
GDA94	- Geocentric Datum of Australia 1994
GIS	- Geographic Information System
RE	- Regional Ecosystem
REDD	- Regional Ecosystem Description Database
VMA	- <i>Vegetation Management Act 1999</i>

WildNet Records

Conservation Significant Species List

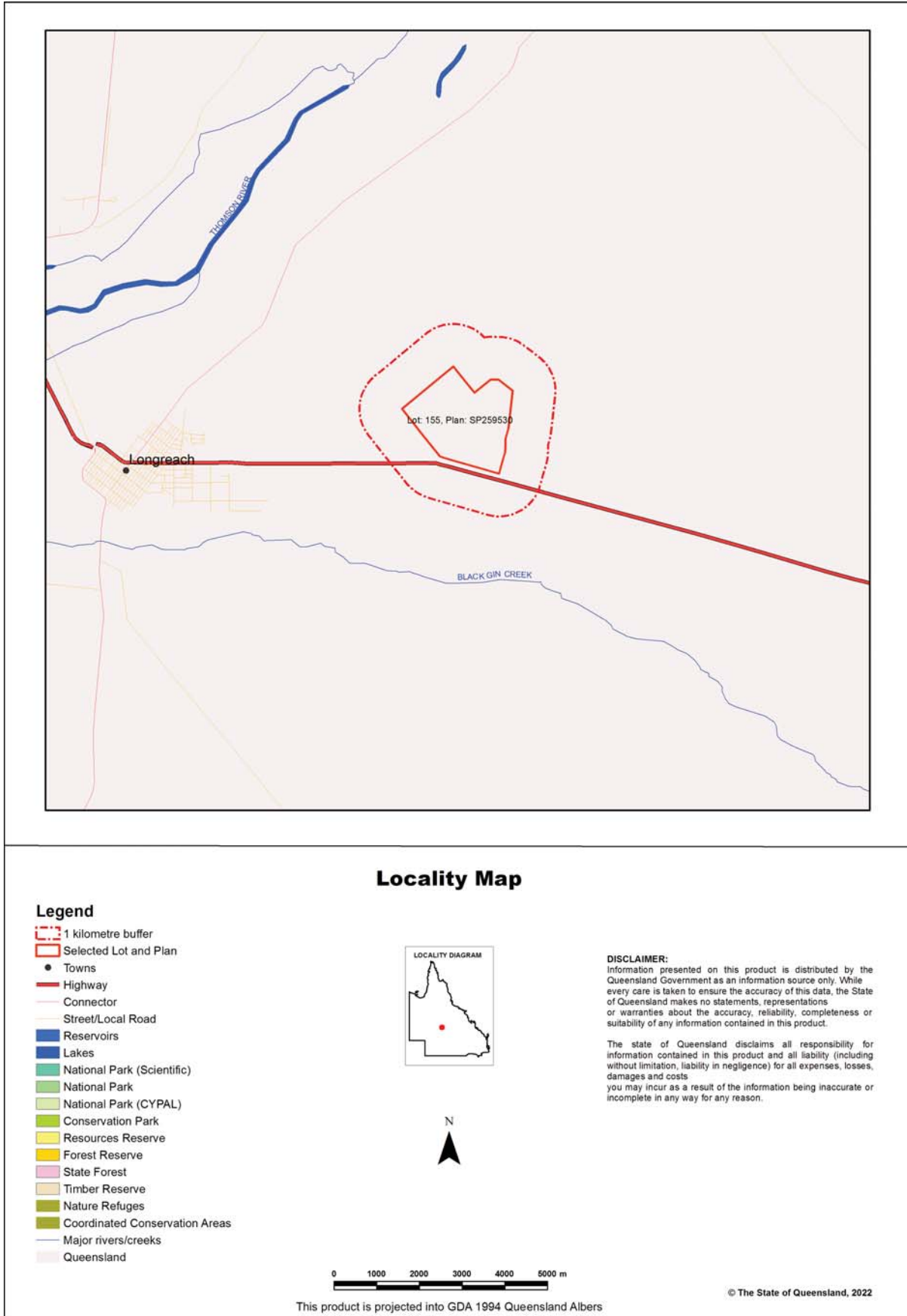


For the selected area of interest 400.17ha Lot: 155 Plan: SP259530

Current as at 06/12/2022

WildNetCSSpeciesList

Map 1. Locality Map



Summary Information

The following table provides an overview of the area of interest Lot: 155 Plan: SP259530.

Table 1. Area of interest details

Size (ha)	400.17
Local Government(s)	Longreach Regional
Bioregion(s)	Mitchell Grass Downs
Subregion(s)	Central Downs
Catchment(s)	Cooper Creek

Protected Area(s)

No estates or reserves are located within the area of interest.

World Heritage Area(s)

No World Heritage Areas are located within the area of interest.

Ramsar Area(s)

No Ramsar Areas are located within the area of interest.

Conservation Significant Species List

Introduction

This report is derived from a spatial layer generated from the [WildNet database](#) managed by the Department of Environment and Science. The layer which is generated weekly contains the WildNet wildlife records that are not classed as erroneous or duplicate, that have a location precision equal to or less than 10000 metres and do not have a count of zero.

Conservation significant species are species listed:

- as [threatened](#) or near threatened under the Nature Conservation Act 1992;
- as threatened under the [Environment Protection and Biodiversity Conservation Act 1999](#) or
- [migratory species](#) protected under the following international agreements:
 - o Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention)
 - o China-Australia Migratory Bird Agreement
 - o Japan-Australia Migratory Bird Agreement
 - o Republic of Korea-Australia Migratory Bird Agreement

The WildNet dataset is constantly being enhanced and the taxonomic and status information revised. If a species is not listed in this report, it does not mean it doesn't occur there and listed species may also no longer inhabit the area. It is recommended that you also access other internal and external data sources for species information in your area of interest (Refer Links and Support).

Table 2 lists the species recorded within the area of interest and its one kilometre buffer.

Table 2. Conservation significant species recorded within the area of interest and its one kilometre buffer

No species found within the area of interest.

Taxon Id: Unique identifier of the taxon from the WildNet database.

NCA: Queensland conservation status of the taxon under the *Nature Conservation Act 1992* (Least Concern (C), Critically Endangered (CR), Endangered (E), Extinct (EX), Near Threatened (NT), Extinct in the Wild (PE), Special Least Concern (SL), and Vulnerable (V)).

EPBC: Australian conservation status of the taxon under the *Environment Protection and Biodiversity Conservation Act 1999* (Conservation Dependent (CD), Critically Endangered (CE), Endangered (E), Extinct (EX), Vulnerable (V), and Extinct in the Wild (XW)).

Specimens: The number of specimen-backed records of the taxon.

Records: The total number of records of the taxon.

Last record: Date of latest record of the taxon.

Links and Support

Other sites that deliver species information from the [WildNet database](#) include:

- [Species profile search](#) - access species information approved for publication including species names, statuses, notes, images, distribution maps and records
- [Species lists](#) - generate species lists for Queensland protected areas, forestry areas, local governments and areas defined using coordinates
- [Biomaps](#) - view biodiversity information, including WildNet records approved for publication, and generate reports
- [Queensland Globe](#) - view spatial information, including WildNet records approved for publication
- [Qld wildlife data API](#) - access WildNet species information approved for publication such as notes, images and records etc.
- [WetlandMaps](#) - view species records, survey locations etc. approved for publication
- [WetlandSummary](#) - view wildlife statistics, species lists for a range of area types, and access WildNet species profiles
- [WildNet wildlife records - published - Queensland](#) - spatial layer of WildNet records approved for publication generated weekly
- [Generalised distribution and densities of Queensland wildlife](#) - Queensland species distributions and densities generalised to a 10 km grid resolution
- [Conservation status of Queensland wildlife](#) - access current lists of priority species for Queensland including nomenclature and status information
- [Queensland Confidential Species](#) - the list of species flagged as confidential in the WildNet database.

Please direct queries about this report to the [WildNet Team](#).

Other useful sites for accessing Queensland biodiversity data include:

- [Useful wildlife resources](#)
- [Queensland Government Data](#)
- [Atlas of Living Australia \(ALA\)](#)
- [Online Zoological Collections of Australian Museums \(OZCAM\)](#)
- [Australia's Virtual Herbarium \(AVH\)](#)
- [Protected Matters Search Tool](#)

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WildNet Records Pest List

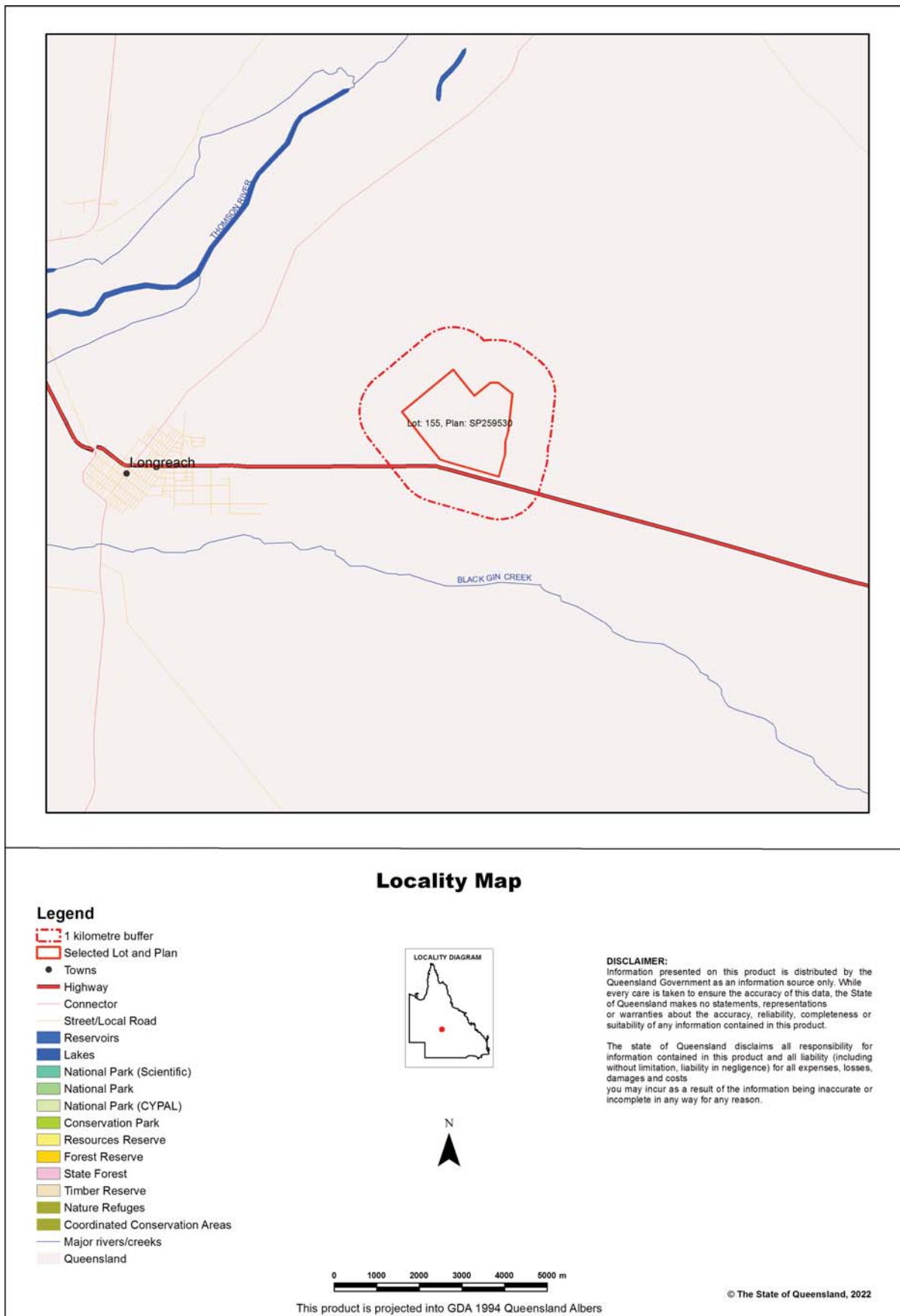


For the selected area of interest 400.17ha Lot: 155 Plan: SP259530

Current as at 06/12/2022

WildNetPestList

Map 1. Locality Map



Summary Information

The following table provides an overview of the area of interest Lot: 155 Plan: SP259530.

Table 1. Area of interest details

Size (ha)	400.17
Local Government(s)	Longreach Regional
Bioregion(s)	Mitchell Grass Downs
Subregion(s)	Central Downs
Catchment(s)	Cooper Creek

Protected Area(s)

No estates or reserves are located within the area of interest.

World Heritage Area(s)

No World Heritage Areas are located within the area of interest.

Ramsar Area(s)

No Ramsar Areas are located within the area of interest.

Pest List

Introduction

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Species Data

Contextual location information is presented in Map 1.

A summary of the pests recorded within the area of interest and its one kilometre buffer is presented in Table 2.

Table 2. Pests recorded within the area of interest and its one kilometre buffer

No pests found within the area of interest and its one kilometre buffer.

Species table headings and codes

Taxon Id: Unique identifier of the taxon from the WildNet database.

Specimens: The number of specimen-backed records of the taxon.

Records: The total number of records of the taxon.

Last record: Date of latest record of the taxon.

Endemicity: The endemicity code for the taxon (Introduced (Intranational) (IA), Introduced (International) (II), Introduced (Unknown), Exotic (Intranational) (XA), Exotic (International) (XI) and Exotic (Unknown) (XU)).

Links and Support

Other sites that deliver species information from the [WildNet database](#) include:

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- [Species lists](#) - generate species lists for Queensland protected areas, forestry areas, local governments and areas defined using coordinates
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WildNet Records Species List

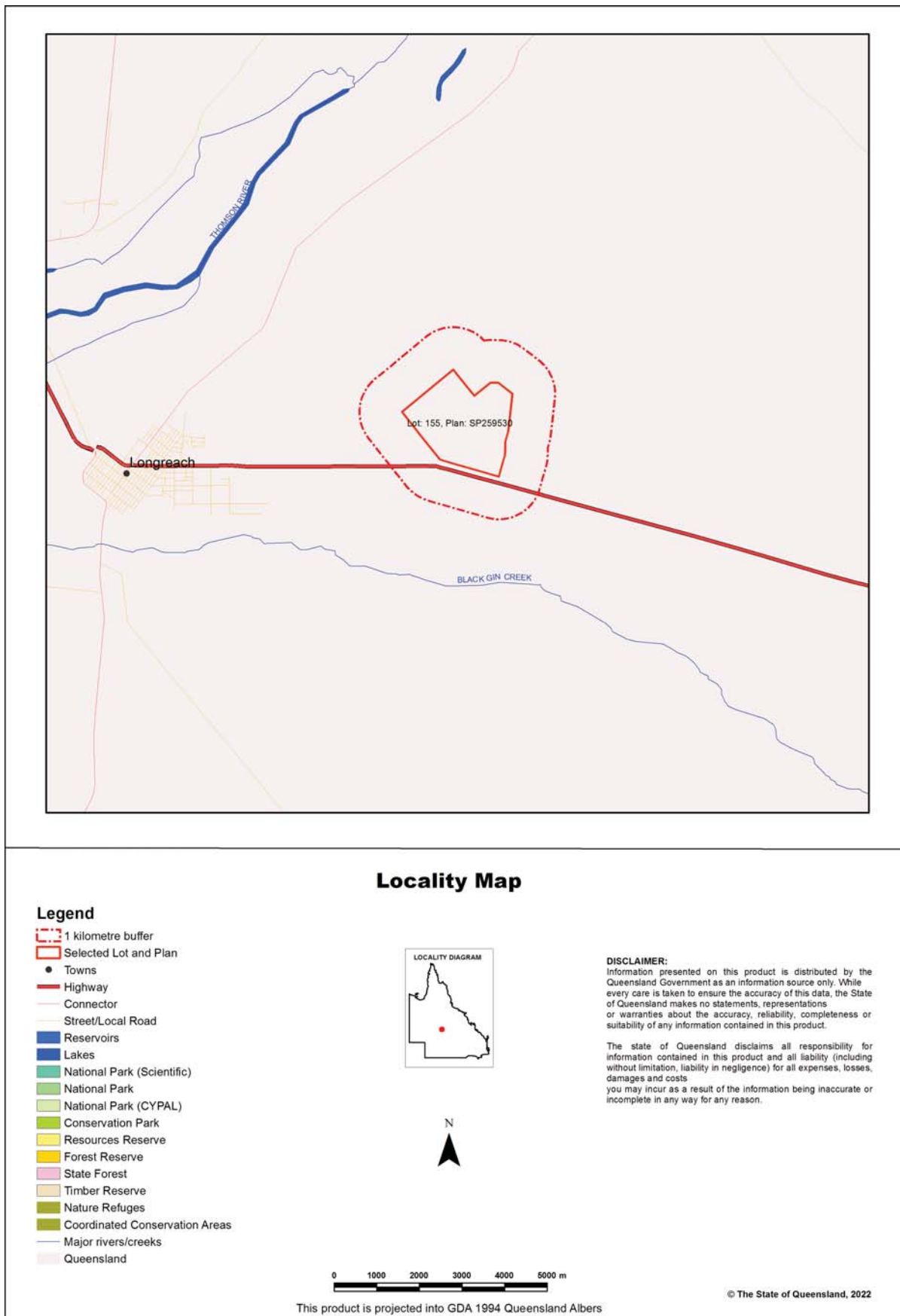


For the selected area of interest 400.17ha Lot: 155 Plan: SP259530

Current as at 06/12/2022

WildNetSpeciesList

Map 1. Locality Map



Summary Information

The following table provides an overview of the area of interest Lot: 155 Plan: SP259530.

Table 1. Area of interest details

Size (ha)	400.17
Local Government(s)	Longreach Regional
Bioregion(s)	Mitchell Grass Downs
Subregion(s)	Central Downs
Catchment(s)	Cooper Creek

Protected Area(s)

No estates or reserves are located within the area of interest.

World Heritage Area(s)

No World Heritage Areas are located within the area of interest.

Ramsar Area(s)

No Ramsar Areas are located within the area of interest.

Species List

Introduction

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Table 2 lists the animals recorded within the area of interest and its one kilometre buffer.

Table 3 lists the plants recorded within the area of interest and its one kilometre buffer.

Table 4 lists the fungi recorded within the area of interest and its one kilometre buffer.

Table 5 lists the other species recorded within the area of interest and its one kilometre buffer.

Table 2. Animals recorded within the area of interest and its one kilometre buffer

Taxon Id	Class	Family	Scientific Name	Common Name	NCA	EPBC	Specimens	Records	Last record
1658	Aves	Artamidae	<i>Artamus cinereus</i>	black-faced woodswallow	C	None	0	1	07/03/1976
1089	Aves	Casuariidae	<i>Dromaius novaehollandiae</i>	emu	C	None	0	1	23/07/2002
1809	Aves	Columbidae	<i>Geopelia cuneata</i>	diamond dove	C	None	0	1	03/09/2006
1605	Aves	Corcoracidae	<i>Struthidea cinerea</i>	apostlebird	C	None	0	1	03/09/2006
1608	Aves	Corvidae	<i>Corvus coronoides</i>	Australian raven	C	None	0	1	03/09/2006
1750	Aves	Cuculidae	<i>Cacomantis pallidus</i>	pallid cuckoo	C	None	0	1	03/09/2006

Taxon Id	Class	Family	Scientific Name	Common Name	NCA	EPBC	Specimens	Records	Last record
1589	Aves	Monarchidae	<i>Grallina cyanoleuca</i>	maggie-lark	C	None	0	1	07/03/1976
1611	Aves	Nectariniidae	<i>Dicaeum hirundinaceum</i>	mistletoebird	C	None	0	1	03/09/2006
1431	Aves	Pachycephalidae	<i>Oreoica gutturalis</i>	crested bellbird	C	None	0	1	03/09/2006
1437	Aves	Pachycephalidae	<i>Pachycephala rufiventris</i>	rufous whistler	C	None	0	1	03/09/2006
1337	Aves	Petroicidae	<i>Melanodryas cucullata</i>	hooded robin	C	None	0	1	03/09/2006
1329	Aves	Petroicidae	<i>Petroica goodenovii</i>	red-capped robin	C	None	0	1	03/09/2006
1151	Aves	Psittacidae	<i>Melopsittacus undulatus</i>	budgerigar	C	None	0	1	03/09/2006
1576	Aves	Rhipiduridae	<i>Rhipidura leucophrys</i>	willie wagtail	C	None	0	1	03/09/2006

Table 3. Plants recorded within the area of interest and its one kilometre buffer

Taxon Id	Class	Family	Scientific Name	Common Name	NCA	EPBC	Specimens	Records	Last record
16396	Equisetopsida	Convolvulaceae	<i>Polymeria longifolia</i>	polymeria	C	None	1	1	22/09/2005
13908	Equisetopsida	Euphorbiaceae	<i>Euphorbia parvicaruncula</i>	rough-seeded spurge	C	None	1	1	22/09/2005
15013	Equisetopsida	Leguminosae	<i>Swainsona campylantha</i>	None	C	None	2	2	22/09/2005
11689	Equisetopsida	Marsileaceae	<i>Marsilea drummondii</i>	common nardoo	C	None	1	1	22/09/2005
9602	Equisetopsida	Phyllanthaceae	<i>Phyllanthus maderaspatensis</i>	None	C	None	1	1	22/09/2005

Table 4. Fungi recorded within the area of interest and its one kilometre buffer

No species found within the area of interest and its one kilometre buffer.

Table 5. Other species recorded within the area of interest and its one kilometre buffer

No species found within the area of interest and its one kilometre buffer.

Species table headings and codes

Taxon Id: Unique identifier of the taxon from the WildNet database.

NCA: Queensland conservation status of the taxon under the *Nature Conservation Act 1992* (Least Concern (C), Critically Endangered (CR), Endangered (E), Extinct (EX), Near Threatened (NT), Extinct in the Wild (PE), Special Least Concern (SL), and Vulnerable (V)).

EPBC: Australian conservation status of the taxon under the *Environment Protection and Biodiversity Conservation Act 1999* (Conservation Dependent (CD), Critically Endangered (CE), Endangered (E), Extinct (EX), Vulnerable (V), and Extinct in the Wild (XW)).

Specimens: The number of specimen-backed records of the taxon.

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Links and Support

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- [Generalised distribution and densities of Queensland wildlife](#) - Queensland species distributions and densities generalised to a 10 km grid resolution
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- [Queensland Confidential Species](#) - the list of species flagged as confidential in the WildNet database.

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- [Atlas of Living Australia \(ALA\)](#)
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- [Australia's Virtual Herbarium \(AVH\)](#)
- [Protected Matters Search Tool](#)

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WildNet Records Weed List

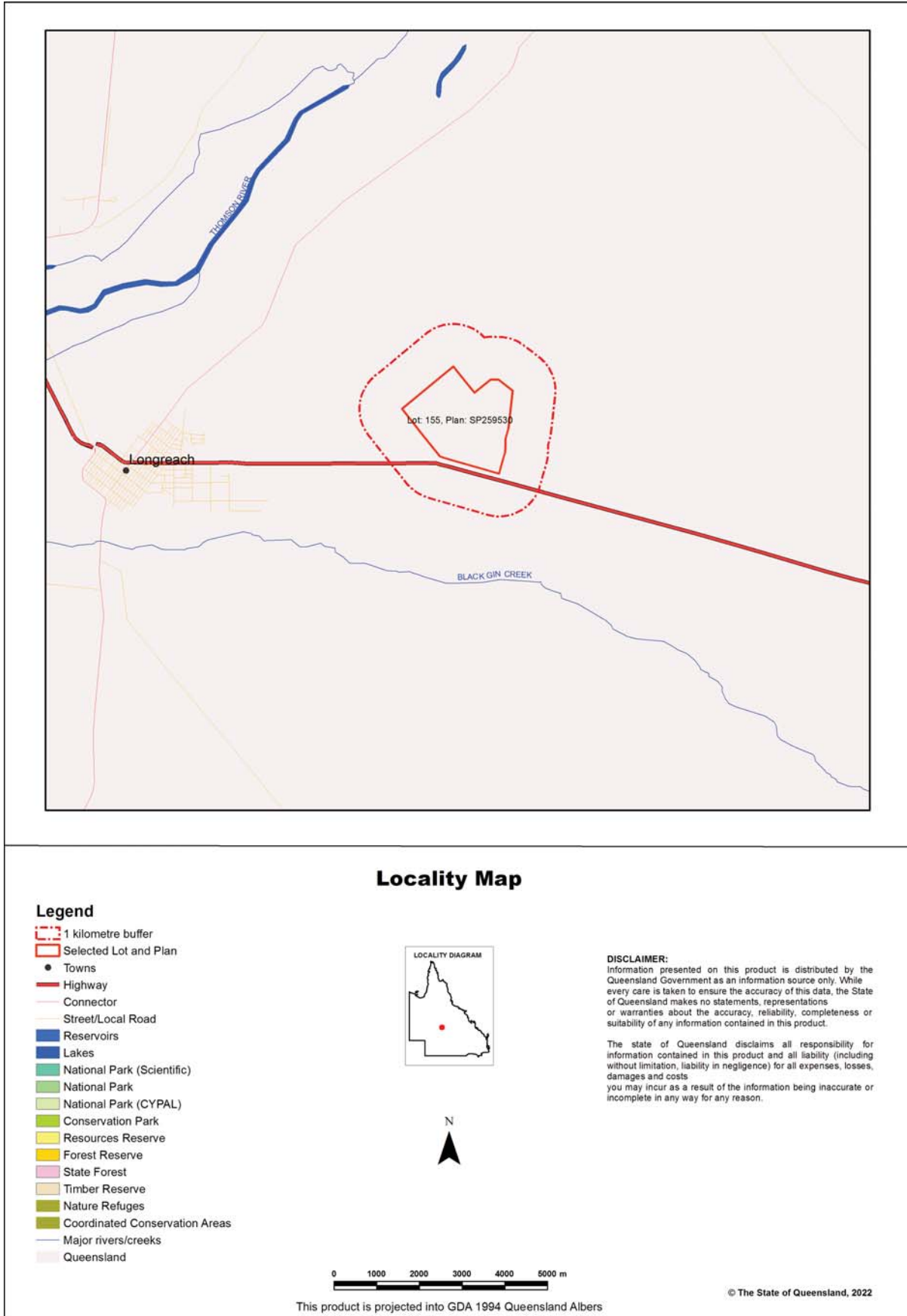


For the selected area of interest 400.17ha Lot: 155 Plan: SP259530

Current as at 06/12/2022

WildNetWeedList

Map 1. Locality Map



Summary Information

The following table provides an overview of the area of interest Lot: 155 Plan: SP259530.

Table 1. Area of interest details

Size (ha)	400.17
Local Government(s)	Longreach Regional
Bioregion(s)	Mitchell Grass Downs
Subregion(s)	Central Downs
Catchment(s)	Cooper Creek

Protected Area(s)

No estates or reserves are located within the area of interest.

World Heritage Area(s)

No World Heritage Areas are located within the area of interest.

Ramsar Area(s)

No Ramsar Areas are located within the area of interest.

Weed List

Introduction

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Species Data

Contextual location information is presented in Map 1.

A summary of the weeds recorded within the area of interest and its one kilometre buffer is presented in Table 2.

Table 2. Weeds recorded within the area of interest and its one kilometre buffer

No weeds found within the area of interest and its one kilometre buffer.

Species table headings and codes

Taxon Id: Unique identifier of the taxon from the WildNet database.

Specimens: The number of specimen-backed records of the taxon.

Records: The total number of records of the taxon.

Last record: Date of latest record of the taxon.

Endemicity: The endemicity code for the taxon (Introduced (Intranational) (IA), Introduced (International) (II), Introduced (Unknown), Exotic (Intranational) (XA), Exotic (International) (XI) and Exotic (Unknown) (XU)).

Links and Support

Other sites that deliver species information from the [WildNet database](#) include:

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- [Species lists](#) - generate species lists for Queensland protected areas, forestry areas, local governments and areas defined using coordinates
- [Biomaps](#) - view biodiversity information, including WildNet records approved for publication, and generate reports
- [Queensland Globe](#) - view spatial information, including WildNet records approved for publication
- [Qld wildlife data API](#) - access WildNet species information approved for publication such as notes, images and records etc.
- [WetlandMaps](#) - view species records, survey locations etc. approved for publication
- [WetlandSummary](#) - view wildlife statistics, species lists for a range of area types, and access WildNet species profiles
- [WildNet wildlife records - published - Queensland](#) - spatial layer of WildNet records approved for publication generated weekly
- [Generalised distribution and densities of Queensland wildlife](#) - Queensland species distributions and densities generalised to a 10 km grid resolution
- [Conservation status of Queensland wildlife](#) - access current lists of priority species for Queensland including nomenclature and status information
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- [Australia's Virtual Herbarium \(AVH\)](#)
- [Protected Matters Search Tool](#)

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**APPENDIX D: CURRENT TITLE SEARCH – LOT 155 ON
SP259530**

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50913070	Search Date: 01/11/2022 13:09
Date Title Created: 14/05/2013	Request No: 42698342
Previous Title: 30537150, 50895028	

ESTATE AND LAND

Estate in Fee Simple

LOT 155 SURVEY PLAN 259530
Local Government: LONGREACH

REGISTERED OWNER

Dealing No: 715315014 16/09/2013

LONGREACH REGIONAL COUNCIL

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 30193184 (POR 129V)
Deed of Grant No. 30195136 (POR 109V)
2. LEASE No 720100359 12/06/2020 at 14:35
WESTERN GAME PROCESSING PTY LTD A.B.N. 73 625 199 420
OF LEASE A ON SP309910
TERM: 01/10/2019 TO 30/09/2029 OPTION NIL

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **