

Longreach Regional Planning Scheme

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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.

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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 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 Longreach including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in Map 1.

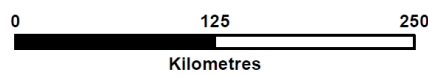
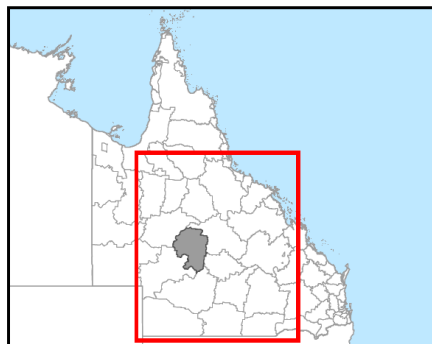
Editor's note—state legislation may state that the planning scheme does not apply to certain areas eg. priority development areas.

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**

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Zoning data recreated from Longreach Planning Scheme

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

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

1.4 Categories of development

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

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

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

¹ Footnote—this is an example of a footnote.

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) 7.2.1 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*.

1.7 Local government administrative matters

There are none.

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 the Queensland Planning Provisions Version 4.0 dated January 2016.

Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs 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 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 region 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 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 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. 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 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.

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.

- (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.
- (16) All residential activities, including accommodation intended for visitors, 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

- (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.
- (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.
- (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.
- (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.
- (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

- (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 bed and breakfasts may be established in other residential areas.
- (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.
- (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.
- (25) Tourist related development contributes to the attractiveness and vibrancy of the town and does not unduly impact on local amenity.

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 workforce 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 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.

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 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—

- development in the wild river area could be subject to assessment in accordance with the Cooper Creek Wild River Declaration;
- 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 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 map.

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.

Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development 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 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 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 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 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 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 Health care services Hostel Hotel Function facility Indoor sport and | 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 |
|--|--|--|
| 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 | |
| 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 | |
| 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 | 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 description listed in the "categories of development and assessment" column.. Any other undefined use. | | The planning scheme |

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 |
| | Code assessment | |
| | 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 recreation Service station Transport Depot | Code assessment | |
| | | 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 description listed in the “categories of development and assessment” column. Any other undefined use. | | The planning scheme |

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 |
| 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 |
| Child care centre Community use Community care centre Emergency services Hostel Multiple dwelling Non-resident workforce accommodation Residential care facility Retirement facility 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 description listed in the “categories of development and assessment” column. Any other undefined use. | | The planning scheme |

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 | 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 Editor's note—the bushfire hazard area is shown on map OPSM-04 | 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 |
| Non-resident workforce accommodation Nature based tourism Renewable energy facility Short-term accommodation Tourist park | Code assessment | |
| | If involving up to 15 camping sites, dwellings or accommodation units living on the site at any time | Rural zone code Landscape code Works code |

| Use | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|--|--|--|
| Rural industry | Accepted | |
| | If only storing and packaging products produced on the site | |
| | Code assessment | |
| | Otherwise | Rural zone code Landscape code Works code |
| Outdoor sport and recreation | Code assessment | |
| | If the total gross floor area of all buildings does not exceed 150m ² | Rural zone code Landscape code Works code |
| Aquaculture Bulk landscape supplies Wholesale nursery | Code assessment | |
| | | Rural 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 5.4.10—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 | |
| 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 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 |

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 |
| 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 |
| | Code assessment | |
| | 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 Emergency services | Accepted subject to requirements | |
| | 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 | Code assessment | |
| | If less than or equal to 300m ² gross floor area | Township zone code Landscape code Works code |

| Use | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|--|--|--|
| Showroom Warehouse | | |
| Agricultural supplies store Car wash Community care centre Educational establishment Hostel Indoor sport and recreation Low impact industry 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 | 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 Medium density residential zone Rural residential zone Township zone | Accepted | |
| | If not self assessable | |
| | Accepted subject to requirements | |
| | | The relevant zone code |
| Accepted development | | |
| 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 reconfiguration of a lot. | Reconfiguration of a lot code Works code |
| | If operational works (other than landscaping, stockpiling, filling or excavation) for 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 | Accepted subject to requirements | Flood overlay code |
| 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 table of assessment for the relevant zone Note—this overlay code is applicable to accepted subject to requirements development identified in the table of assessment for the relevant zone. |
| Reconfiguration of a lot | Impact | Flood overlay code where the development is assessable under the table of assessment for reconfiguration of a lot |
| Operational works | No change to assessment category | Flood overlay code where the development is assessable under the table of assessment for operational works Note—this overlay code is not applicable to code assessable operational works identified in 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 Map OM-02c; or (c) aviation facilities' buffer areas shown on overlay Map OM-02b. | No change to assessment category | Airport environs overlay code where the development is accepted subject to requirements or assessable under the relevant table of assessment Note—this overlay code is applicable to accepted subject to requirements development identified in the 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.

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 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

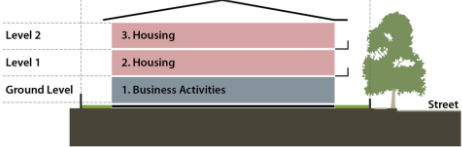
- (1) The purpose of the centre zone code is to provide for a mix of uses and activities.

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>  <p>The diagram illustrates a cross-section of a building with three levels. The ground level is labeled '1. Business Activities'. Above it is 'Level 1' labeled '2. Housing', and 'Level 2' labeled '3. Housing'. To the right of the building, there is a tree and a street labeled 'Street'.</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>PO5 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>PO6 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>AO6.1 Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.</p> |
| | <p>AO6.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended.</p> |
| | <p>AO6.3 Materials that are capable of generating air contaminants are wholly enclosed in storage bins.</p> |
| | <p>AO6.4 All external areas are sealed, turfed or landscaped.</p> |
| | <p>AO6.5 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.</p> |
| | <p>AO6.6 Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements, as amended.</p> |
| | <p>AO6.7 Hours of operation are limited to between 7.00am and 11.00pm.</p> |
| | <p>AO6.8 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>PO7 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; (e) appropriate signage and way finding; (f) minimisation of entrapment locations; and | <p>No acceptable outcome is nominated.</p> |

| Performance outcomes | Acceptable outcomes |
|--|---------------------|
| <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> | |

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 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 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, 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 maintained or enhanced. | No acceptable outcome is nominated. |

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 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</i>, as amended.</p> <p>AO10.4 Development achieves the air quality objectives set out in the <i>Environmental Protection (Air) Policy 2008</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 <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i>, as amended.</p> <p>AO10.8 Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</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:</p> <p>(a) is not primarily oriented to retail sales, except where involving a predominantly outdoor sales related activity and is small in scale; and</p> <p>(b) is difficult to locate in other zones due to land area or operational requirements; and</p> | <p>AO12.1 Retail uses:</p> <p>(a) are limited to agricultural supplies store, outdoor sales or garden centre, and</p> <p>(b) do not exceed 250m² in gross floor area.</p> <p>AO12.2 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</p> |

| Performance outcomes | Acceptable outcomes |
|--|--|
| (c) where an office or trade related use, is small in scale and ancillary to or directly support the industrial use of the site. | or 10% of the gross floor area (whichever is the lesser). |
| PO13 Development does not compromise the use of land for industry purposes. | No acceptable outcome is nominated. |
| Crime prevention through environmental design | |
| PO14 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. Note—applicants may find useful guidance in the Queensland Government’s <i>Crime Prevention through Environmental Design Guidelines for Queensland</i> . | No acceptable outcome is nominated. |
| Community and environmental risk | |
| PO15 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. |
| PO16 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. | No acceptable outcome is nominated. |
| Bushfire hazard | |
| PO17 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. | AO17 Vulnerable uses listed in table 6.2.4.3(b) are not established or expanded. |
| PO18 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. Editor’s note—building works are assessed against the | AO18 Buildings or building envelopes located in a bushfire hazard area identified on Bushfire Hazard Map 0PSM-04 are separated from hazardous vegetation by a distance that achieves a radiant heat level of 29kW/m ² at the edge of the building or envelope |

| Performance outcomes | Acceptable outcomes |
|---|---|
| provisions of 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. | respectively. 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. |
| PO19 Development outside town water supply areas has on-site water storage that is available for use for fire fighting. | 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: (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. |
| 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. | 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. |
| 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. Editor's note—fire trails are unlikely to be required where a development site involves less than 2.5ha. | 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: (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: |
|---|
| <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> |

6.2.5 Industry investigation zone code

6.2.5.1 Application

This code applies to development where the code is identified as applicable in a 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 | |
| <p>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.</p> | No acceptable outcome is nominated. |
| <p>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.</p> | No acceptable outcome is nominated. |
| <p>PO3 Site layout and design: (a) minimises earthworks; (b) maximises retention of natural drainage patterns; and (c) ensures existing drainage capacity is not reduced.</p> | No acceptable outcome is nominated. |
| Community and environmental risk | |
| <p>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.</p> | 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 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) reconfiguration 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) 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; 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) 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) 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 Outbuildings including sheds have a maximum total floor area of 120m² and a maximum eaves height of 3.5m.</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 OM-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 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 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. |

| Performance outcomes | Acceptable outcomes |
|--|---|
| For assessable development | |
| Amenity | |
| <p>PO4 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>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> <ul style="list-style-type: none"> (a) achieves indoor noise levels consistent with the objectives set out in the Environment Protection (Noise) Policy 2008 (as amended); (b) achieves air quality levels consistent with the objectives set out in the Environment Protection (Air) Policy 2008 (as amended) and the relevant national standard; and (c) does not experience offensive odours. <p>Note—sensitive land uses are defined in the Planning Regulation 2017</p> | No acceptable outcome is nominated. |
| 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> |

| Performance outcomes | Acceptable outcomes |
|---|---|
| <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 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: |
|--|
| <ul style="list-style-type: none"> (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. |

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 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> <p>(a) contributes to and does not detract from the residential amenity and character of the neighbourhood;</p> <p>(b) limits impacts on neighbours in terms of privacy, overlooking or overshadowing; and</p> <p>(c) ensures outbuildings and structures are ancillary to the residential floor area.</p> | <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 Outbuildings including sheds have a maximum total floor area of 90m² and a maximum eaves height of 3m.</p> |
| | <p>AO1.3 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 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 business:</p> <p>(a) is carried out in an existing dwelling house or other building or structure;</p> <p>(b) does not use more than half of the gross floor area of the building or structure;</p> <p>(c) involves at least one or more residents of the dwelling house;</p> <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 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</p> | <p>AO3.1 Buildings and structures are a maximum of 3 storeys or 10m in height (whichever is the lesser).</p> |

| Performance outcomes | Acceptable outcomes |
|---|---|
| <p>town of Longreach. It may include:</p> <ul style="list-style-type: none"> (a) small multiple dwellings of 3-5 dwelling units; (b) low rise apartment buildings; (c) terrace or row houses on a single lot or multiple lots. | <div data-bbox="842 286 1310 439" style="text-align: center;"> </div> <p>AO3.2 The total site area of all buildings and structures does not exceed:</p> <ul style="list-style-type: none"> (a) 60% for small multiple dwelling buildings of 3-5 dwelling units and low rise apartment buildings; and (b) 70% for terrace or row houses (either on a single lot or multiple lots). <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 Outbuildings including sheds have a maximum total floor area of 90m² and a maximum eaves height of 3m.</p> |
| Design for climate and amenity | |
| <p>PO4 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) raised floor levels; (e) cross ventilation; (f) at least one habitable room overlooking the street; and (g) a dedicated pedestrian entry and door, visible and accessible from the street. | <p>No acceptable outcome is nominated.</p> |
| <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:</p> <ul style="list-style-type: none"> (a) for ground floor units – a yard or patio that is: <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 (b) for upper level units – a balcony or deck: <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. |

| Performance outcomes | Acceptable outcomes |
|---|-------------------------------------|
| <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 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 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. |

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 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, the Longreach Saleyards and the Longreach Agricultural College located near the town of Longreach, and limited expansion of these uses occurs;
 - (c) 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;
 - (d) development is protected as far as possible from the risk of bushfire and flood hazard;
 - (e) all rural land is protected for its agricultural and scenic importance and is not further fragmented. Lack of economic viability for existing farm units and small holdings does not justify further subdivision or use for non-rural purposes;
 - (f) new housing in the zone occurs only to the extent that it supports the productive use of the land;
 - (g) town, township and rural residential uses are contained within designated growth areas and do not expand into the rural zone;
 - (h) 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;
 - (i) existing residential lots on the edges of Longreach, and at Emmet and historic settlements including 'Cobb and Co', Morella and Arrililah as indicated on Maps ZM01, ZM02a, ZM02b and ZM03 are not developed for residential or other non-rural use;
 - (j) 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) 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;
- (l) extractive resources and existing lawful extractive operations on rural land are protected from encroachment by incompatible uses; and
- (m) 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 ZMO3, 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. |
| PO2 Dwellings have adequate access to basic services to ensure safety and wellbeing of residents. | AO2 A dwelling is connected to electricity and has a constructed road access. |
| PO3 Dwellings are separated from potentially incompatible activities and infrastructure to: <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. | AO3.1 Dwellings are separated from quarries and mining tenements shown on OPSM-01(b) by at least 1,000m. |
| | 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). Editors note— 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 |

| Performance outcomes | Acceptable outcomes |
|--|--|
| | <p>Queensland Heritage Place under the <i>Queensland Heritage Act 1992</i>.</p> <p>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://mines.industry.qld.gov.au/geoscience/interactive-resource-tenure-maps.htm</p> |
| <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 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). <p>AO5.2 Bed and breakfast or farm stay accommodation does not exceed three bedrooms or three cabins.</p> |
| <p>PO6 Heavy vehicle parking:</p> <ul style="list-style-type: none"> (a) has a direct nexus with a home based business or rural use carried out on the site; and (b) does not adversely affect the amenity of neighbouring properties. | <p>AO6 Not more than two heavy vehicles are parked on the site.</p> |
| For assessable development | |
| Land use | |
| <p>PO7 Development for non-rural uses:</p> <ul style="list-style-type: none"> (a) is not more suitably located in another zone; | <p>No acceptable outcome is nominated.</p> |

| Performance outcomes | Acceptable outcomes |
|---|---|
| <ul style="list-style-type: none"> (b) is directly associated with an existing rural or rural production activity, a natural resource, or the natural environment; (c) is located on the least productive parts of a site and not on identified agricultural land (as mapped on OPSM-03); (d) does not restrict or diminish the ongoing safe and efficient use of nearby rural uses or potential rural uses; (e) does not detract from the function of the stock route network; and (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>PO8 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>PO9 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>PO10 The Longreach School of Distance Education and the Longreach Agricultural College continue to operate in their current locations. Limited expansion of these uses occurs where such expansion would not compromise the efficiency and safety of the Landsborough Highway.</p> | No acceptable outcome is nominated. |
| <p>PO11 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>PO12 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. |
| General | |
| <p>PO13 Development does not impact negatively upon the amenity, character or safety of neighbouring areas, having regard to:</p> <ul style="list-style-type: none"> (a) the scale, siting and design of buildings; (b) the visibility of buildings, structures and infrastructure; (c) likely emissions including water-borne contaminants, noise, dust, lighting and | <p>AO13.1 Non-residential buildings and structures, animal enclosures, storage facilities, and waste disposal areas are set back:</p> <ul style="list-style-type: none"> (a) 100m from the boundary of any land included in a residential zone or the rural residential zone; or (b) 50m from other site boundaries. |

| Performance outcomes | Acceptable outcomes |
|--|--|
| <p>odour; and (d) the nature or volume of traffic generated.</p> | <p>AO13.2 Buildings and structures are set back 20m from any road frontage.</p> |
| <p>PO14 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>PO15 Ecological values, habitat corridors and soil and water quality are protected, having regard to: (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> | <p>No acceptable outcome is nominated.</p> |
| <p>PO16 Development avoids and is adequately separated from matters of state environmental significance (MSES), matters of national environmental significance (MNES) areas and other areas of regional or local environmental significance. 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>Bushfire hazard</p> | |
| <p>PO17 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>AO17 Vulnerable uses listed in table 6.2.9.3 (d) are not established or expanded.</p> |
| <p>PO18 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. Editor's note—building works are assessed against the provisions of 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>AO18 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. 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> |

| Performance outcomes | Acceptable outcomes |
|---|---|
| <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: (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> |
| <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 0PSM-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. 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: (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.</p> |

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 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 where the intensity of residential development is generally dispersed.
- (2) The local government purpose of the code is to 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.
- (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) reconfiguration of existing lots does not occur;
 - (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) development is protected as far as possible from the risk of bushfire hazard; and
 - (g) 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 | |
| <p>PO1 The design and density of dwellings, dual occupancies and any associated outbuildings or other structures:</p> <p>(a) contributes to and does not detract from the residential amenity and character of the neighbourhood;</p> <p>(b) limits impacts on neighbours in terms of privacy, overlooking or overshadowing; and</p> <p>(c) ensures outbuildings and structures are ancillary to the residential floor area.</p> | <p>AO1.1 Each lot contains no more than one dwelling house, dwelling unit or dual occupancy.</p> |
| | <p>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.</p> |
| | <p>AO1.3 Outbuildings including sheds have a maximum total floor area of 160m² and a maximum eaves height of 5m.</p> |
| | <p>AO1.4 Direct lighting or other lighting does not exceed 8.0 lux at 1.5m beyond the boundary of the site.</p> |
| Home based business | |
| <p>PO2 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>AO2 The home based business:</p> <p>(a) is carried out in an existing dwelling house or other building or structure;</p> <p>(b) does not use more than half of the gross floor area of the building or structure;</p> <p>(c) involves at least one or more residents of the dwelling house;</p> <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; and</p> <p>(i) where not a bed and breakfast, the use operates only between the hours of 7.00am and 6.00pm.</p> |
| | <p>AO3.1 Not more than one heavy vehicle is parked on the site.</p> |
| <p>PO3 Heavy vehicle parking:</p> <p>(a) has a direct nexus with a home based</p> | <p>AO3.1 Not more than one heavy vehicle is parked on the site.</p> |

| Performance outcomes | Acceptable outcomes |
|---|--|
| <p>business or rural use carried out on the site; and</p> <p>(b) does not adversely affect the amenity of neighbouring properties.</p> <p>Note—a heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> | <p>AO3.2</p> <p>While on-site, vehicles:</p> <p>(a) are not left idling for more than 5 minutes at any one time; and</p> <p>(b) do not have a refrigeration unit running.</p> |
| For assessable development | |
| Built form | |
| <p>PO4</p> <p>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. |
| Amenity | |
| <p>PO5</p> <p>Development minimises impacts on surrounding land and provides for an appropriate level of amenity having regard to:</p> <p>(a) noise;</p> <p>(b) hours of operation;</p> <p>(c) traffic;</p> <p>(d) visual impact;</p> <p>(e) odour and emissions;</p> <p>(f) lighting;</p> <p>(g) privacy; and</p> <p>(h) outlook.</p> | No acceptable outcome is nominated. |
| <p>PO6</p> <p>Landscaping is provided to contribute positively to local character, particularly on street frontages.</p> | No acceptable outcome is nominated. |
| <p>PO7</p> <p>Development abutting land in the industry zone at Cramsie is set back from the boundary to minimise impacts on amenity and safety on the site.</p> | No acceptable outcome is nominated. |
| Protection of natural values | |
| <p>PO8</p> <p>Development responds sensitively to on-site and surrounding topography, drainage patterns, ecological values by:</p> <p>(a) minimising earthworks;</p> <p>(b) maximising retention of natural drainage patterns;</p> <p>(c) ensuring existing drainage capacity is not reduced;</p> <p>(d) maximising the retention of existing vegetation;</p> <p>(e) providing buffers to protect the ecological functions of waterways; and</p> <p>(f) achieving environmental values and water quality objectives of receiving waters.</p> <p>Note—Environmental values (EVs) and water quality objectives (WQOs) adopted by the Queensland Government for Queensland waters are in Schedule 1</p> | No acceptable outcome is nominated. |

| Performance outcomes | Acceptable outcomes |
|--|---|
| of the EPP Water (http://www.ehp.qld.gov.au/water/policy/schedule1/index.html). | |
| Bushfire hazard | |
| PO9 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. | AO9 Vulnerable uses listed in table 6.2.10.3(b) are not established or expanded. |
| PO10 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. Editor's note—building works are assessed against the provisions of 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. | AO10 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/m ² at the edge of the building or envelope respectively. 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. |
| PO11 Development outside town water supply areas has on-site water storage that is available for use for fire fighting. | AO11 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: (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. |
| PO12 Development involving hazardous materials manufactured or stored in bulk ensures those materials are not located in or near areas at risk of bushfire hazard. | AO12 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. |

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 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:</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; (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>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:</p> <ul style="list-style-type: none"> (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. | 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 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 Outbuildings including sheds have a maximum total floor area of 120m² and a maximum eaves height of 3.5m.</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 OM-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 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 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. |

| 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 Outbuildings including sheds have a maximum total floor area of 90m² and a maximum eaves height of 3m.</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 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 built to the street alignment; (b) provision of an awning along the | <p>No acceptable outcome is nominated.</p> |

| Performance outcomes | Acceptable outcomes |
|--|---|
| <p>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 Australian Standard 3959 when undertaken in a declared Bushfire Prone Area. In those areas included on the bushfire hazard map 0PSM-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 0PSM-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 0PSM-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 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. AO2.4 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. | AO3 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. | AO4 The siting and design of any building is in accordance with Australian Standard AS2021 (as amended) and Australian Standard AS/NZS2107 (as amended). |

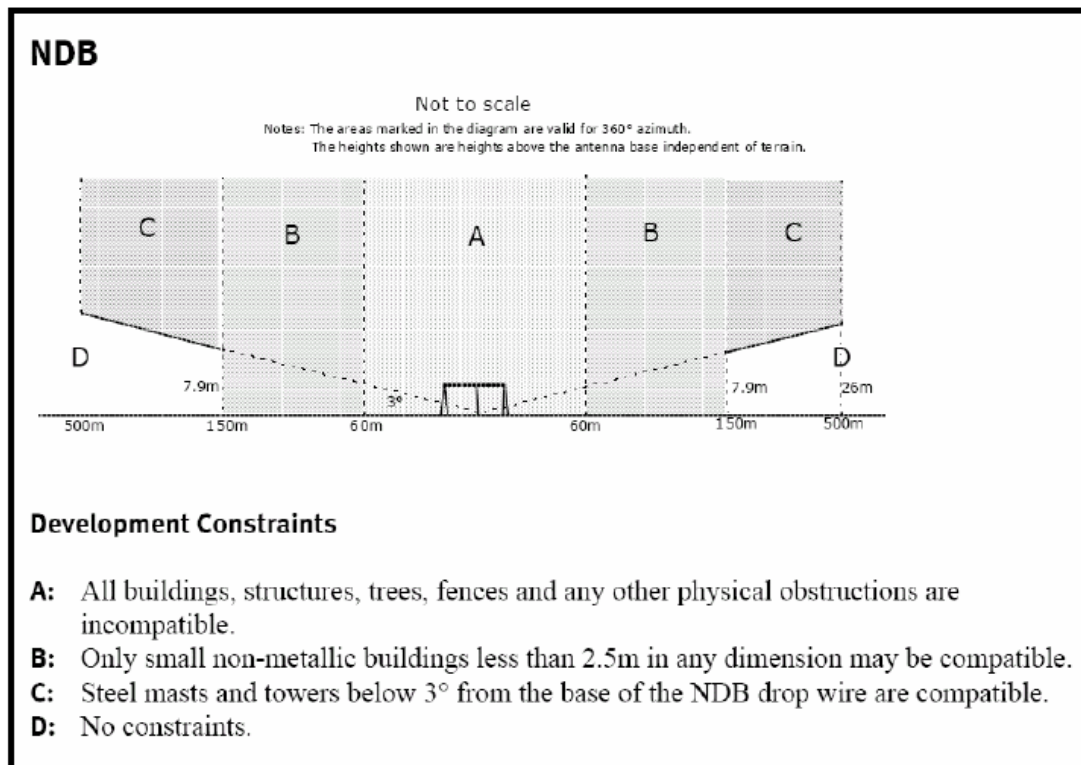
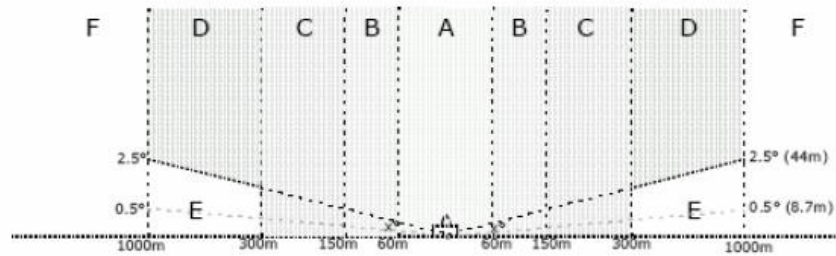


Figure 1

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

7.2.2.1 Application

This code applies to development where the code is identified in the 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 | |
| <p>PO1 Development does not change the flood characteristics outside the subject site in ways that result in:</p> <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> | <p>AO1 Development does not involve any physical alteration to a watercourse (including vegetation clearing) or net filling exceeding 50m³.</p> |

| Performance outcomes | Acceptable outcomes |
|---|---|
| For assessable development | |
| <p>PO2 Development avoids the release of hazardous materials into floodwaters.</p> | <p>AO2 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>AO4 Development complies with Table 7.2.1.3(b) Flood Immunity for Community Services and Facilities.</p> |
| Reconfiguring a lot | |
| <p>PO5 No new lots are created for urban purposes in areas that are substantially affected by flooding during the defined flood event.</p> | <p>AO5 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.
- (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 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_{Amax}, 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_{Amax}, adj. T at a business place do not exceed: |

| Performance outcomes | Acceptable outcomes |
|---|--|
| | <ul style="list-style-type: none"> (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 | |
| <p>PO4 Development is established, operated and maintained in a way to minimise the risk to public health and safety from electromagnetic emissions.</p> | No acceptable outcome is nominated. |
| <p>PO5 Development incorporating access control arrangements including:</p> <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 | |
| <p>PO6 Development does not adversely impact on the natural environment.</p> | <p>AO6 Development does not involve vegetation clearing or earthworks.</p> |

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 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 Cramsie; 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 (MNES).</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 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 manner that:</p> | <p>No acceptable outcome is nominated.</p> |

| Performance outcomes | Acceptable outcomes |
|--|--|
| <p>(a) is efficient;</p> <p>(b) is adaptable to allow for future extensions and upgrades;</p> <p>(c) minimises the risk of adverse environmental or amenity related impacts;</p> <p>(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</p> <p>(e) minimises whole-of-lifecycle costs for that infrastructure.</p> <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> | |
| 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. |
| Greenfield areas and structure planning | |
| <p>PO6 New lots in greenfield areas as identified on map ZM-02 are well integrated with the surrounding locality, having regard to:</p> <p>(a) the layout of, and connections to, surrounding streets, pedestrian and cycle networks and other infrastructure networks;</p> <p>(b) surrounding landscaping and streetscape treatments; and</p> <p>(c) the interface with potentially incompatible land uses.</p> | No acceptable outcome is prescribed. |
| <p>PO7 Where reconfiguration results in new street blocks or extensions to existing street blocks, these blocks:</p> <p>(a) are of a length and design that encourages walking;</p> <p>(b) form a logical extension to the existing street patterns in the towns; and</p> <p>(c) achieve a mix of lot sizes and layouts to provide opportunities for housing diversity.</p> | <p>AO7.1 Resulting blocks do not exceed 100m in length.</p> <p>AO7.2 Development provides pedestrian paths a minimum of 1.2m in width along all street and laneway frontages.</p> <p>AO7.3 Street trees are provided at a minimum interval of 1 tree per 20 linear metre of pedestrian path, road or laneway.</p> <p>AO7.4 Where in the low density residential zone, reconfiguration provides a lot mix of:</p> <p>(a) a minimum of 20% of lots under 450m²; and</p> |

| Performance outcomes | Acceptable outcomes |
|--|---|
| | (b) a minimum of 20% of lots between 451m ² and 600m ² . |
| <p>PO8 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>AO8.1 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>AO8.2 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>PO9 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>PO10 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; (b) local streets that do not act as through traffic routes for non-residents; and (c) safe, convenient and efficient intersections. | No acceptable outcome is nominated. |
| Additional requirements for volumetric subdivision | |
| <p>PO11 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. |

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 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 | |
| Water supply | |
| <p>PO1 Development is provided with a supply of potable and general use water that has adequate capacity for consumption, landscaping and fire fighting.</p> | <p>AO1.1.1 Where within a water supply area, reticulated water supply is provided in accordance with Planning scheme policy 1 – Works. OR AO1.1.2 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>AO1.2 Water supply systems and reticulated connections are designed and constructed in accordance with Planning scheme policy 1 – Works.</p> |
| Wastewater / sewerage | |
| <p>PO2 Development is provided with wastewater treatment and disposal that meets the level of generated demand and protects public health and safety.</p> | <p>AO2.1.1 Where located within a wastewater supply area, development is connected to sewerage infrastructure in accordance with Planning scheme policy 1 - Works. OR AO2.1.2 Where on a site unable to be connected to reticulated sewer, on-site effluent disposal complies with Planning scheme policy 1 – Works.</p> <p>AO2.2 Wastewater systems and reticulation connections are designed and constructed in accordance with Planning scheme policy 1 – Works.</p> |
| Stormwater | |
| <p>PO3 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>AO3.1 Development is designed and constructed in accordance with Planning scheme policy 1 – Works.</p> <p>AO3.2 Development includes a site based stormwater management plan prepared in accordance with Planning scheme policy 1 – Works.</p> |
| Electricity and telecommunications | |
| <p>PO4 Premises are connected to a telecommunications service approved by the relevant telecommunication regulatory authority.</p> | <p>AO4 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.</p> |

| Performance outcomes | Acceptable outcomes |
|--|---|
| PO5 Premises are connected to an electricity supply approved by the relevant authority. | AO5 The development is connected to electricity infrastructure in accordance with the standards of the relevant regulatory authority. |
| PO6 Filling or excavation provides stable landforms and structures. | AO6 Filling, excavation and the construction of retaining walls is undertaken in accordance with Planning scheme policy 1 – Works. |
| PO7 Filling or excavation must not adversely affect sewer, stormwater or water utility infrastructure. | AO7 Filling or excavation is undertaken in accordance with Planning scheme policy 1 – Works. |
| For assessable development | |
| Healthy waters | |
| PO8 Development contributes to the achievement of environmental values and water quality objectives of receiving waters by: (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. Note—refer to the State Planning Policy – Water Quality for further detail on environmental values and water quality objectives of receiving waters. | No acceptable outcome is nominated 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. |
| PO9 The stormwater management system: (a) retains natural waterway corridors and drainage paths; and (b) maximises the use of natural channel design in constructed components. | AO9.1 All existing waterways and overland flow paths are retained. AO9.2 The stormwater management system is designed in accordance with Planning scheme policy 1 – Works. |
| PO10 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. |
| PO11 Development avoids or minimises the risk of erosion by controlling the magnitude and duration of sediment-transporting flows. | AO11 The stormwater management system is designed in accordance with Planning scheme policy 1 – Works. |
| PO12 Any treatment and disposal of waste water to a waterway: (a) achieve the applicable water quality objectives for the receiving waters; and | No acceptable outcome is nominated. |

| Performance outcomes | Acceptable outcomes |
|--|---|
| <p>(b) avoids adverse impact on ecosystem health or receiving waters.</p> <p>Note—applicants should refer to treatment and disposal requirements within the Environmental Protection Act 1994.</p> | |
| Roads | |
| <p>PO13 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.</p> | <p>AO13 Roads and access are designed in accordance with Planning scheme policy 1 – Works.</p> |
| <p>PO14 Development does not compromise the orderly provision or upgrading of the transport network or the function of any State controlled road.</p> | <p>AO14 Development is designed in accordance with Planning scheme policy 1 – Works.</p> |
| <p>PO15 On-site transport network infrastructure (including roads, parking, access, pedestrian and cyclist facilities) appropriately integrates and connects with surrounding networks.</p> | <p>AO15 Roads, parking, access and pedestrian and cyclist facilities are designed in accordance with Planning scheme policy 1 – Works.</p> |
| <p>PO16 Intersections encourage safe and convenient interaction between vehicles, pedestrians and cyclists.</p> | <p>AO16 Intersections are designed in accordance with Planning scheme policy 1 – Works.</p> |
| <p>PO17 The following are provided along the full extent of the road frontage and to a 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>AO17 Design and construction of external road works are undertaken in accordance with Planning scheme policy 1 – Works.</p> |
| Access | |
| <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> |

| Performance outcomes | Acceptable outcomes |
|---|---|
| <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 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>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; (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. | <p>AO22 Car parking and service areas are designed and constructed in accordance with Planning scheme policy 1 – Works.</p> <p>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.</p> |
| <p>PO23 Parking and access is provided for people with disabilities.</p> | <p>AO23 Car parking areas are designed and constructed in accordance with Planning scheme policy 1 – Works.</p> |
| <p>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:</p> <ul style="list-style-type: none"> (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. | <p>AO24 Set-down and pick-up areas are designed and constructed in accordance with Planning scheme policy 1 – Works.</p> |
| <p>PO25 Pavement is constructed to an appropriate standard.</p> | <p>AO25 All road car parking and service area pavements are designed in accordance with Planning scheme policy 1 – Works.</p> |

| Performance outcomes | Acceptable outcomes |
|--|---|
| <p>PO26 Parking, including visitor parking, is kept accessible and available for use as a car park at all times during the development's operation.</p> | No acceptable solution is nominated. |
| Servicing | |
| <p>PO27 Development provides on-site loading, unloading, manoeuvring and access for service vehicles that:</p> <ul style="list-style-type: none"> (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. | <p>AO27 On-site loading areas are designed and constructed in accordance with Planning scheme policy 1 – Works.</p> |
| <p>PO28 Refuse collection vehicles are able to safely access on-site refuse collection facilities.</p> | <p>AO28 Refuse collection areas are provided and designed in accordance with Planning scheme policy 1 – Works.</p> |
| <p>PO29 Servicing arrangements minimise any adverse impact on the amenity of premises in the vicinity.</p> | No acceptable outcome is nominated. |
| Stockpiling, excavation, filling and retaining walls | |
| <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; | <p>AO33.1 Lighting is undertaken to comply with the provisions of Australian Standard <i>AS4282-1997 – Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> |
| | <p>AO33.2 Lighting with a height of more than 4.0 metres above ground level is developed in</p> |

| Performance outcomes | Acceptable outcomes |
|--|---|
| (c) restrict the perception or visibility of motorists, pedestrians and cyclists; and (d) affects the efficiency or operation of the Longreach Airport. | accordance with Australian Standard <i>AS1158.1.1:2005 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> . |

8.3.3 Landscape code

8.3.3.1 Application

This code applies to development where the code is identified as applicable in the 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. | <p>No acceptable outcome is nominated.</p> |
| <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> | <p>No acceptable outcome is nominated.</p> |
| <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. | <p>No acceptable outcome is provided.</p> |

| 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.</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> | <p>No acceptable outcome is nominated.</p> <p>Note—Council is able to supply a list of suitable plant species.</p> |
| <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. | <p>No acceptable outcome is nominated.</p> <p>Note—applicants should also refer to the works code.</p> |
| <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. | <p>No acceptable outcome is nominated.</p> <p>Note—Council is able to supply a list of suitable plant species.</p> |
| <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. |

| 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. | |

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 • 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 • Outdoor sport and recreation • Park • Parking station • Permanent plantation • Place of worship | <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 • Roadside stall • 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 • Winery |
|---|--|--|

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 | Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity. | Sex shop | Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> • 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 | Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials. | | Bulk landscape supplies, garden centre, outdoor sales wholesale nursery |
| Air services | Premises used for any of the following: <ul style="list-style-type: none"> • the arrival and departure of aircraft; • the housing, servicing, refuelling, maintenance and repair of aircraft; • the assembly and dispersal of passengers or goods on or from an aircraft; • any ancillary activities directly serving the needs of passengers and visitors to the use; • associated training and education facilities; • aviation facilities. | Airport, airstrip, helipad, public or private airfield | |
| Animal husbandry | Premises used for production of animals or animal products on either native or improved pastures or vegetation. | Cattle studs, grazing of livestock, non-feedlot dairying | Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries |

| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|---------------------------|--|--|--|
| | The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery. | | |
| Animal keeping | Premises used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery. | Aviaries, catteries, kennels, stables, wildlife refuge | Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry |
| Aquaculture | Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand. | Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages | Intensive animal industry |
| Brothel | Premises made available for prostitution by two or more prostitutes at the premises. Note—definition from the <i>Prostitution Act 1999</i> . | | Adult store, club, nightclub, shop |
| Bulk landscape supplies | Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form. | | Garden centre, outdoor sales, wholesale nursery |
| Caretaker's accommodation | A dwelling not exceeding 80m ² gross floor area provided for a caretaker of a non-residential use on the same premises. | | Dwelling house |
| Car wash | Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process. | | Service station |
| Cemetery | Premises used for interment of bodies or ashes after death. | Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum | Crematorium, funeral parlour |

| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|-------------------------|--|---|---|
| Child care centre | Premises used for minding, education and care, but not residence, of children. | Crèche, early childhood centre, kindergarten, outside hours school care | Educational establishment, home based child care, family day care |
| Club | Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink. | Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club | Hotel, nightclub, place of worship, theatre |
| Community care centre | Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use. | Disability support services, drop in centre, respite centre, integrated Indigenous support centre | Childcare centre, family day care, home based child care, health care services, residential care facility |
| Community residence | Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence. | Hospice | Dwelling house, dwelling unit, hostel, residential care facility, short-term accommodation |
| Community use | Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink. | Art gallery, community centre, community hall, library, museum | Cinema, club, hotel, nightclub, place of worship |
| Crematorium | Premises used for the cremation or aquamation of bodies. | | Cemetery |
| Cropping | Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil. The use includes harvesting and the | Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane | Permanent plantations, intensive horticulture, rural industry |

| 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 site and the ancillary repair and servicing of machinery used on the site. | growing, vineyard | |
| Detention facility | Premises used for the confinement of persons committed by a process of law. | Prison, detention centre | |
| Dual occupancy | 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. | Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply. | Dwelling house, multiple dwelling |
| Dwelling house | A residential use of premises for one household that contains a single dwelling. The use includes domestic out-buildings and works normally associated with a dwelling and may include a secondary dwelling. | | Caretaker's accommodation, dual occupancy, hostel, short-term accommodation, student accommodation, multiple dwelling |
| Dwelling unit | A single dwelling within a premises containing non-residential use(s). | "Shop-top" apartment | Caretaker's accommodation, dwelling house |
| Educational establishment | Premises used for training and instruction designed to impart knowledge and develop skills. The use may include outside hours school care for students or on-site student accommodation. | Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres | Childcare centre, home based child care, family day care |
| Emergency services | Premises used by government bodies or community organisations to provide essential emergency services, disaster management services including | State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and | Community use, hospital, residential care facility |

| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|-------------------------|---|---|---|
| | management support facilities for the protection of persons, property and the environment. | rescue station, police station, emergency management support facility, evacuation centres | |
| Environment facility | Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value. | Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides | |
| Extractive industry | Premises used for the extraction and processing of extractive resources and associated activities, including their transportation to market. Note—definition from State Planning Policy 2/07. | Quarry | |
| Food and drink outlet | Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site. | Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway, tea room | Bar, club, hotel, shop, theatre, nightclub |
| Function facility | Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site. | Conference centre, reception centre | Community use, hotel |
| Funeral parlour | Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation. | | Cemetery, crematorium, place of worship |
| Garden centre | Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet. | Retail plant nursery | Bulk landscape supplies, wholesale nursery, outdoor sales |

| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|-----------------------------|--|---|--|
| Hardware and trade supplies | Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like. | | Shop, showroom, outdoor sales and warehouse |
| Health care services | Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation. | Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic | Community care centre, hospital |
| High impact industry | <p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; • potential for significant offsite impacts in the event of fire, explosion or toxic release; • generates high traffic flows in the context of the locality or the road network; • generates a significant demand on the local infrastructure network; • the use may involve night-time and outdoor activities; • on-site controls are required for emissions and dangerous goods risks. | <p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p> | Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry |
| Home based business | A dwelling used for a business activity where subordinate to the residential use. | Bed and breakfast, farm stay, home office, home based childcare | Hobby, office, shop, warehouse, transport depot |
| Hospital | Premises used for medical or surgical care or treatment of patients whether or not residing on | | Health care services, residential care facility |

| 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>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, tavern | Nightclub |
| Indoor sport and recreation | Premises used for leisure, sport or recreation conducted wholly or mainly indoors. | Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts | Cinema, hotel, nightclub, theatre |
| Intensive animal industry | Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand. | Feedlots, piggeries, poultry and egg production | Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens |

| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|------------------------|---|--|--|
| | The use includes the ancillary storage and packing of feed and produce. | | |
| Intensive horticulture | <p>Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.</p> <p>The use includes the storage and packing of produce and plants grown on the subject site.</p> | Greenhouse and shade house plant production, hydroponic farms, mushroom farms | Wholesale nursery |
| Landing | A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark. | Boat ramp, jetty, pontoon | Marina |
| Low impact industry | <p>Premises used for industrial activities that include 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"> • negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; • minimal traffic generation and heavy-vehicle usage; • demands imposed upon the local infrastructure network consistent with surrounding uses; • the use generally operates during the day (eg. 7.00am to 6.00pm); • offsite impacts from storage of dangerous goods are negligible; • the use is primarily undertaken indoors. | <p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p> | Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry |

| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|--|--|---|---|
| Major electricity infrastructure | All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i> . The use may include ancillary telecommunication facilities. | Powerlines greater than 66kV | Minor electricity infrastructure, substation |
| Major sport, recreation and entertainment facility | Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events. | Convention and exhibition centres, entertainment centres, sports stadiums, horse racing | Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation |
| Marine industry | Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure. The use may include the provision of fuel and disposal of waste. | Boat building, boat storage, dry dock | Marina |
| Market | 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. The use may include entertainment provided for the enjoyment of customers. | Flea market, farmers market, car boot sales | Shop, roadside stall |
| Medium impact industry | Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes: <ul style="list-style-type: none"> potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, | Spray painting and surface coating, transport depot, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working) Note—additional examples may be shown in SC1.1.2 industry thresholds. | 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>smoke, odour and noise;</p> <ul style="list-style-type: none"> • potential for noticeable offsite impacts in the event of fire, explosion or toxic release; • generates high traffic flows in the context of the locality or the road network; • generates an elevated demand on the local infrastructure network; • onsite controls are required for emissions and dangerous goods risks; • the use is primarily undertaken indoors; • evening or night activities are undertaken indoors and not outdoors. | | |
| Motor sport facility | Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses. | Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks | Major sport, recreation and entertainment facility, outdoor sport and recreation |
| Multiple dwelling | Premises that contain three or more dwellings. | 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 premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem, and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> • maintain a nature-based focus or product; | 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 |
|--------------------------------------|--|---|--|
| | <ul style="list-style-type: none"> • promote environmental awareness, education and conservation; • carry out sustainable practices. | | |
| Nightclub entertainment facility | <p>Premises used to provide entertainment, which may include cabaret, dancing and music.</p> <p>The use generally includes the sale of liquor and food for consumption on site.</p> | | Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall |
| Non-resident workforce accommodation | <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> | Contractor's camp, construction camp, single person's quarters, temporary workers accommodation | Relocatable home park, short-term accommodation, tourist park. |
| Office | <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> <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. | Bank, real estate agent, administration building | Home based business, shop, outdoor sales |
| Outdoor sales | <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 |

| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|------------------------------|---|--|--|
| Outdoor sport and recreation | <p>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> | 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 |
| Park | <p>Premises accessible to the public generally for free sport, recreation and leisure, 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 | Premises used for parking vehicles where the parking is not ancillary to another use. | Car park, 'park and ride', bicycle parking | |
| Permanent plantation | Premises used for growing plants not intended to be harvested. | Permanent plantations for carbon sequestration, biodiversity or natural resource management | Forestry for wood production, biofuel production |
| Place of worship | <p>Premises used by an organised group for worship and religious activities.</p> <p>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>Premises used for the following:</p> <ul style="list-style-type: none"> • the arrival and departure of vessels; • the movement of passengers or goods | Marina, ferry terminal | Landing |

| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|----------------------------------|---|--|---|
| | <p>on or off vessels;</p> <ul style="list-style-type: none"> any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels. | | |
| Relocatable home park | <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>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 technology industry | <p>Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.</p> <p>The use may include emerging industries such as energy, aerospace, and biotechnology.</p> | Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility | |
| Residential care facility | <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>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 use of premises for an integrated community and specifically built and designed for older people.</p> <p>The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.</p> <p>The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.</p> | Retirement village | Residential care facility |
| Roadside stall | Premises used for the roadside display and sale of goods in rural areas. | Produce stall | Market |
| Rural industry | <p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products 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 | Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal | Farm workers accommodation | Short-term accommodation building, caretaker's accommodation, dual occupancy, dwelling house, nature or rural |

| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|-------------------------|--|--|--|
| | husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained. | | based tourist accommodation, non-resident workers accommodation, multiple dwellings |
| Sales office | The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize. The use may include a caravan or relocatable dwelling or structure. | Display dwelling | Bank, office |
| Service industry | Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses. | Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor | Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact high impact industry, special industry |
| Service station | Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels. The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air. | | Car wash |
| Shop | Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public. | Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store | Adult shop, food and drink outlet, showroom, market |
| Shopping centre | Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex. | | |

| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|--------------------------|---|---|---|
| Short-term accommodation | <p>Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.</p> <p>The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.</p> | Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay | Hostel, rooming accommodation, tourist park |
| Showroom | <p>Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:</p> <ul style="list-style-type: none"> • 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. | Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies | Food and drink outlet shop, outdoor sales |
| Special industry | <p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, 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; | <p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p> | Low impact industry, medium impact industry, high impact industry, service industry |

| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|-----------------------------|---|--|---|
| | <ul style="list-style-type: none"> the use may involve the storage and handling of large volumes of dangerous goods; requires significant separation from non-industrial uses. | | |
| Substation | <p>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</p> <ul style="list-style-type: none"> 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. | Substations, switching yards | Major electricity infrastructure, minor electricity infrastructure |
| Telecommunications facility | Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled. | Telecommunication tower, broadcasting station, television station | Aviation facility, “low-impact telecommunications facility” as defined under the <i>Telecommunications Act 1997</i> |
| Theatre | <p>Premises used for 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</p> | Cinema, movie house, concert hall, dance hall, film studio, music recording studio | Community hall, hotel, indoor sport and recreation facility, temporary film studio |

| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|-------------------------|--|--|--|
| | construction workshops, editing and post-production facilities. | | |
| Tourist attraction | <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> | Theme park, zoo | Hotel, major sport, recreation and entertainment facility, nightclub |
| Tourist park | <p>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short-term holiday purposes.</p> <p>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.</p> | Camping ground, caravan park, holiday cabins | Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation |
| Transport depot | <p>Premises used for the storage, for commercial or public purposes, of more than one motor vehicle.</p> <p>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> | Contractor's depot, bus depot, truck yard, heavy machinery yard | Home based business, warehouse, low impact industry, service industry |
| Utility installation | <p>Premises used to provide the public with the following services:</p> <ul style="list-style-type: none"> • supply or treatment of water, hydraulic power or gas; • sewerage, drainage or stormwater services; • transport services including road, rail or water; • waste management facilities; | Sewerage treatment plant, mail depot, pumping station, water treatment plant | Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot |

| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|-------------------------|--|--------------------------------------|---|
| | <ul style="list-style-type: none"> • network infrastructure. <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p> | | |
| Veterinary services | Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises. | | Animal keeping |
| Warehouse | <p>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to storage.</p> <p>The use does not include retail sales from the premises or industrial uses.</p> | Self-storage sheds | Hardware and trade supplies, outdoor sales, showroom, shop |
| Wholesale nursery | <p>Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.</p> <p>The use may include sale of gardening materials where these are ancillary to the primary use.</p> | | Bulk landscape supplies, garden centre |
| Winery | Premises used for manufacturing of wine, which may include the sale of wine manufactured on site. | | Rural industry |

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

Table SC1.2.1—Index of administrative definitions

| | | |
|---|--|---|
| <ul style="list-style-type: none"> • 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 | <ul style="list-style-type: none"> • Outermost projection • Planning assumptions • Plot ratio • Service catchment • Setback • Site • Site cover • Storey • Temporary use • Ultimate development • Urban purposes |
|---|--|---|

Table SC1.2.2—Administrative definitions

| Column 1 Term | Column 2 Definition |
|--------------------------|--|
| Adjoining premises | Premises that share all or part of a measurable common boundary. |
| Advertising 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. |
| Affordable housing | Housing that is appropriate to the needs of households with low to moderate incomes. |
| Average width | In regard to a lot, the distance between the midpoints of the side boundaries of the lot. |
| Base date | The date from which a local government has estimated its projected infrastructure demands and costs. |
| Basement | A storey substantially below ground level where no part of the floor level projects more than 1m above ground level. |
| Boundary clearance | <p>The shortest distance from the outermost projection of a structural part of the building or structure to the property 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> |

| Column 1 Term | Column 2 Definition |
|--------------------------|--|
| Building height | If specified: (a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like (b) in storeys, the number of storeys above ground level or (c) in both metres and storeys, both (a) and (b) apply respectively. |
| Demand unit | Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network. |
| Development footprint | 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. |
| Domestic outbuilding | 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. |
| Dwelling | A building or part of a building used or capable of being used as a self-contained residence that must include the following: <ul style="list-style-type: none"> • food preparation facilities; • a bath or shower; • a toilet and wash basin; • clothes washing facilities. <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 from the outside of the external walls or the centre of a common wall), other than areas used for the following: <ul style="list-style-type: none"> (a) building services, plant and equipment; (b) access between levels; (c) ground floor public lobby; (d) a mall; (e) the parking, loading and manoeuvring of motor vehicles; (f) unenclosed private balconies whether roofed or not. |
| 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 | A substance with potential to cause harm to persons, property or the environment because of 1 or more of the following— <ul style="list-style-type: none"> • the chemical properties of the substance; • the physical properties of the substance; • the biological properties of the substance. <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 | 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 | 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>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.</p> <p>This includes:</p> <ul style="list-style-type: none"> • augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase; • 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 | The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments. |
| 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 to the area of the site. |
| 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. |

| Column 1 Term | Column 2 Definition |
|--------------------------|---|
| Setback | For a building or structure, the shortest distance measured horizontally from the outermost projection of a building or structure to the vertical projection of the boundary of the lot. |
| Site | 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 | <p>The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outermost projections of the building(s) and is expressed as a percentage.</p> <p>The term does not include:</p> <ul style="list-style-type: none"> • any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure; • basement car parking areas located wholly below ground level; • eaves and sun shading devices. |
| Storey | <p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:</p> <p>(a) a lift shaft, stairway or meter room; or</p> <p>(b) a bathroom, shower room, laundry, water closet, or other sanitary compartment; or</p> <p>(c) accommodation intended for more than three vehicles; or a combination of the above.</p> <p>A mezzanine is a storey.</p> <p>A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey.</p> <p>A basement is not a storey.</p> |
| Temporary use | <p>A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.</p> <p>Note—provisions for temporary use timeframes for defined uses may be provided within section 1.7 Local government administrative matters.</p> |
| 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. |

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

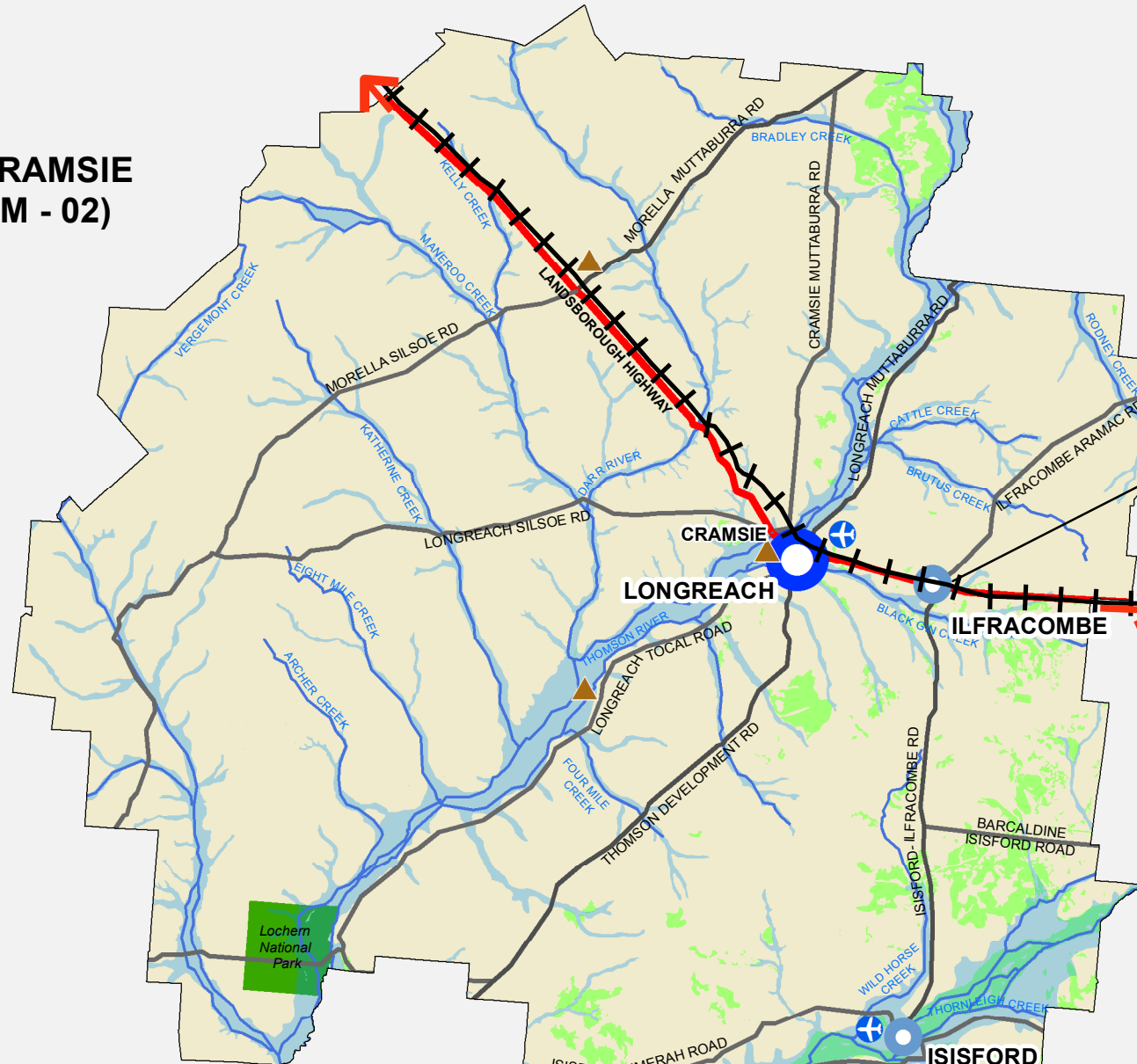
| Map number | Map title | Gazettal date |
|---------------------------------|---|---------------|
| Strategic framework maps | | |
| SFM-01 | Strategic Framework Map – Longreach Region | 24 April 2015 |
| SFM-02 | Strategic Framework Map – Town of Longreach | 24 April 2015 |
| Zone maps | | |
| ZM-01 | Zone Map – Rural Areas | 24 April 2015 |
| ZM-02a | Zone Map – Town of Longreach | 24 April 2015 |
| ZM-02b | Zone Map – Town of Longreach | 24 April 2015 |
| ZM-03 | Zone Map – Smaller Towns and Other Areas | 24 April 2015 |
| Overlay maps | | |
| OM-01a | Flood Hazard Overlay Map – Longreach Region | 24 April 2015 |
| OM-01b | Flood Hazard Overlay Map – Longreach and Cramsie | 24 April 2015 |
| OM-01c | Flood Hazard Overlay Map – Town of Longreach | 24 April 2015 |
| OM-02a | Airport Environs – Longreach Airport | 24 April 2015 |
| OM-02b | Airport Environs – Runway Buffers | 24 April 2015 |
| OM-02c | Airport Environs – Operational Airspace | 24 April 2015 |
| OM-02d | Airport Environs – Aviation Facilities | 24 April 2015 |
| OM-03 | Transport Noise Corridors | 24 April 2015 |
| Other plans maps | | |
| OPSM-01a | Significant Infrastructure, Extractive Industries and Mining Leases | 24 April 2015 |
| OPSM-01b | Significant Infrastructure, Extractive Industries and Mining Leases | 24 April 2015 |
| OPSM-02 | Agricultural Land | 24 April 2015 |
| OPSM-03 | Matters of State Environmental Significance | 24 April 2015 |
| OPSM-04 | Bushfire Hazard | 24 April 2015 |

SC2.2 Strategic framework maps

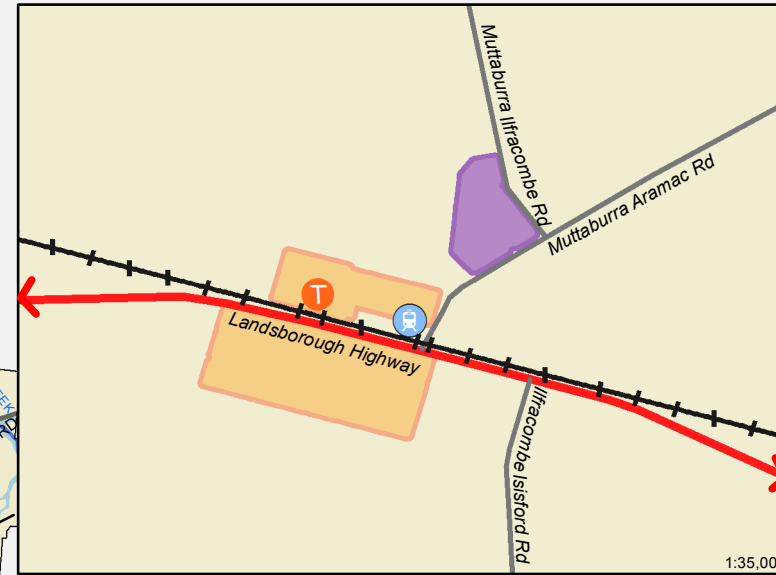
Longreach Regional Council



LONGREACH & CRAMSIE
 (Refer to Map SFM - 02)



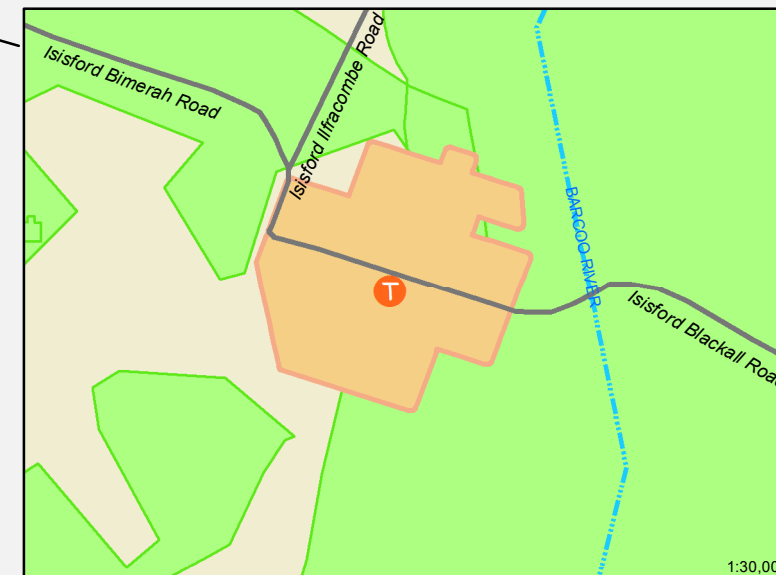
ILFRACOMBE



YARAKA



ISISFORD



- Town of Longreach
- Towns
- Airport
- Train Station
- Tourism Facilities
- Historic Subdivision
- Highway
- Major Road
- Minor Road
- Railway
- Waterways
- Floodplain
- MSES - National Park
- MSES - Regulated Vegetation
- Township
- Industry
- Rural Residential
- Rural

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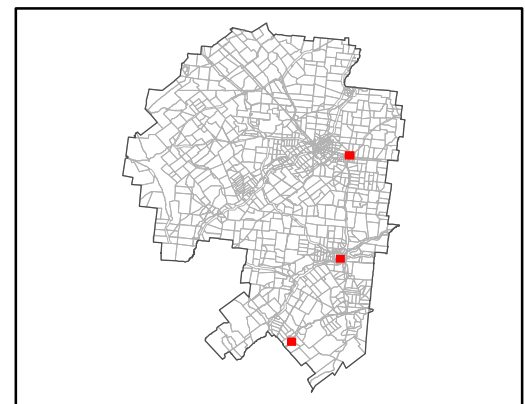
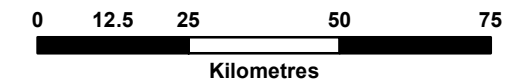
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Data Source: Longreach Regional Council and QGIS 2014

Datum and Projection: GDA 94

18/11/2014

Approx Scale @ A3 1:1,250,000



Longreach Regional Council



Longreach Regional Council
 Planning Scheme
 Strategic Framework Map
TOWN OF LONGREACH



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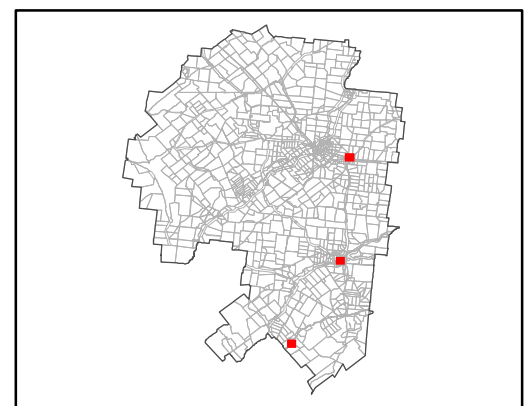
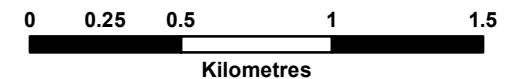
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16/09/2014

Approx Scale @ A3 1:25,000

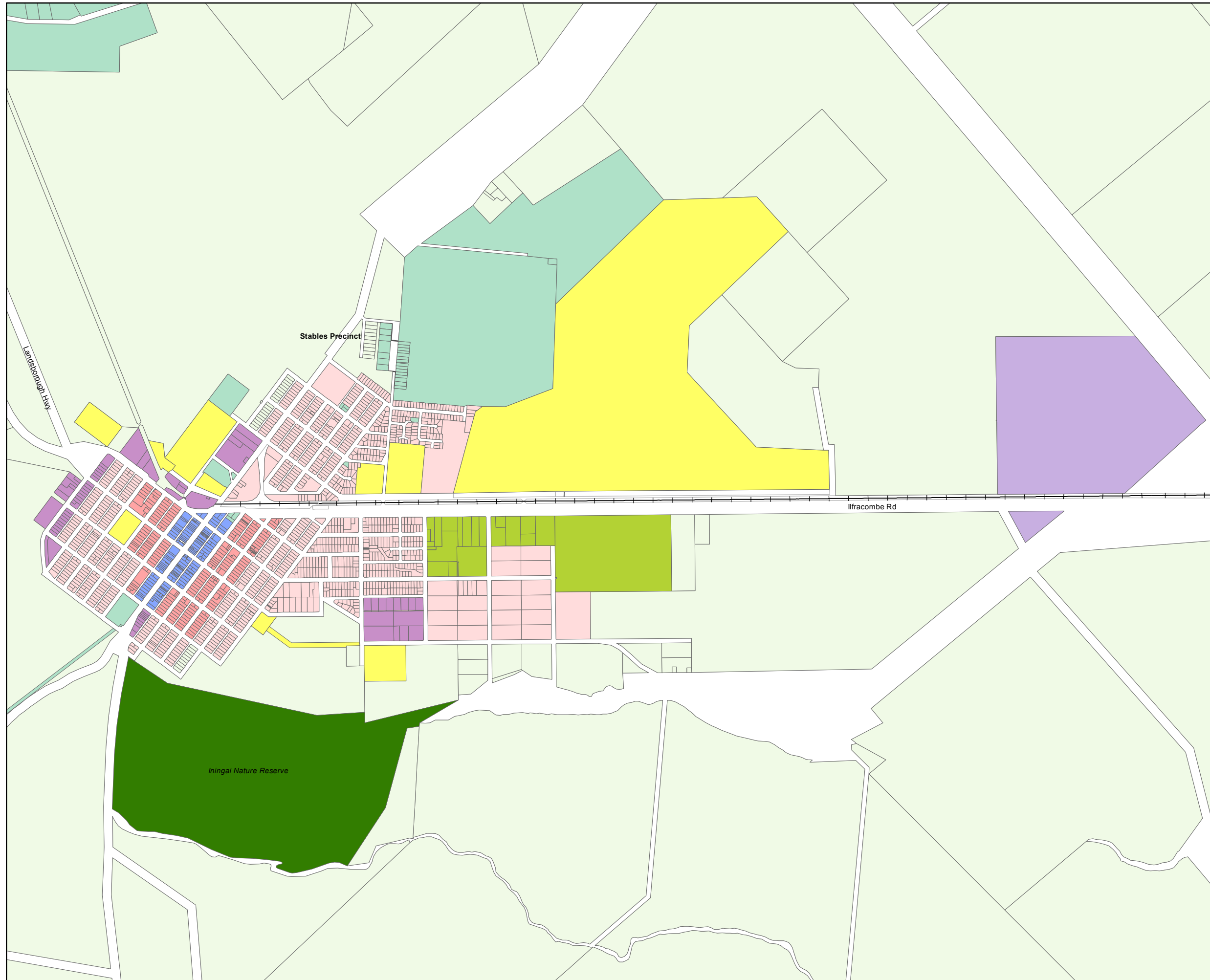


SC2.3 Zone maps

Longreach Regional Council



Longreach Regional Council
 Planning Scheme
 Zone Map
TOWN OF LONGREACH



- Railway
- Cadastral Boundary
- Precinct Boundary
- Zoning**
- Centre
- Low Density Residential
- Medium Density Residential
- Community Facilities
- Industry
- Industry Investigation
- Environmental Management and Conservation
- Recreation and Open Space
- Tourism
- Rural Residential
- Rural

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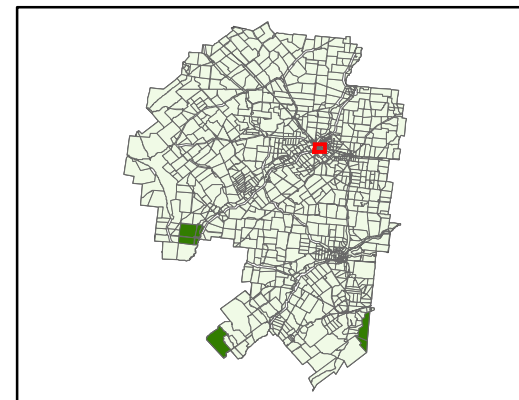
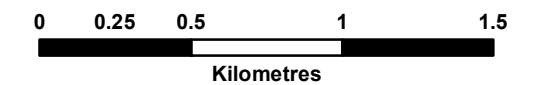
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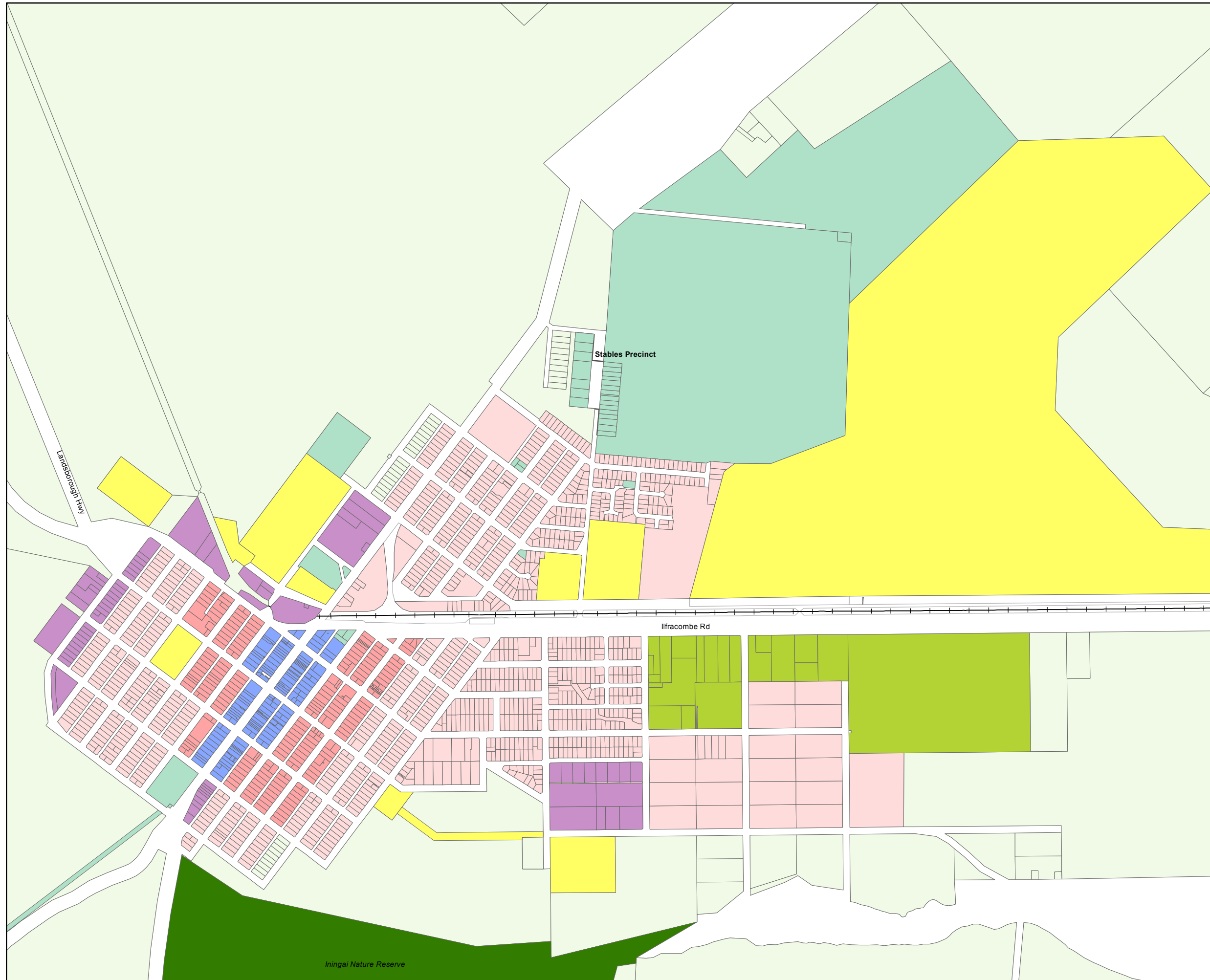


Zone Map - 02a

Longreach Regional Council



Longreach Regional Council
 Planning Scheme
 Zone Map
 TOWN OF LONGREACH



- Railway
 - Cadastral Boundary
 - Precinct Boundary
- Zoning**
- Centre
 - Low Density Residential
 - Medium Density Residential
 - Community Facilities
 - Industry
 - Industry Investigation
 - Environmental Management and Conservation
 - Recreation and Open Space
 - Tourism
 - Rural Residential
 - Rural

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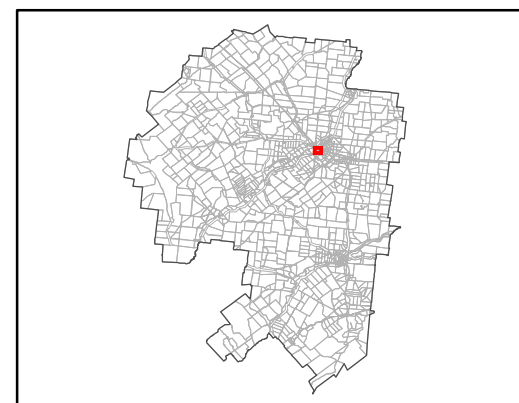
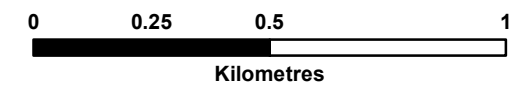
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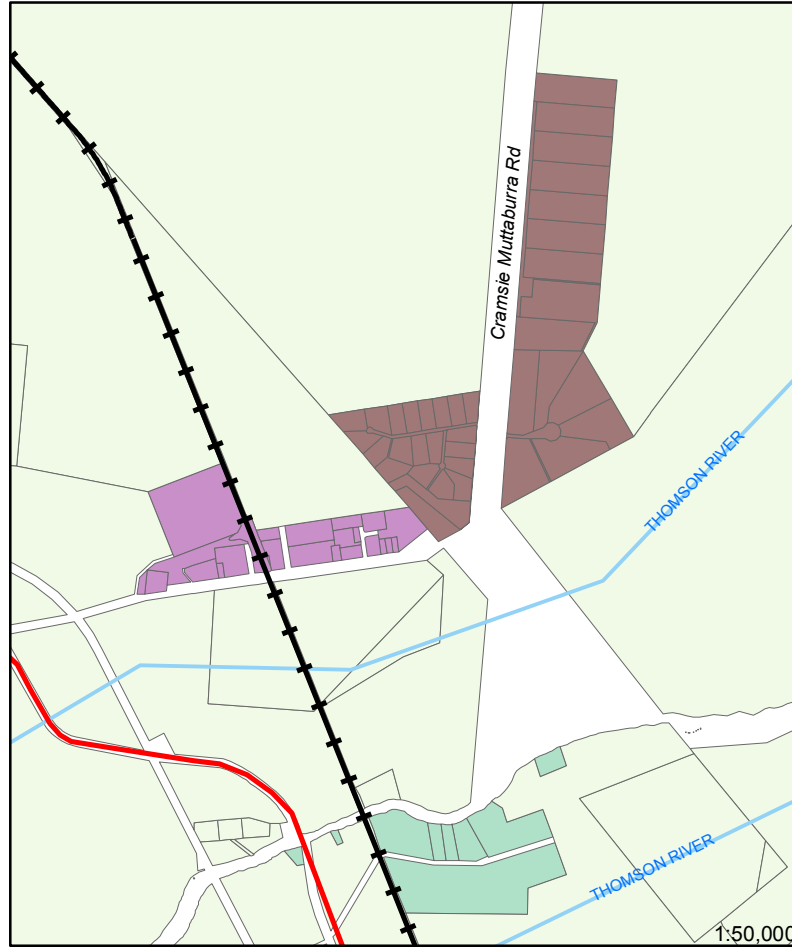


Zone Map - 02b

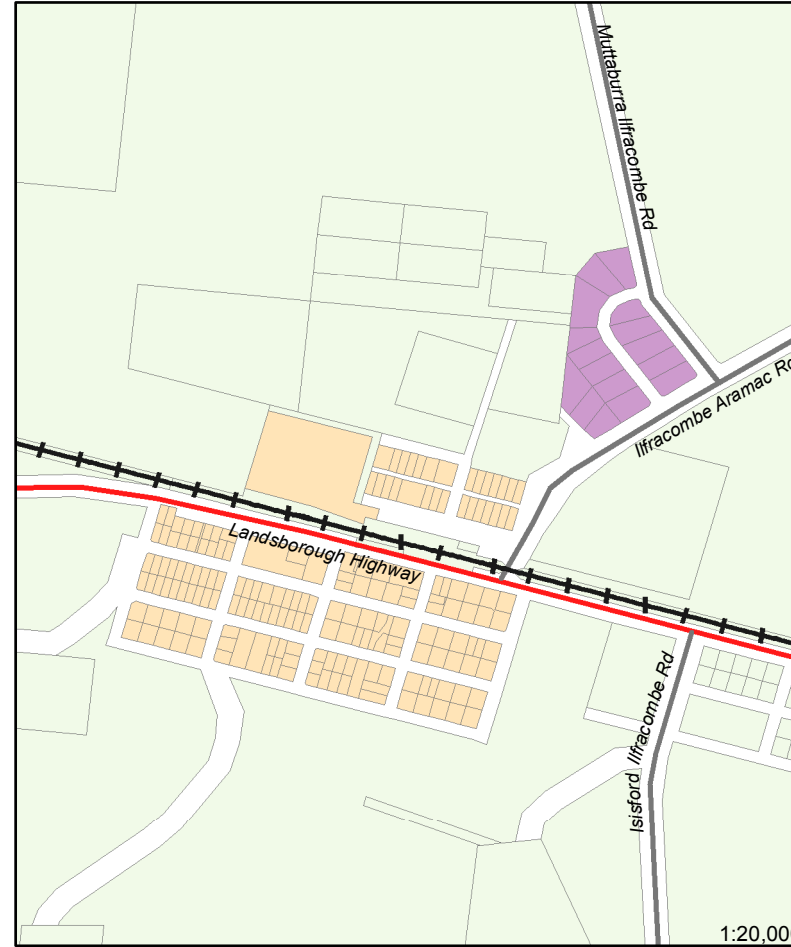


Longreach Regional Council

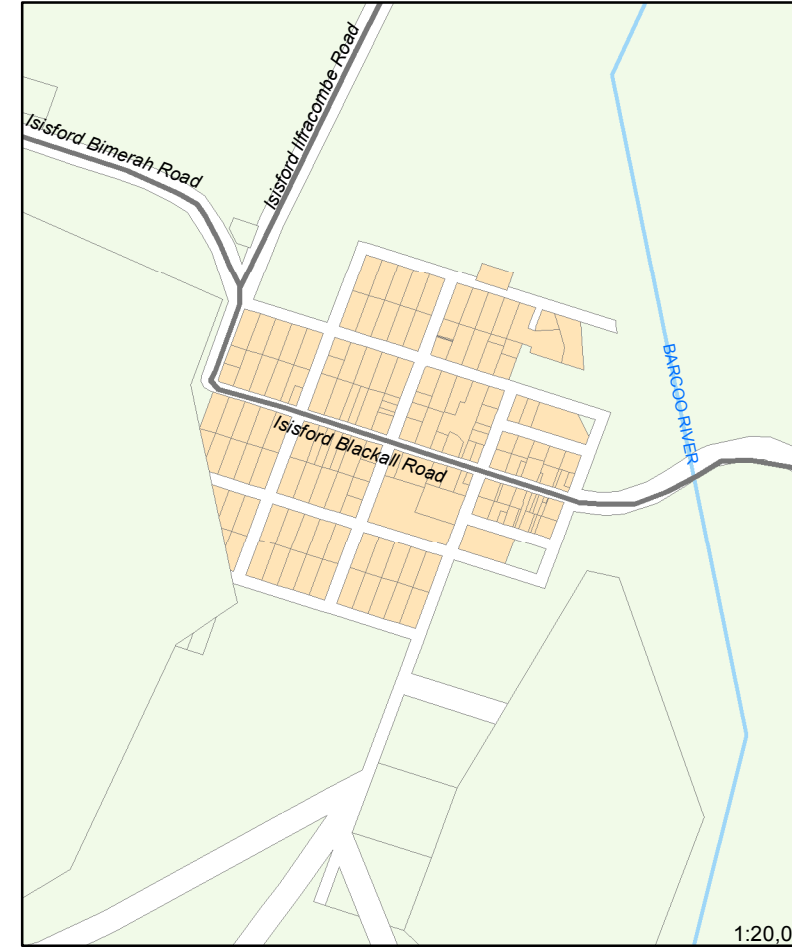
CRAMSIE



ILFRACOMBE



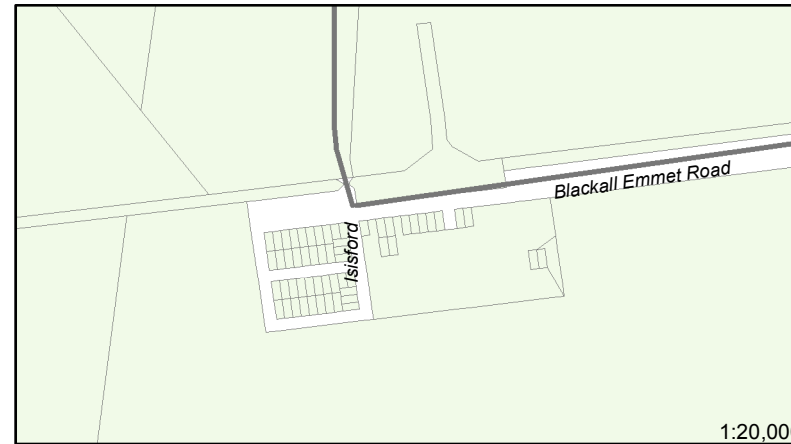
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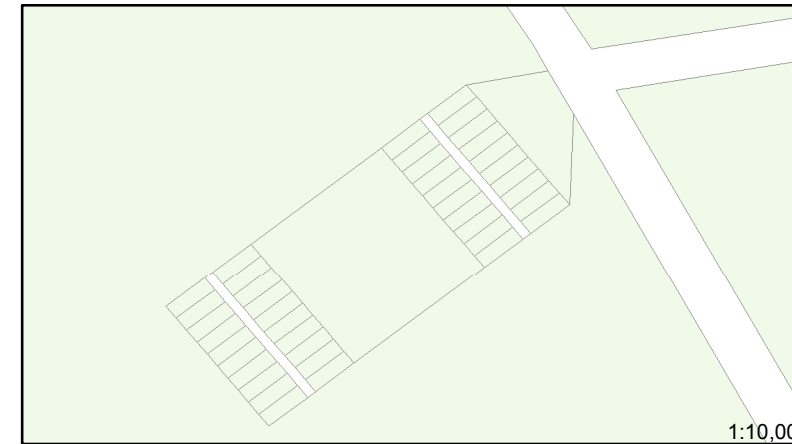
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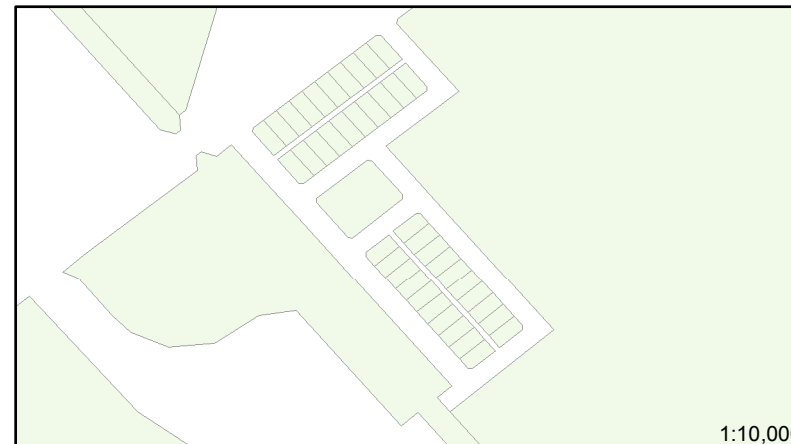
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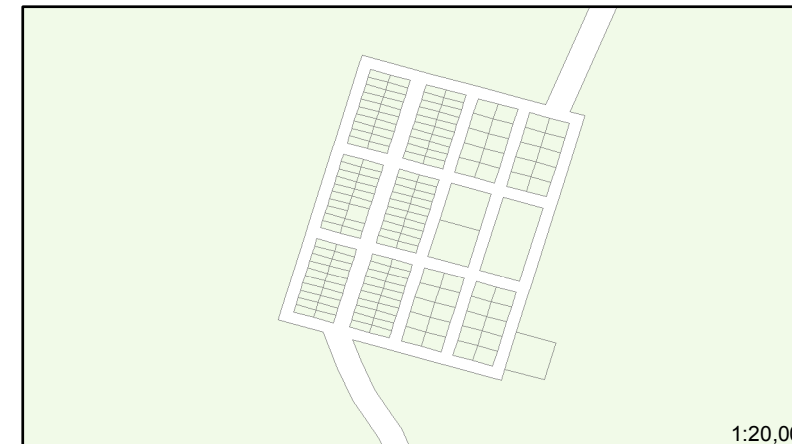
COBB AND CO



MORELLA



ARRILALAH



- Waterways
- Highway
- Major Road
- Railway
- Cadastral Boundary

Zoning

- Industry
- Recreation and Open Space
- Township
- Rural Residential
- Rural

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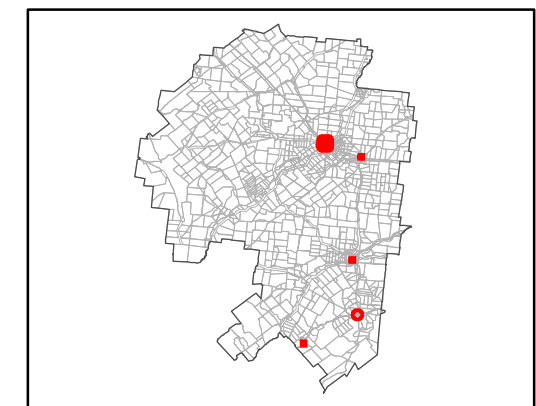
Data Source: Longreach Regional Council and QGIS 2013-2014

Datum and Projection: GDA 94

16/09/2014



Approx Scale @ A3. Scale varies per inset map



SC2.4 Overlay maps

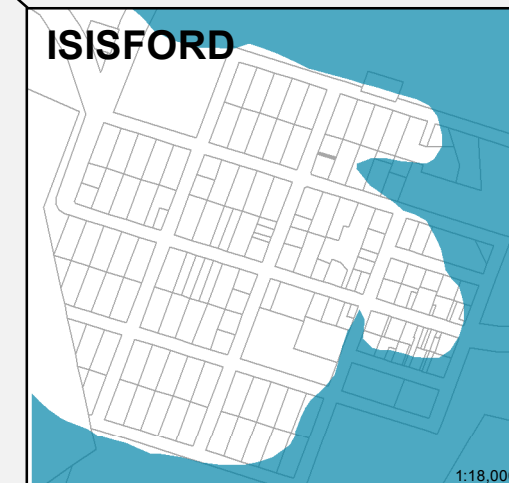
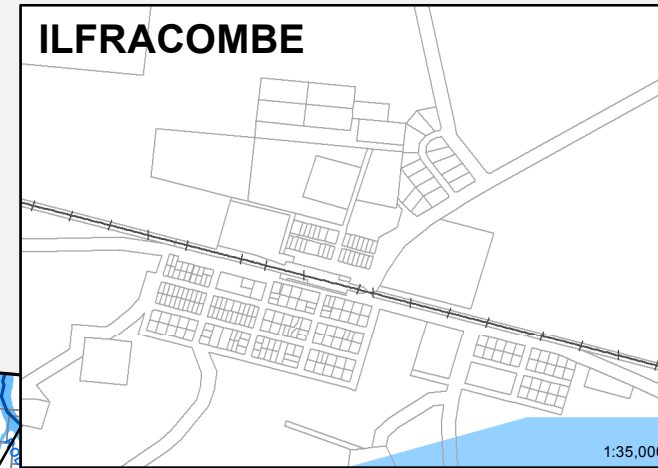
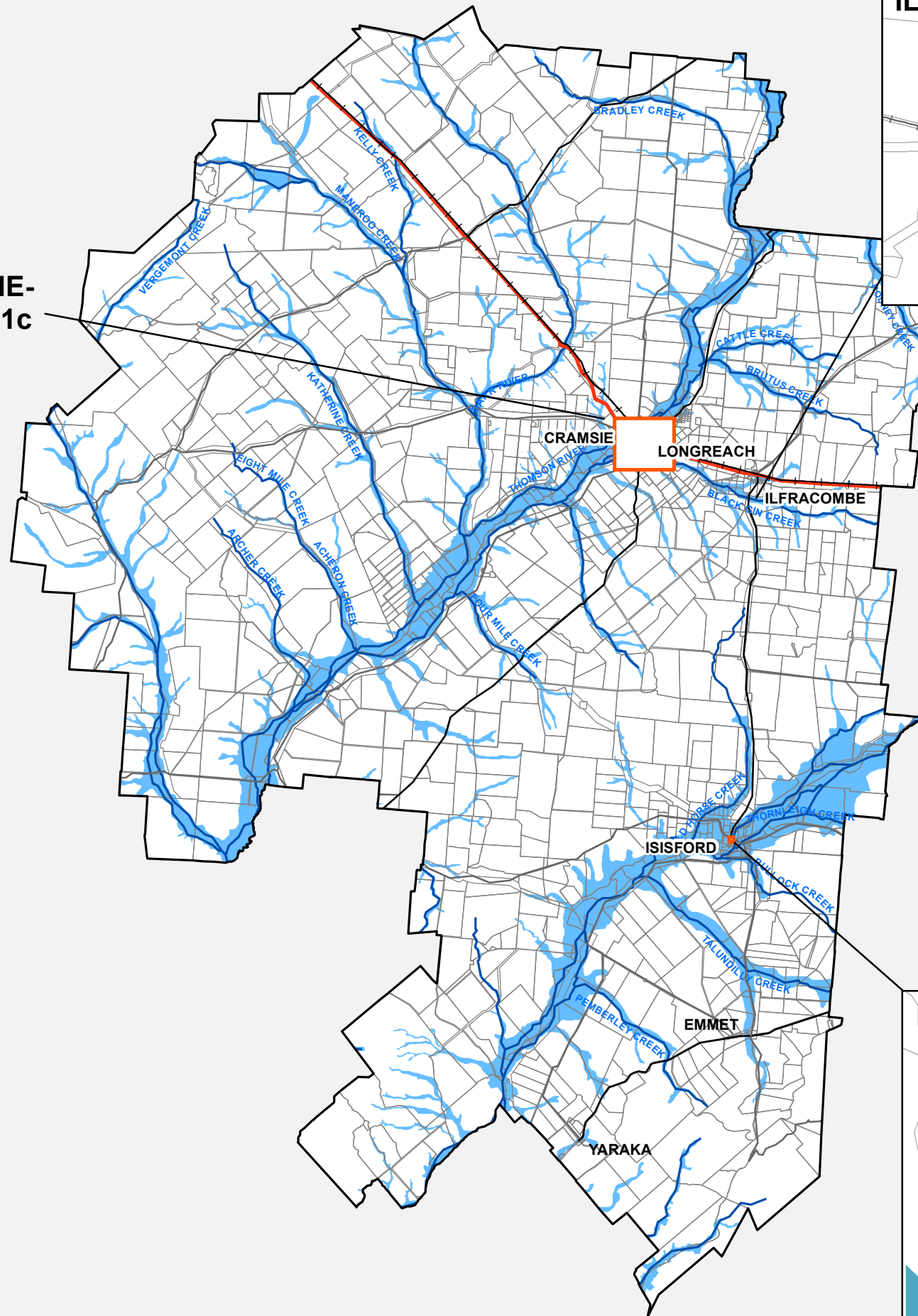
SC2.4.1 Flood overlay

Longreach Regional Council



Longreach Regional Council
 Planning Scheme
 Flood Hazard Overlay Map
 LONGREACH REGION

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



- Railway
- Highway
- Major Road
- Minor Road
- Waterways
- 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
- Local Government Boundary

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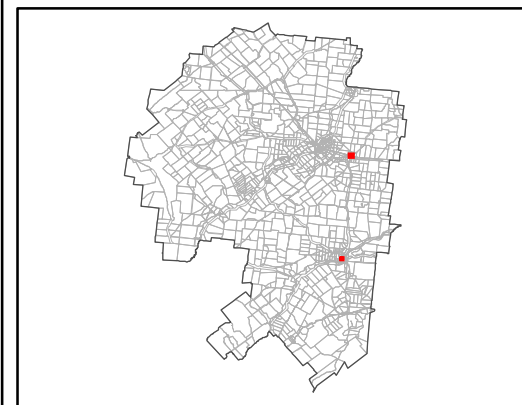
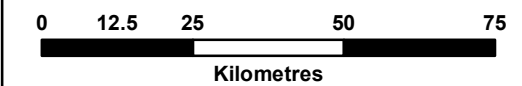
© Copyright Longreach Regional Council, September 2014

Data Source: 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 94

16/09/2014

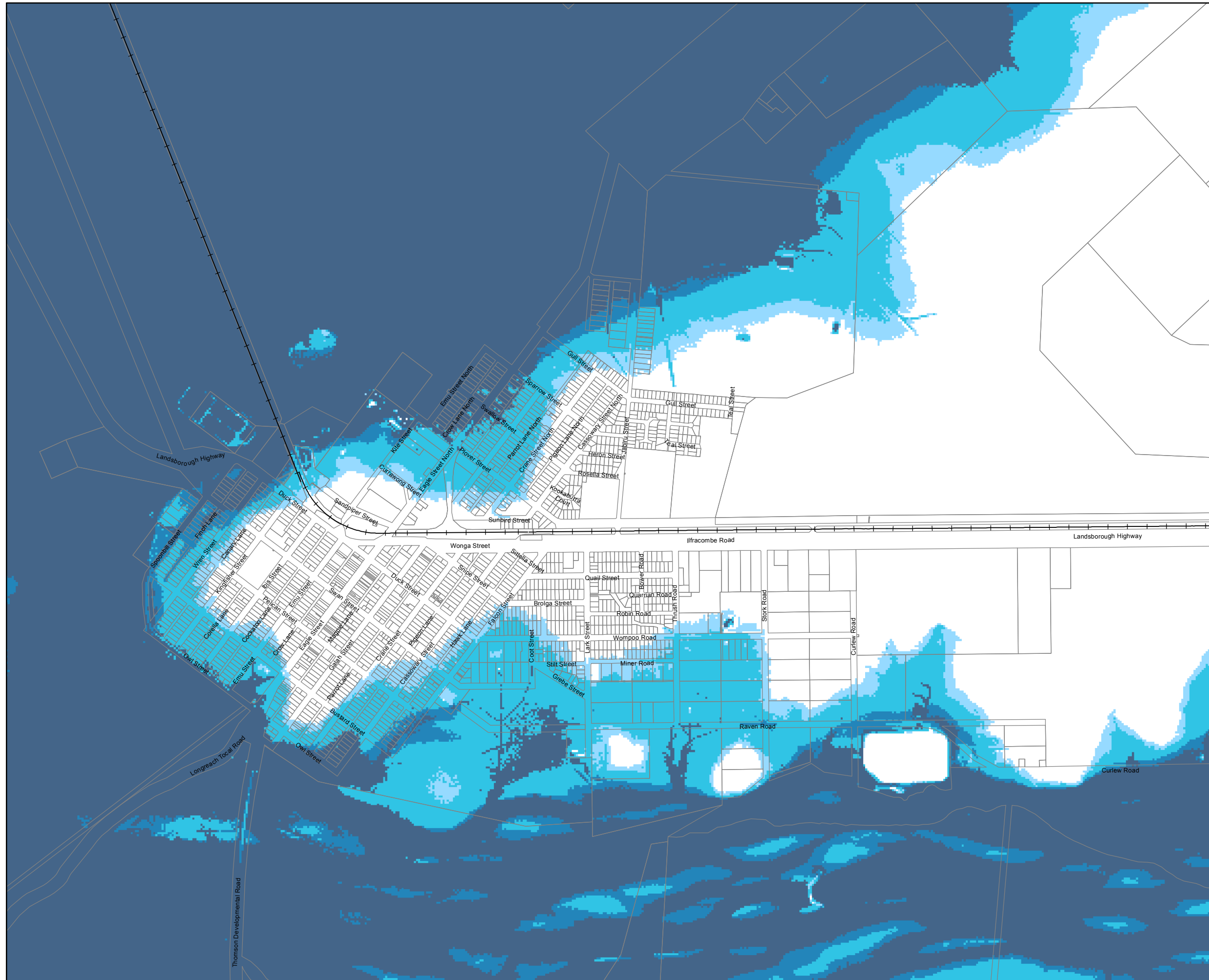
Approx Scale @ A3 1:1,250,000



Longreach Regional Council



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



- +— Railway
- Cadastral Boundary
- Flood Hazard Area**
- Low
- Significant
- High
- Extreme

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

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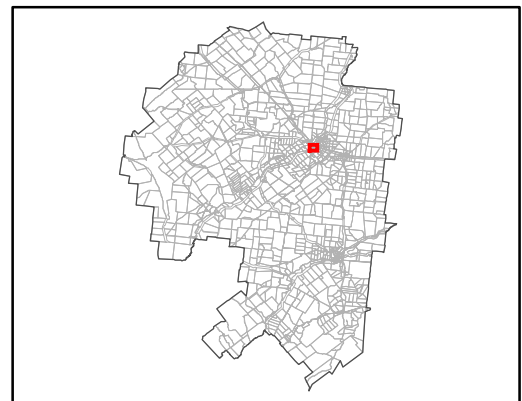
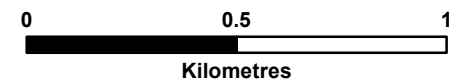
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Data Source: QRA Level 2 Mapping

Datum and Projection: GDA 94

16/09/2014

Approx Scale @ A3 1:18,000

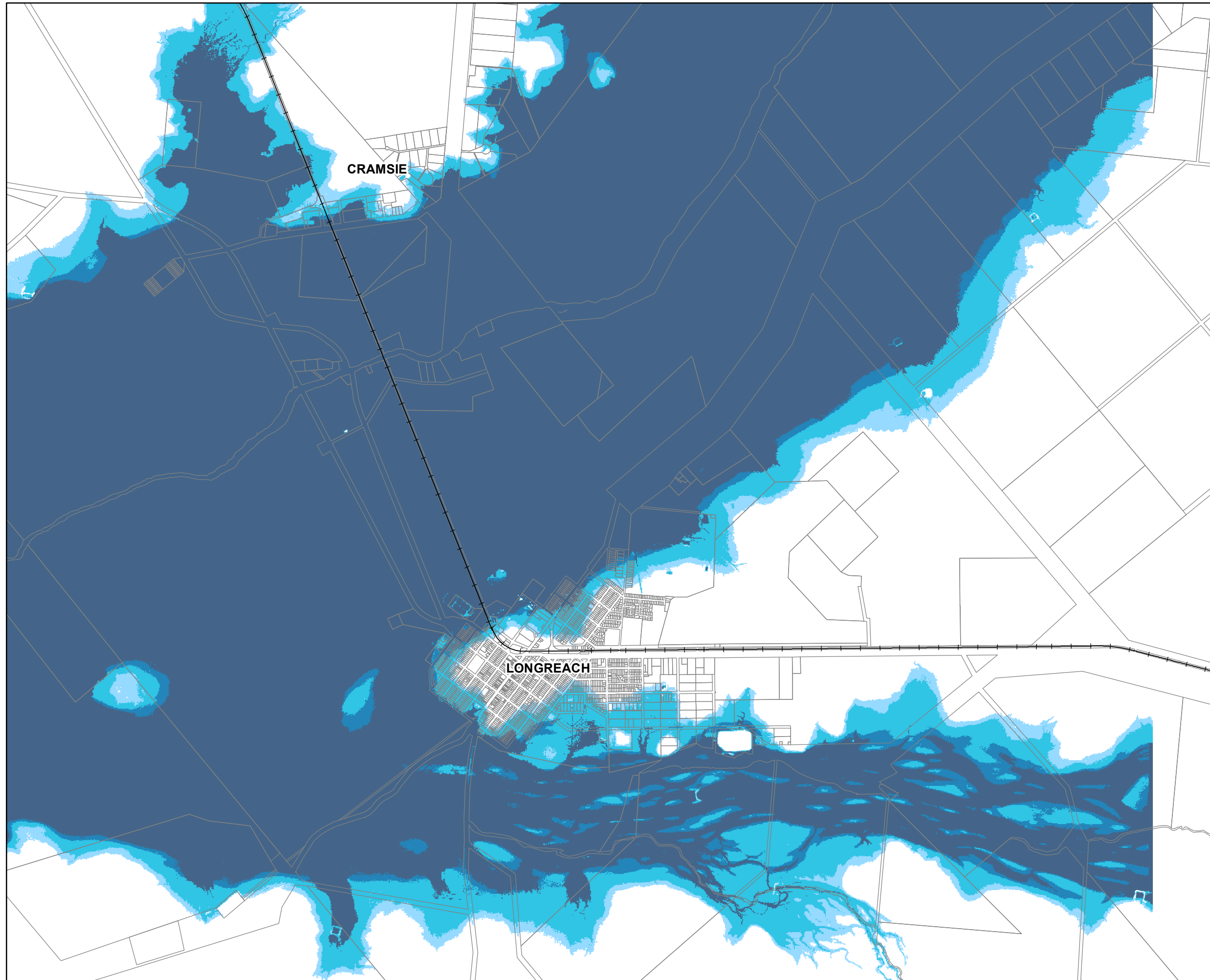


Overlay Map - 01b

Longreach Regional Council



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



- +— Railway
- Cadastral Boundary
- Flood Hazard Area**
- Low
- Significant
- High
- Extreme

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

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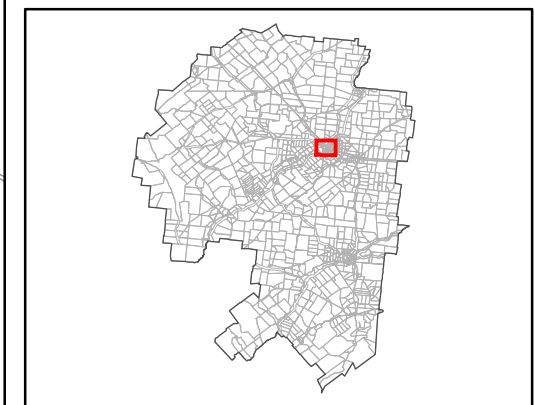
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Data Source: QRA Level 2 Mapping

Datum and Projection: GDA 94

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Approx Scale @ A3 1:45,000



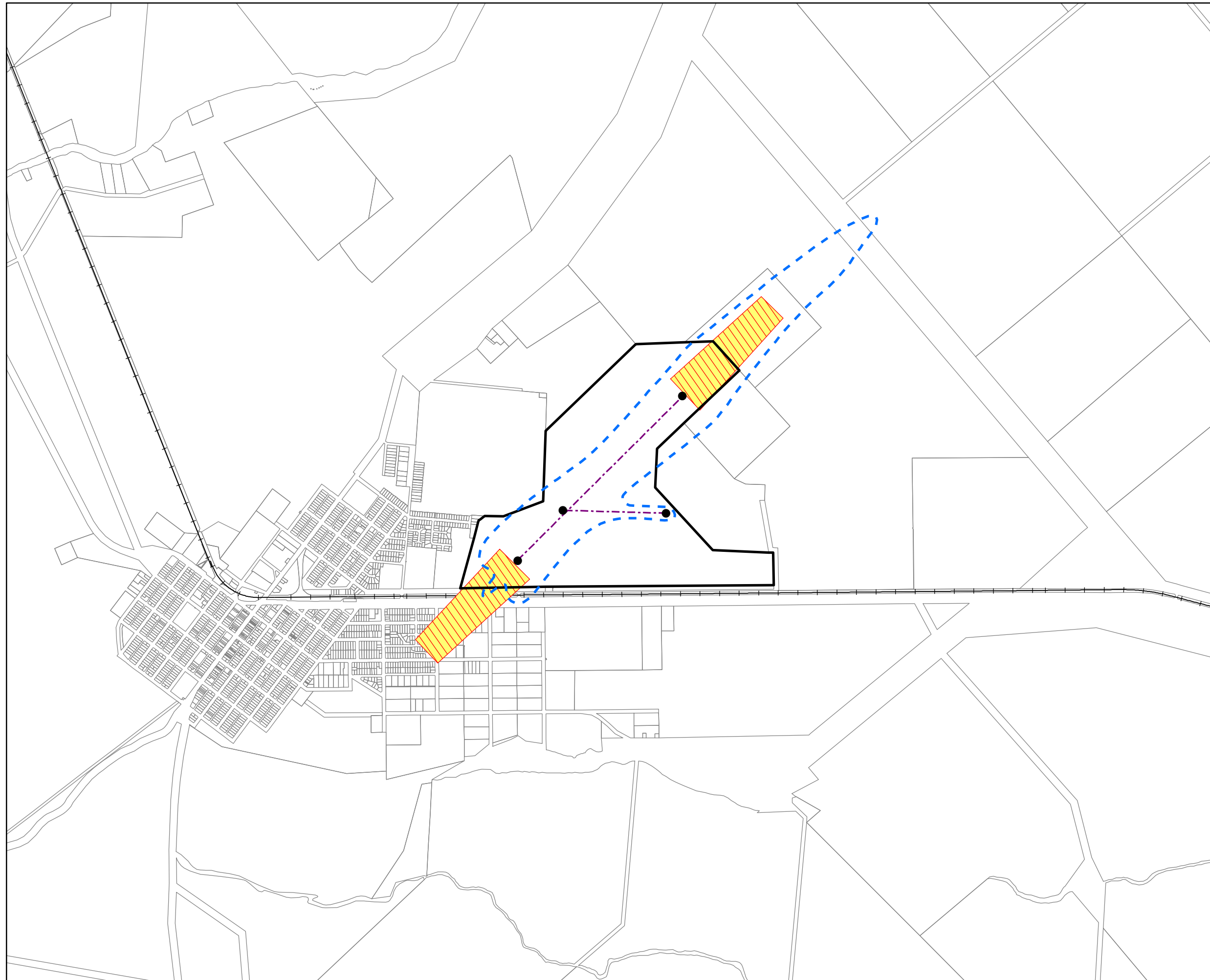
Overlay Map - 01c

SC2.4.2 Airport Environs overlay

Longreach Regional Council



Longreach Regional Council
Planning Scheme
Airport Environs Overlay Map
LONGREACH AIRPORT



- +— Railway
- Airport Runway
- - - 20 ANEF Contour
- Public Safety Areas
- Airport Boundary
- Cadastral Boundary

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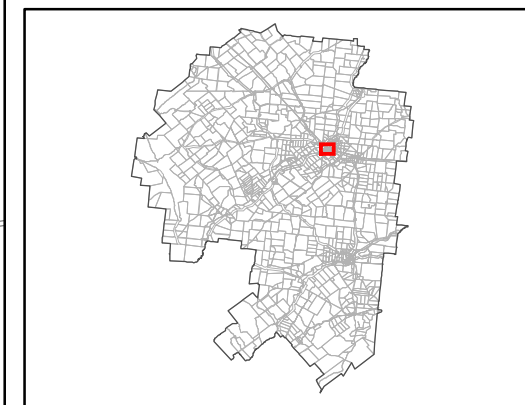
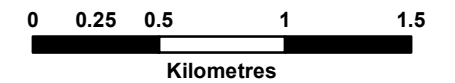
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Data Source: Longreach Regional Council and QGIS 2013

Datum and Projection: GDA 94

23/09/2014

Approx Scale @ A3 1:30,000








Overlay Map - 02a

Longreach Regional Council



Longreach Regional Council
Planning Scheme
Airport Environs Overlay Map
RUNWAY BUFFERS



-  Cadastral Boundary
-  Airport Boundary
-  Buffer Area A
-  Buffer Area B
-  Buffer Area C

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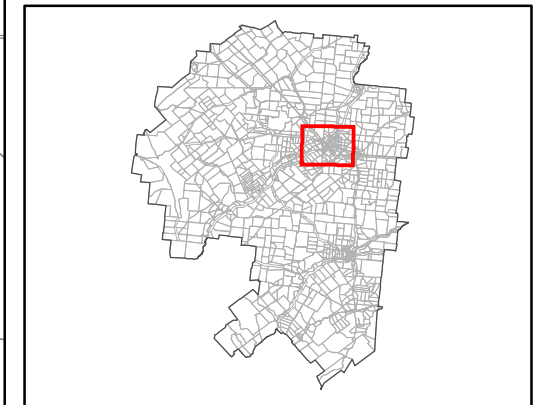
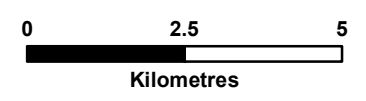
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Approx Scale @ A3 1:120,000

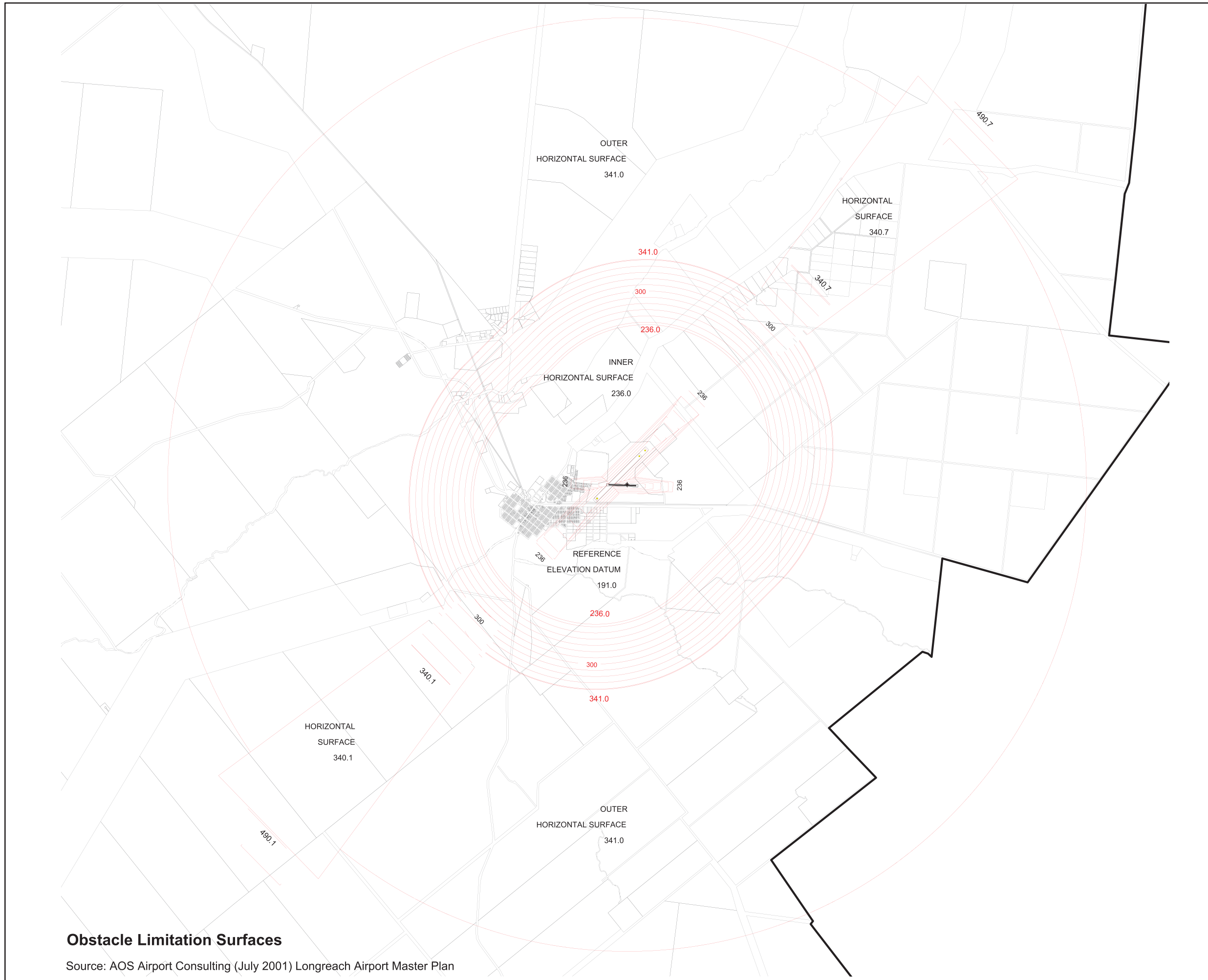


Overlay Map - 02b

Longreach Regional Council



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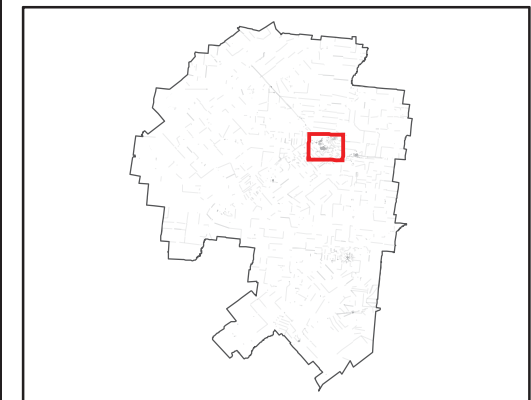
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Data Source: Longreach Regional Council

Datum and Projection: GDA 94



23/09/2014







Obstacle Limitation Surfaces

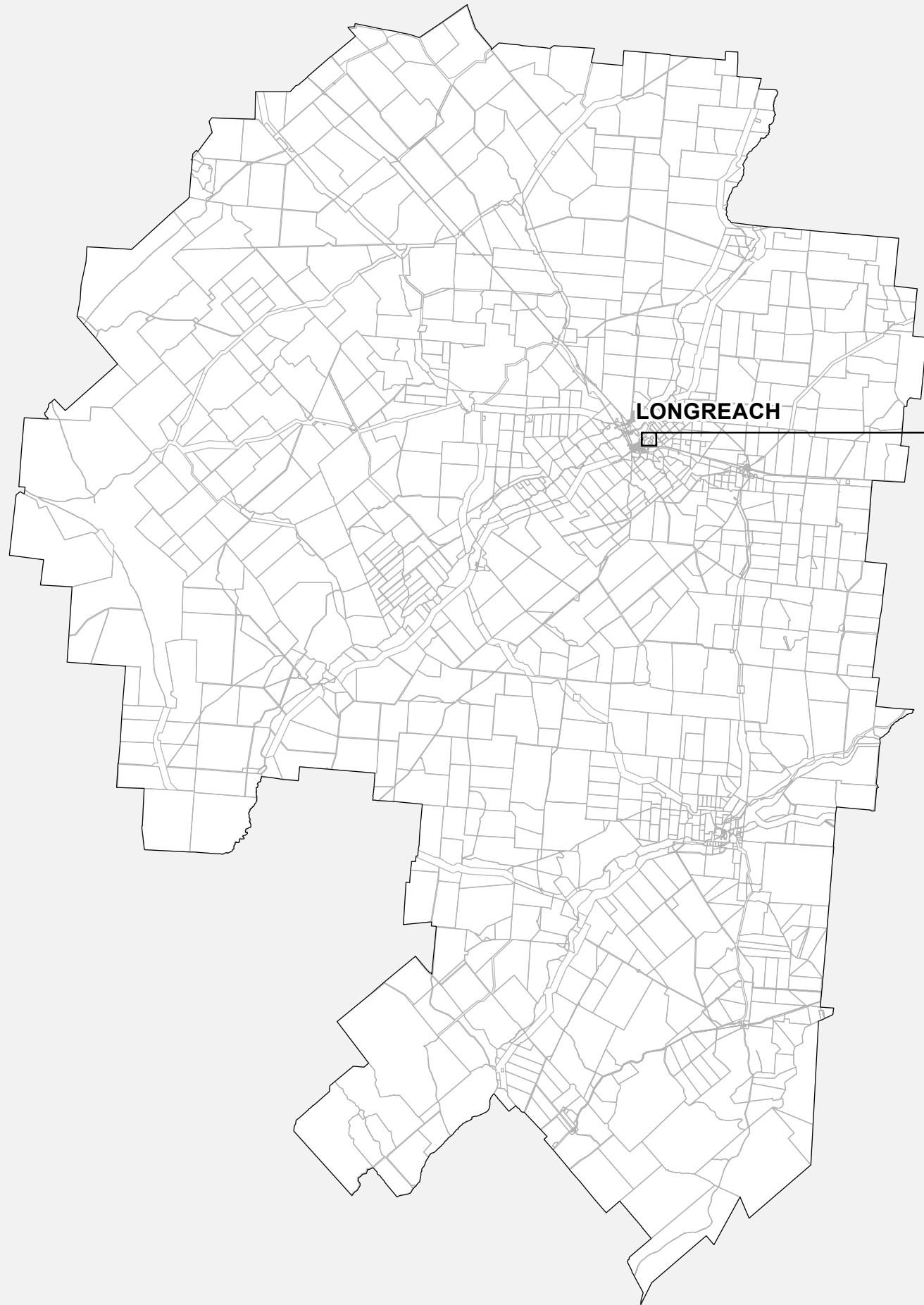
Source: AOS Airport Consulting (July 2001) Longreach Airport Master Plan

Longreach Regional Council



AVIATION FACILITIES

-  Non-Directional Beacon (NDB)
-  VHF Omnidirectional Range (VOR)
-  Buffer Areas
-  Cadastral Boundary



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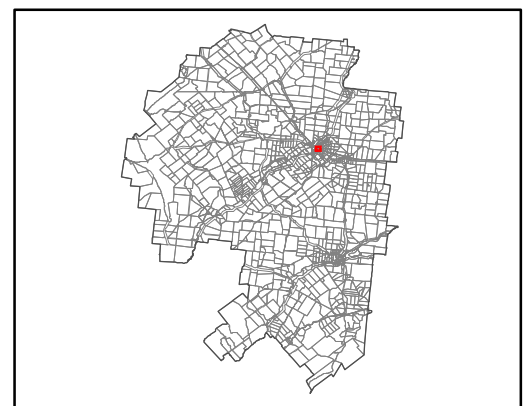
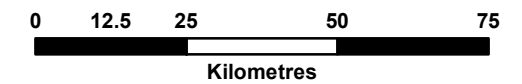
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Approx Scale @ A3 1:1,250,000



SC2.4.3 Transport Noise Corridors

Longreach Regional Council

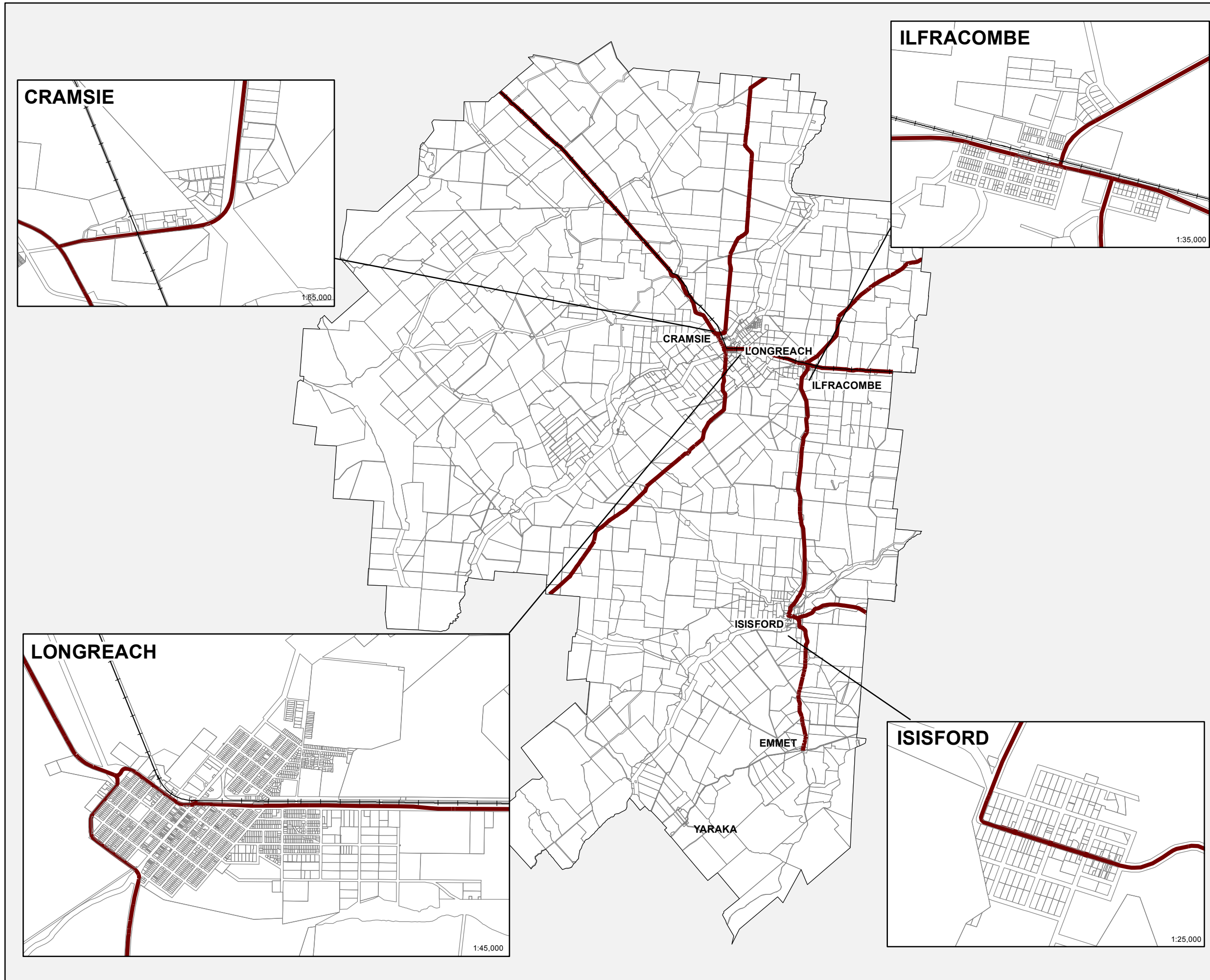


Longreach Regional Council
 Planning Scheme
 Transport Noise Corridors
 Overlay Map

LONGREACH REGION

Transport Noise Corridors

- Category 4 Noise Corridor
- Cadastral Boundary



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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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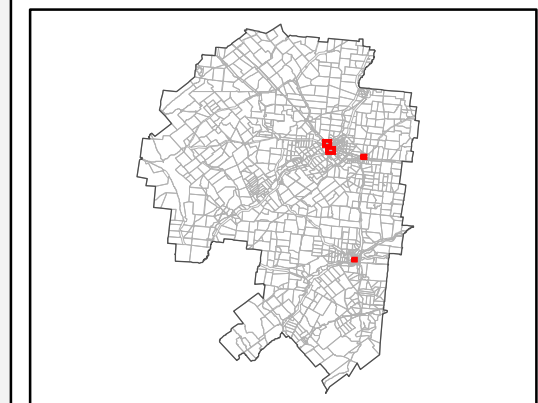
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Datum and Projection: GDA 94

16/09/2014



Approx Scale @ A3 1:1,250,000



SC2.5 Planning partnerships maps

Nil

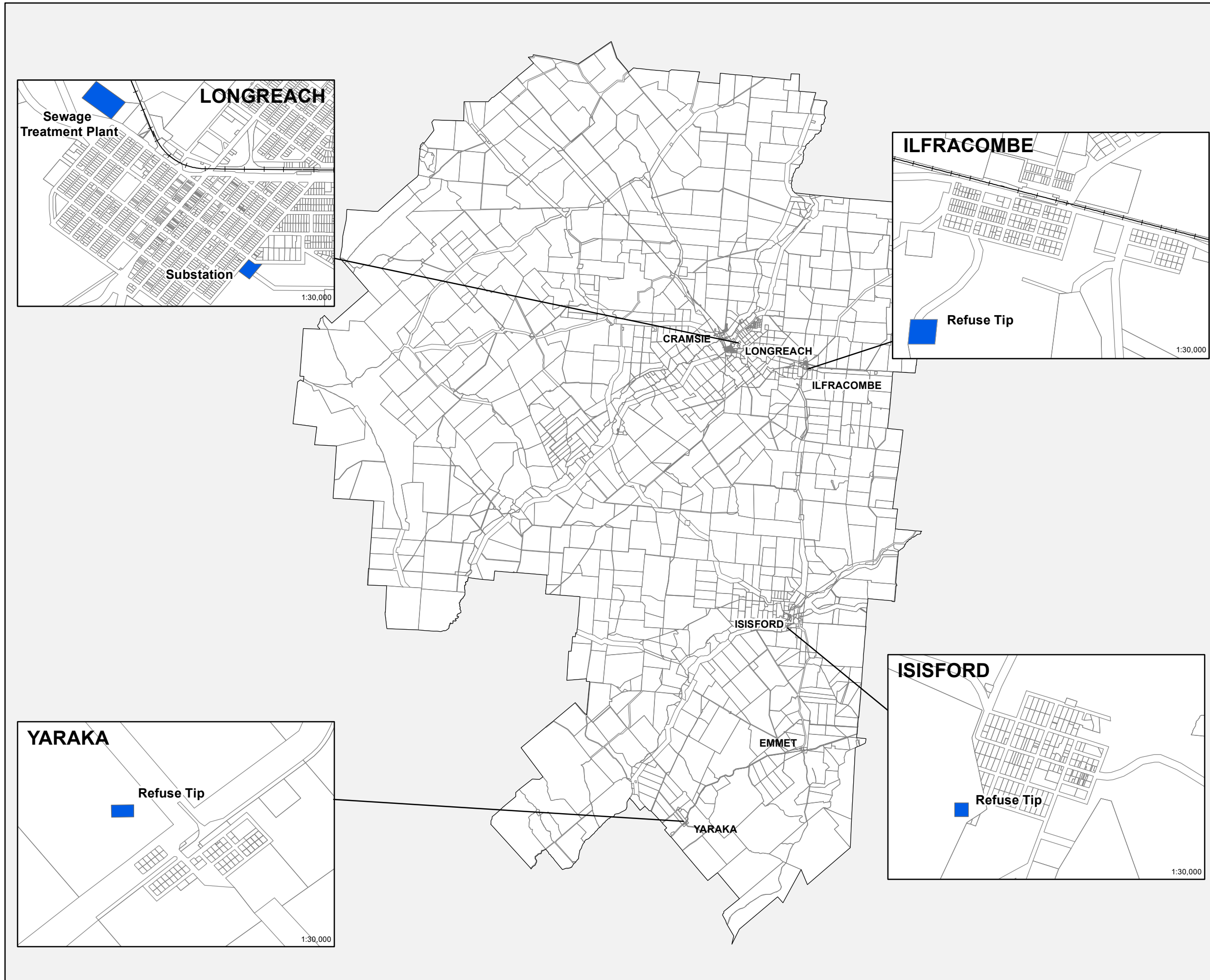
SC2.6 Other plans maps

SC2.6.1 Significant Infrastructure, Extractive Industries and Mining Leases

Longreach Regional Council



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



- Infrastructure
- Cadastral Boundary

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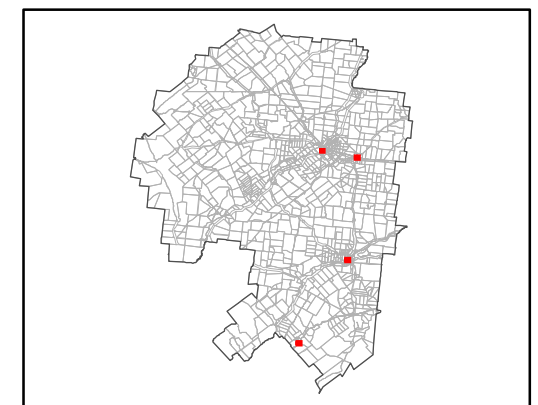
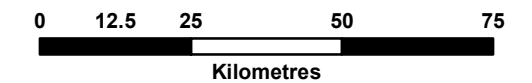
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Datum and Projection: GDA 94

16/09/2014



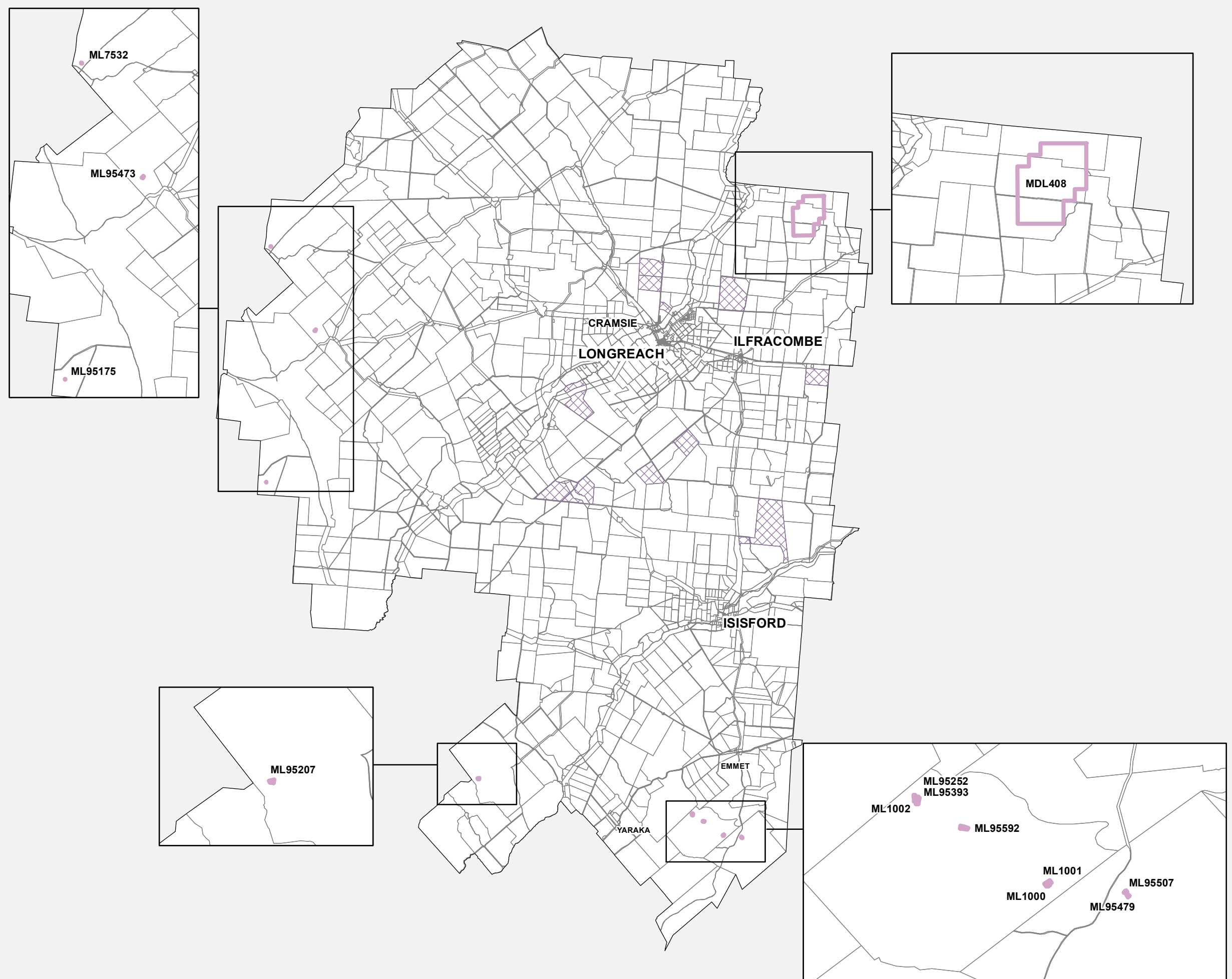
Approx Scale @ A3 1:1,250,000



Longreach Regional Council



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



- Cadastral Boundary
- Quarry
- Mining Tenement

Mining Tenements include: Mining Leases, Mining Development Licenses and Mining Claims.

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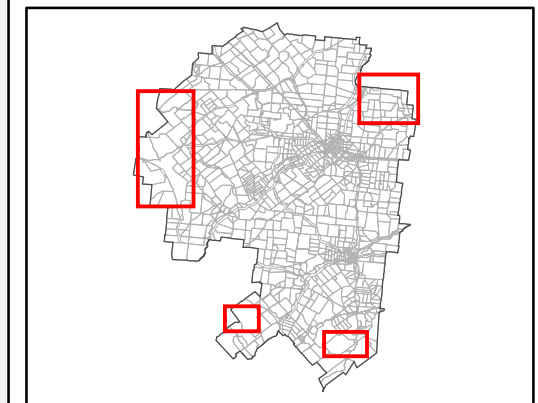
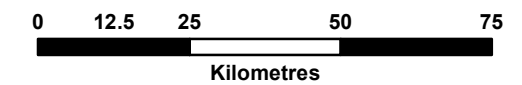
Note:
 1. The Sustainable Planning Act 2009 does not apply to development in the area authorised under the Mining Resources Act 1989, other than for administering IDAS for the Queensland Heritage Act 1992 in relation to a Queensland Heritage Place under Queensland Heritage Act 1992.
 2. Mining tenement 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>

Data Source: Mining Lease, Mining Development Licenses and Mining Claim data sourced from Department of Natural Resources and Mines 2013 and QGIS 2013

Datum and Projection: GDA 94

3/11/2014

Approx Scale @ A3 1:1,250,000

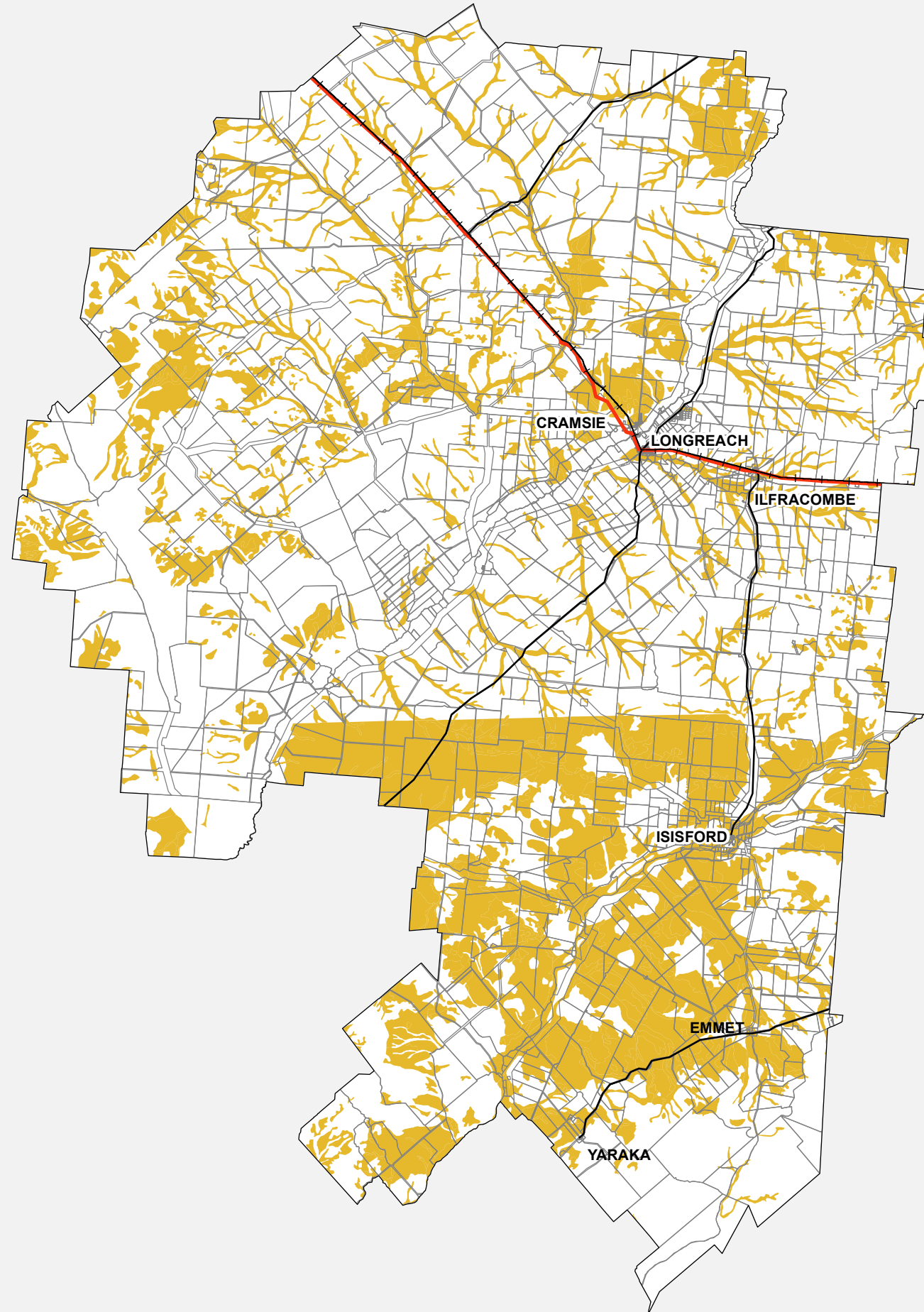


SC2.6.2 Agricultural land

Longreach Regional Council



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



- Highway
- Major Road
- Minor Road
- Railway
- Cadastral Boundary
- Agricultural Land

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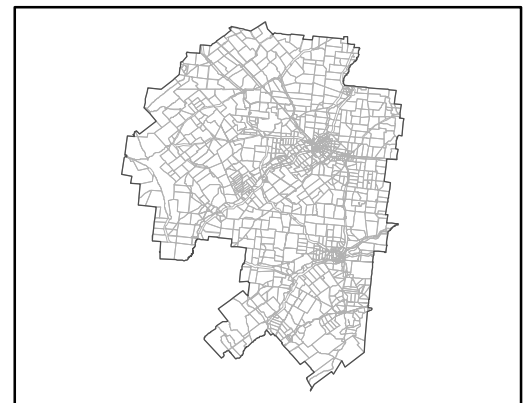
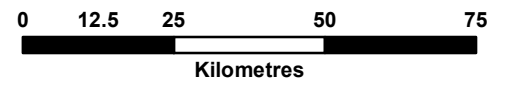
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Data Source: QGIS 2013-2014 (FWA2 and BWA2)

Datum and Projection: GDA 94

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Approx Scale @ A3 1:1,250,000

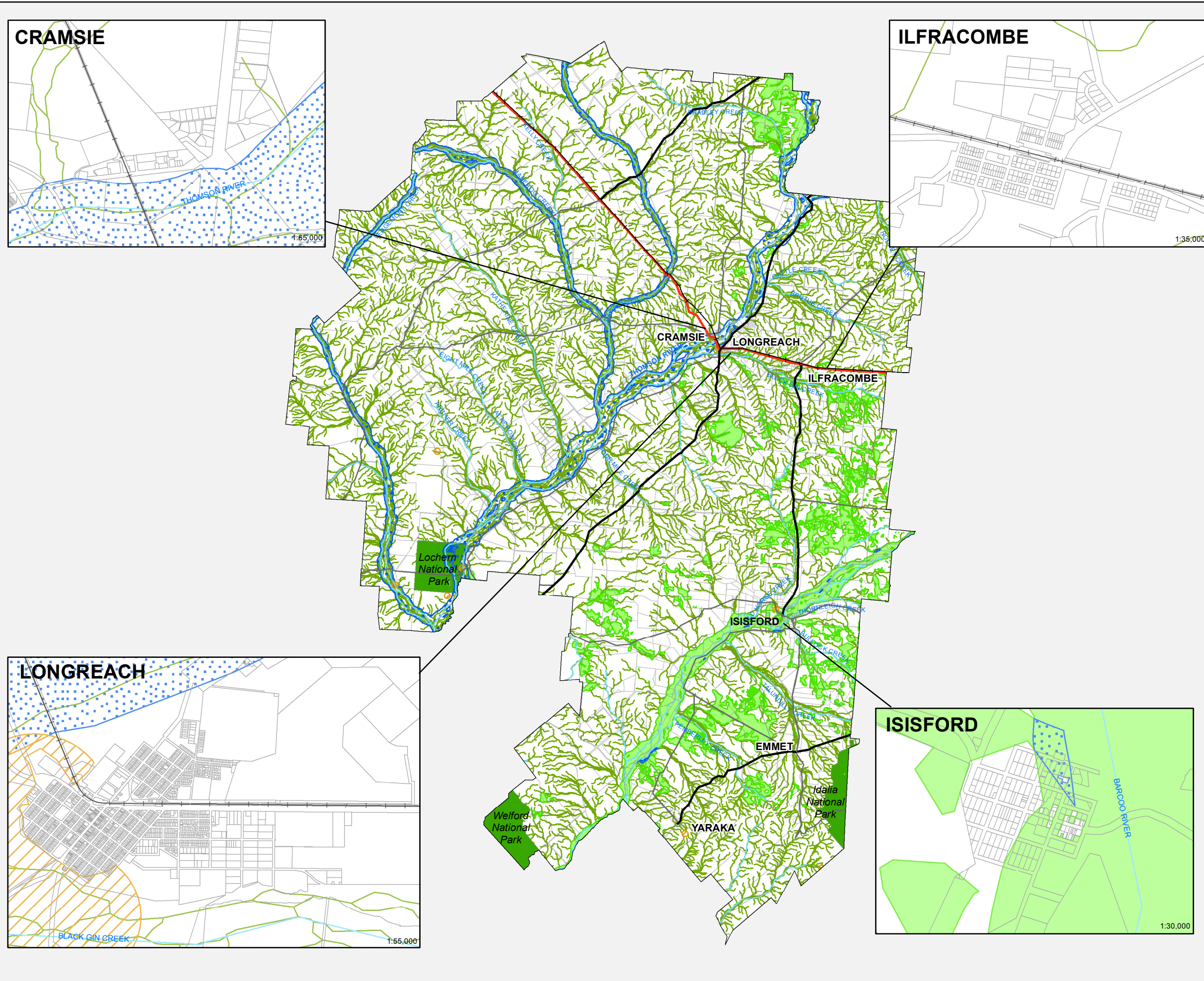


SC2.6.3 Matters of State Environmental Significance

Longreach Regional Council



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



- Railway
- Highway
- Major Road
- Minor Road
- Cadastral Boundary
- Waterways
- MSES - Regulated vegetation (intersecting a watercourse)
- MSES - Wildlife habitat
- MSES - Wild rivers (high preservation area)
- MSES - Regulated vegetation
- MSES - Protected area

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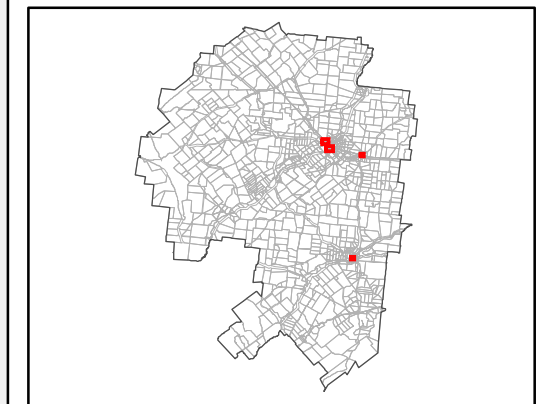
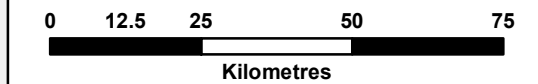
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Data Source: QGIS 2013

Datum and Projection: GDA 94

16/09/2014

Approx Scale @ A3 1:30,000

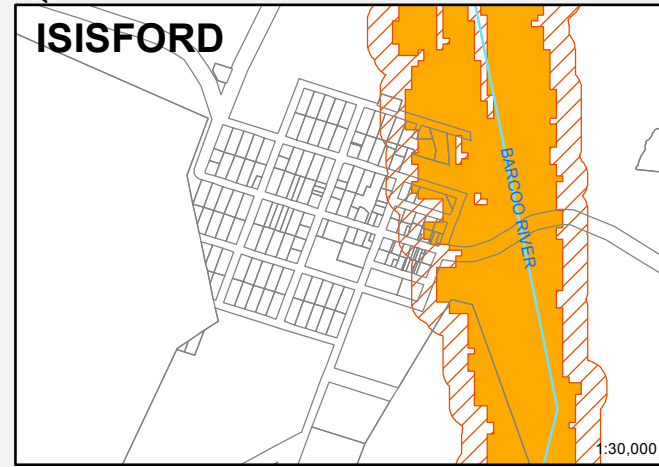
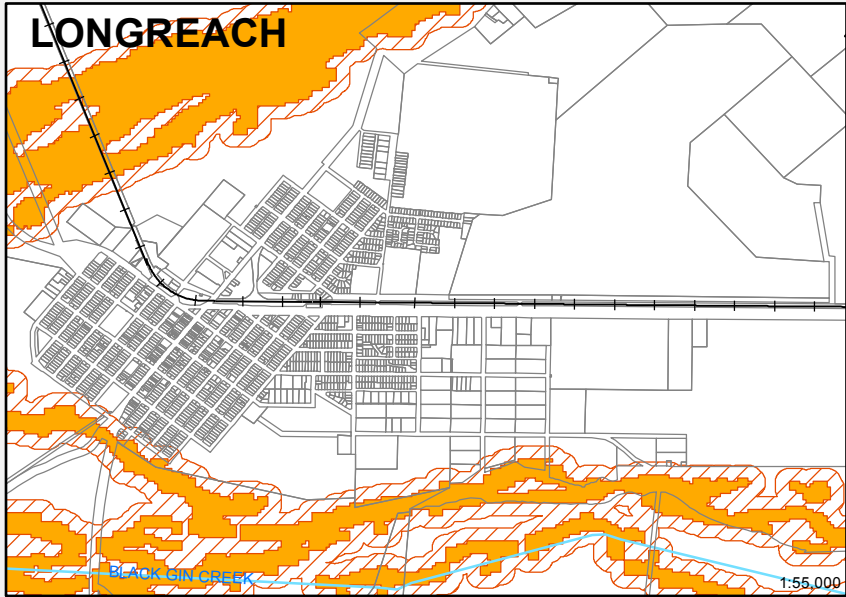
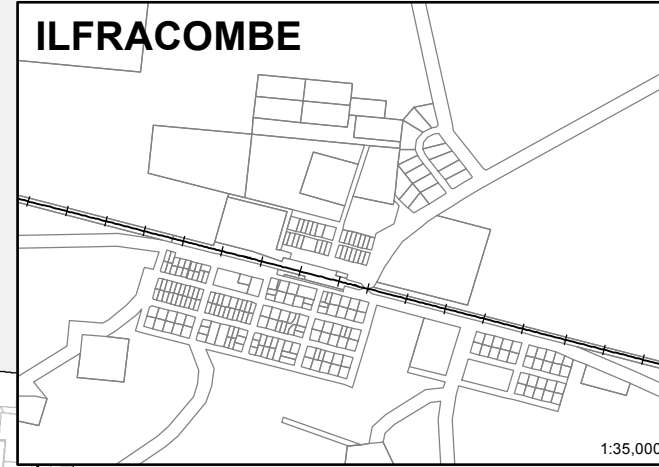
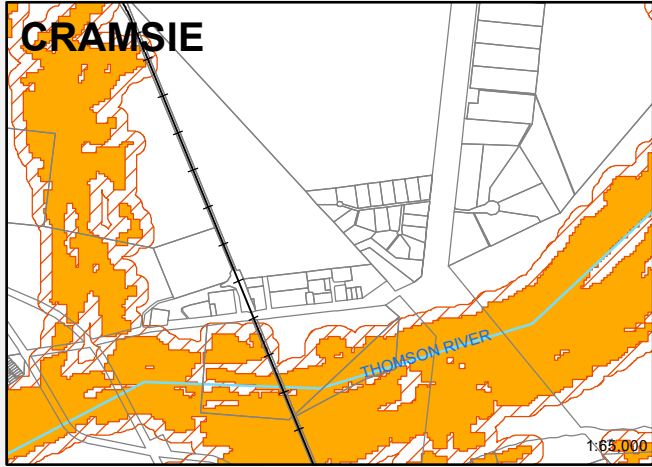
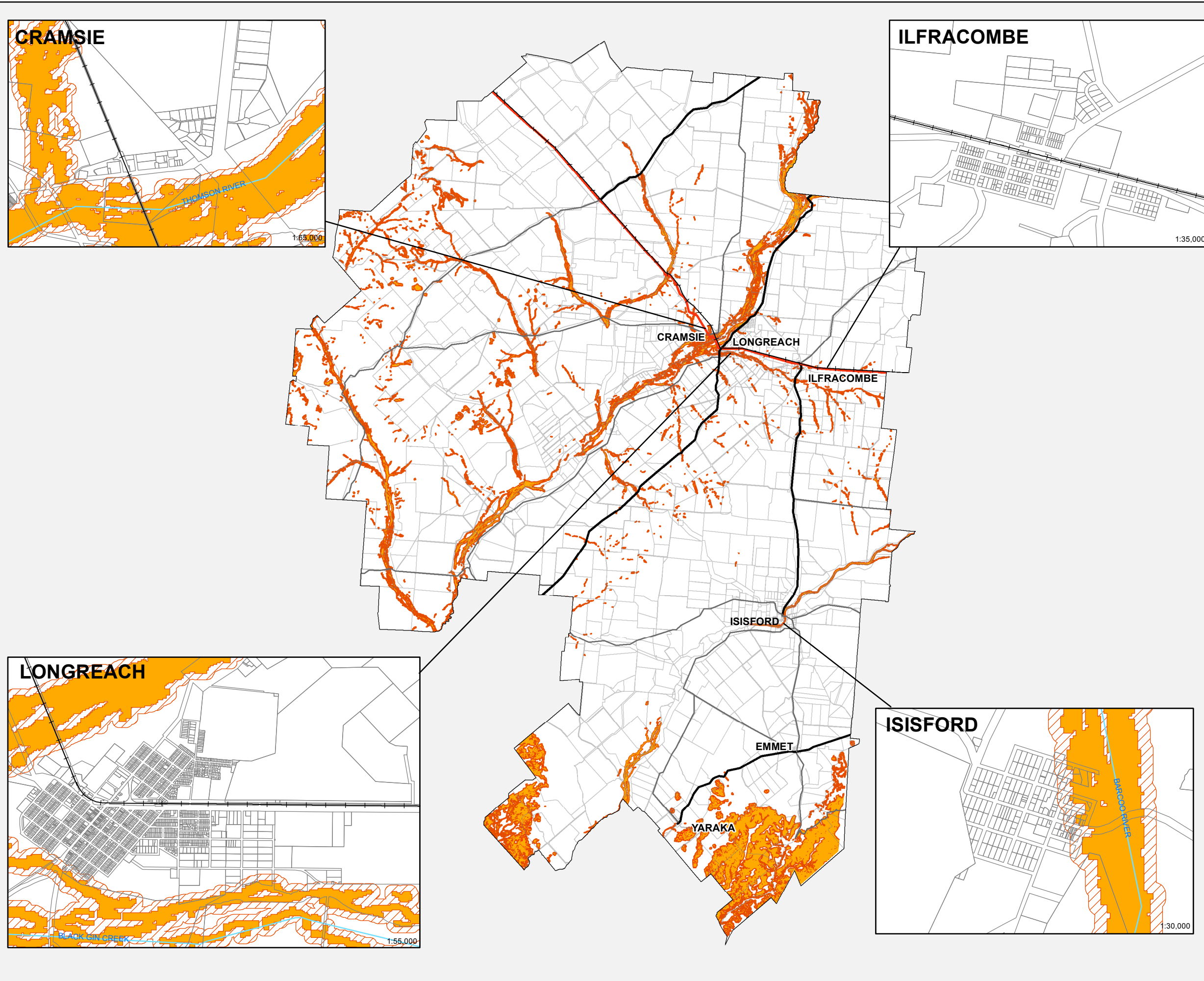


SC2.6.4 Bushfire Hazard

Longreach Regional Council



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



- Railway
- Highway
- Major Road
- Minor Road
- Cadastral Boundary
- Bushfire Hazard**
- Very High Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer

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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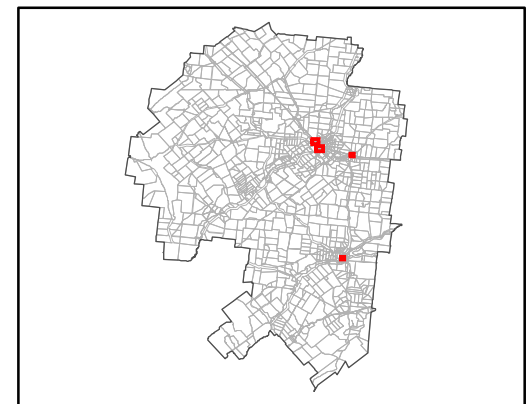
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Data Source: QGIS 2014

Datum and Projection: GDA 94

2/04/2015

Approx Scale @ A3 1:30,000



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 |

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 |

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 |

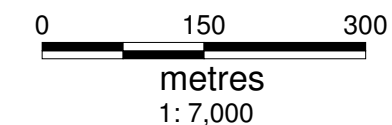
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Legend:

-  Property Boundary
-  Priority Infrastructure Area



Amendments:

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ILFRACOMBE SHIRE COUNCIL
PRIORITY INFRASTRUCTURE
AREA

TOWN OF ILFRACOMBE

Drawn by: **S.G.S.**

Date: **04 - 06 - 12**

Ref: **17PIA1**

Drawing No:

SHEET 1



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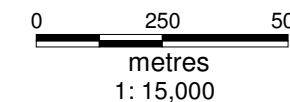
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Legend:

-  Property Boundary
-  Priority Infrastructure Area



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**ISISFORD SHIRE COUNCIL
PRIORITY INFRASTRUCTURE
AREA**

TOWN OF ISISFORD

| | |
|---------------------------|----------------|
| Drawn by: S.G.S. | Drawing No: |
| Date: 04 - 06 - 12 | SHEET 1 |
| Ref: 18PIA1 | |



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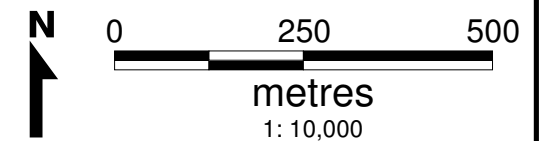
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Legend:

-  Property Boundary
-  Priority Infrastructure Area



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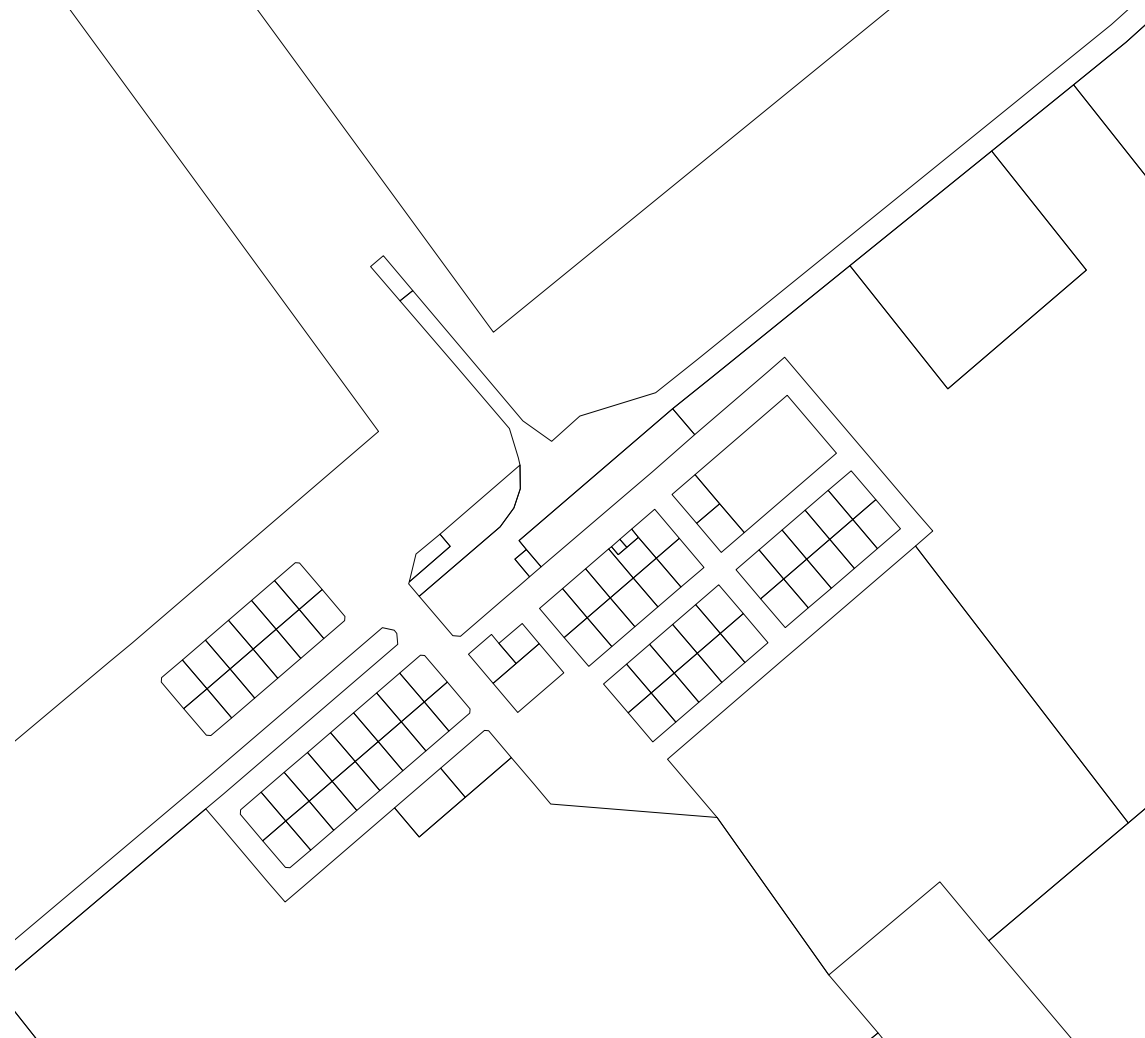
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ISISFORD SHIRE COUNCIL
PRIORITY INFRASTRUCTURE
AREA

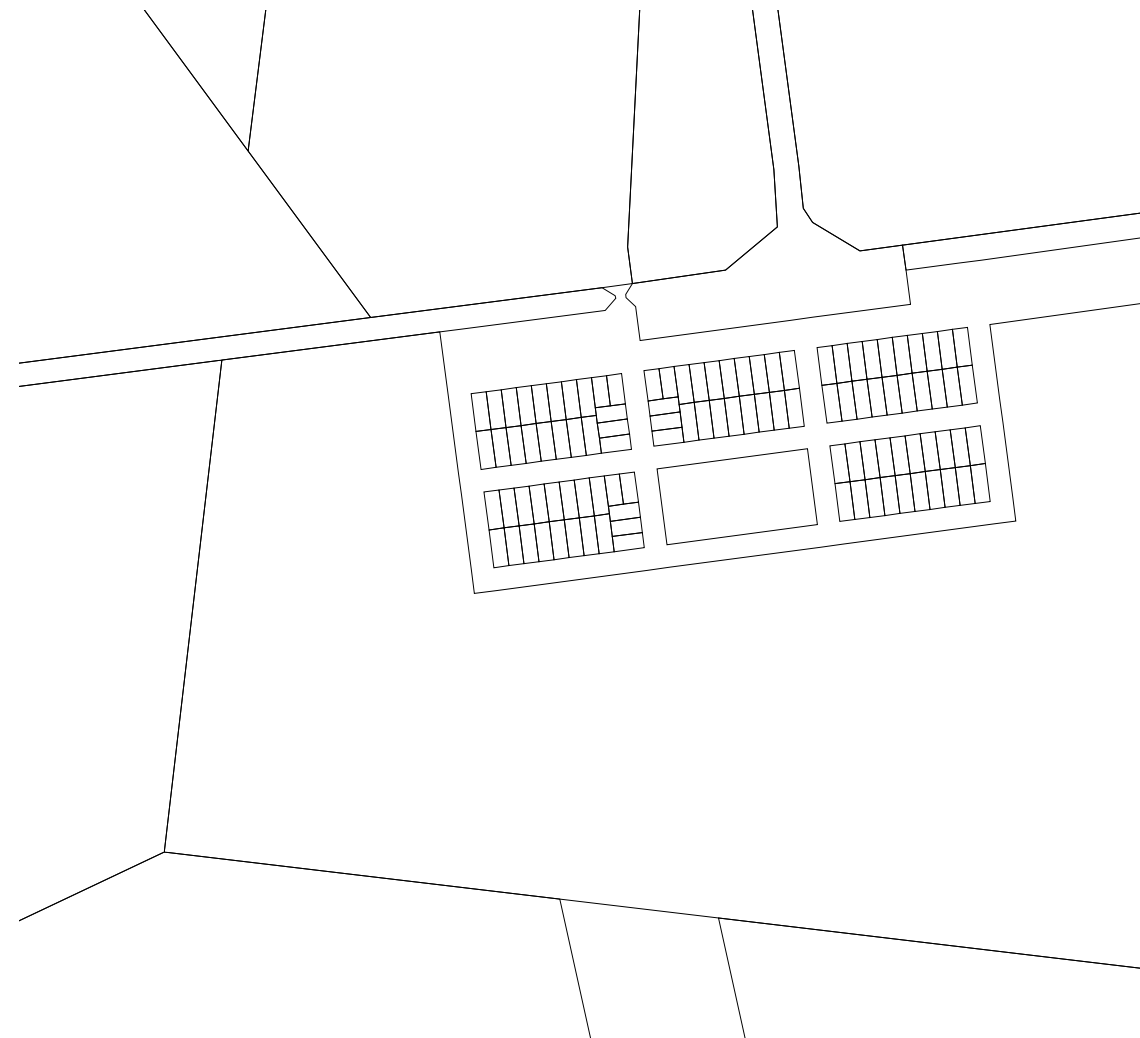
TOWNS OF YARAKA
AND EMMET

| | |
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| Drawn by: S.G.S. | Drawing No: |
| Date: 04 - 06 - 12 | SHEET 2 |
| Ref: 18PIA2 | |

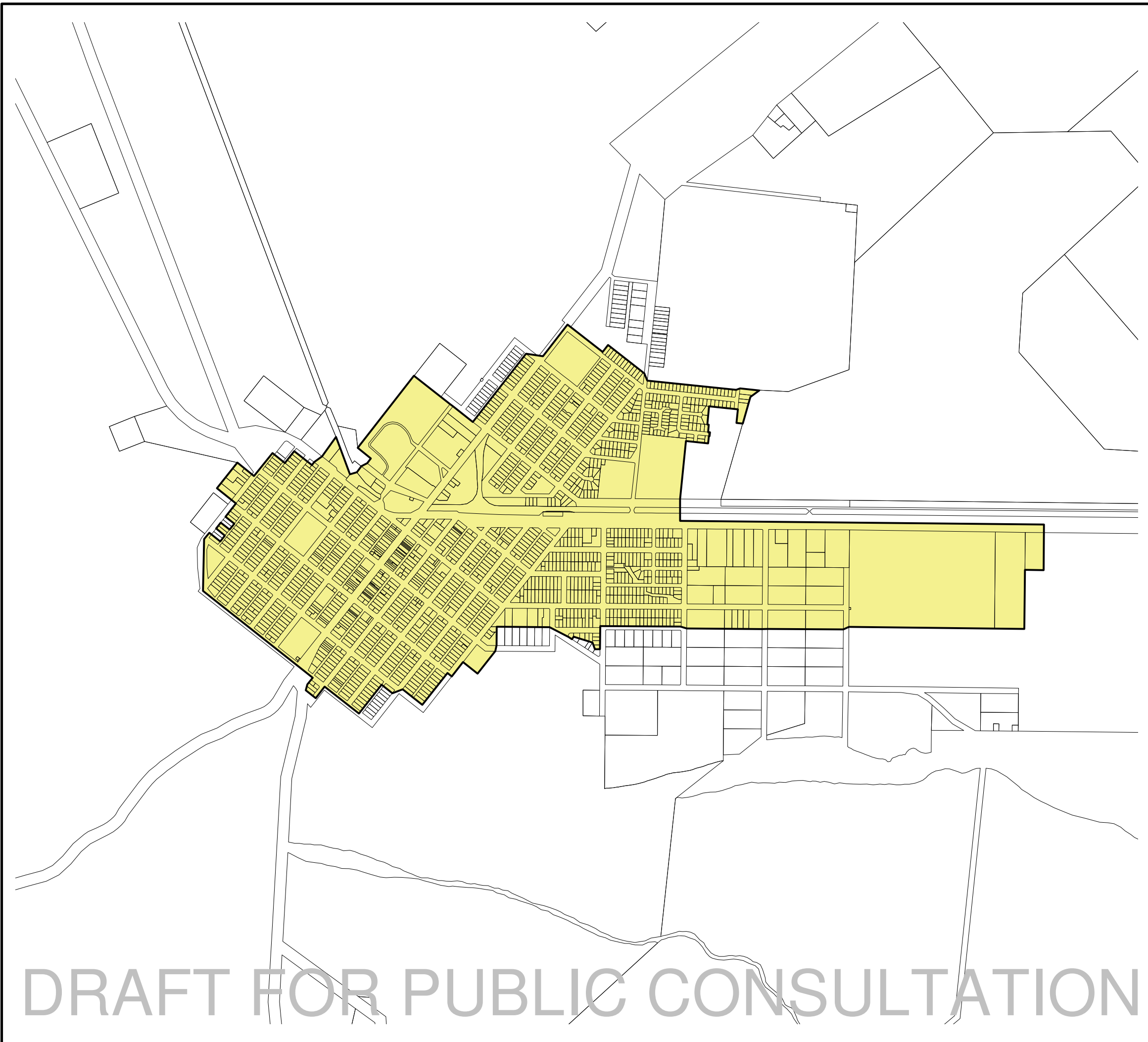
TOWN OF YARAKA



TOWN OF EMMET



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


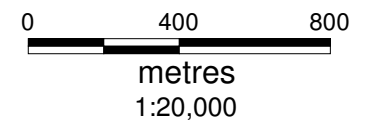
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Legend:

-  Property Boundary
-  Priority Infrastructure Area



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PRIORITY INFRASTRUCTURE AREA

TOWN OF LONGREACH

| | |
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| Date: 04 - 06 - 12 | SHEET 1 |
| Ref: 13PIA1 | |


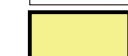
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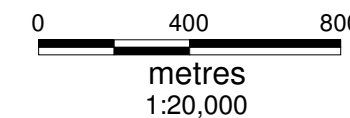
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Legend:

-  Property Boundary
-  Priority Infrastructure Area



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**PRIORITY INFRASTRUCTURE
AREA**

TOWN OF CRAMSIE

Drawn by: **S.G.S.**

Date: **04 - 06 - 12**

Ref: **13PIA2**

Drawing No:

SHEET 2

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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 |

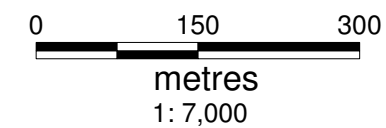
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Legend:

- Property Boundary
- Water Main
- Bore
- Water Treatment Plant
- Water Supply Service Catchment



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**ILFRACOMBE SHIRE COUNCIL
TRUNK INFRASTRUCTURE
WATER SUPPLY**

TOWN OF ILFRACOMBE

Drawn by: **S.G.S.**

Date: **04 - 06 - 12**

Ref: **17WAT1**

Drawing No:

SHEET 2






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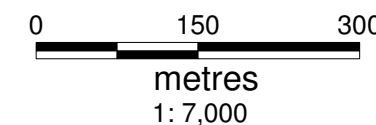
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Legend:

-  Property Boundary
-  Gravity Sewerage Main
-  Rising Sewerage Main
-  Pump Station
-  Sewerage Service Catchment



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**ILFRACOMBE SHIRE COUNCIL
TRUNK INFRASTRUCTURE
SEWERAGE**

TOWN OF ILFRACOMBE

Drawn by: **S.G.S.**

Date: **04 - 06 - 12**

Ref: **17SEW1**

Drawing No:

SHEET 3






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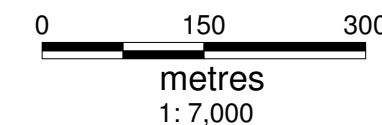
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Legend:

-  Property Boundary
-  Kerb
-  Box Culvert
-  Pipe
-  Storm Water Service Catchment



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**ILFRACOMBE SHIRE COUNCIL
TRUNK INFRASTRUCTURE
STORM WATER**

TOWN OF ILFRACOMBE

Drawn by: **S.G.S.**

Date: **04 - 06 - 12**

Ref: **17STW1**

Drawing No:

SHEET 4



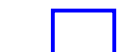
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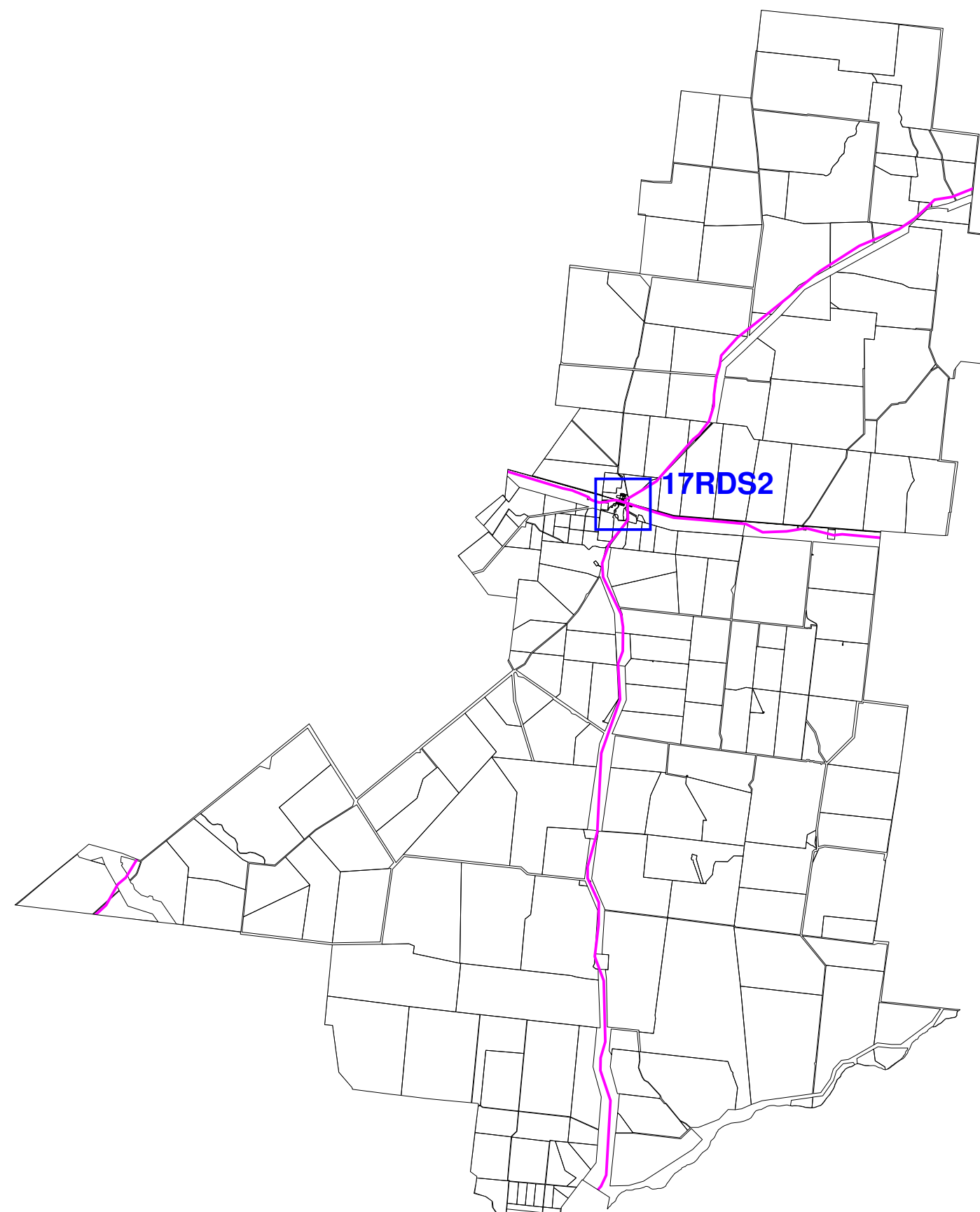
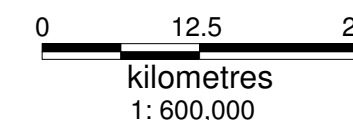
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Legend:

-  Property Boundary
-  State Controlled Road
-  Detailed Map and Sheet Reference



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**ILFRACOMBE SHIRE COUNCIL
TRUNK INFRASTRUCTURE
TRANSPORT**

**LOCAL GOVERNMENT AREA
ILFRACOMBE**

| | |
|---------------------------|----------------|
| Drawn by: S.G.S. | Drawing No: |
| Date: 04 - 06 - 12 | SHEET 5 |
| Ref: 17RDS1 | |

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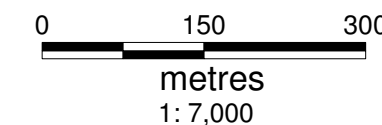
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Legend:

-  Property Boundary
-  State Controlled Road



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**ILFRACOMBE SHIRE COUNCIL
TRUNK INFRASTRUCTURE
TRANSPORT**

TOWN OF ILFRACOMBE

Drawn by: **S.G.S.**

Date: **04 - 06 - 12**

Ref: **17RDS2**

Drawing No:

SHEET 6



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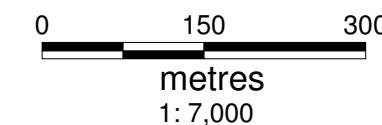
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Legend:

-  Property Boundary
-  Public Parks and Land for Community Facilities



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**ILFRACOMBE SHIRE COUNCIL
PRIORITY INFRASTRUCTURE
PUBLIC PARKS AND LAND
FOR COMMUNITY FACILITIES**

TOWN OF ILFRACOMBE

Drawn by: **S.G.S.** Drawing No:

Date: **04 - 06 - 12** **SHEET 7**

Ref: **17PKS1**





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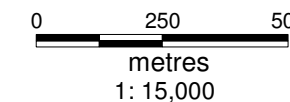
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Legend:

-  Property Boundary
-  Water Main
-  Water Treatment Plant
-  Water Supply Service Catchment



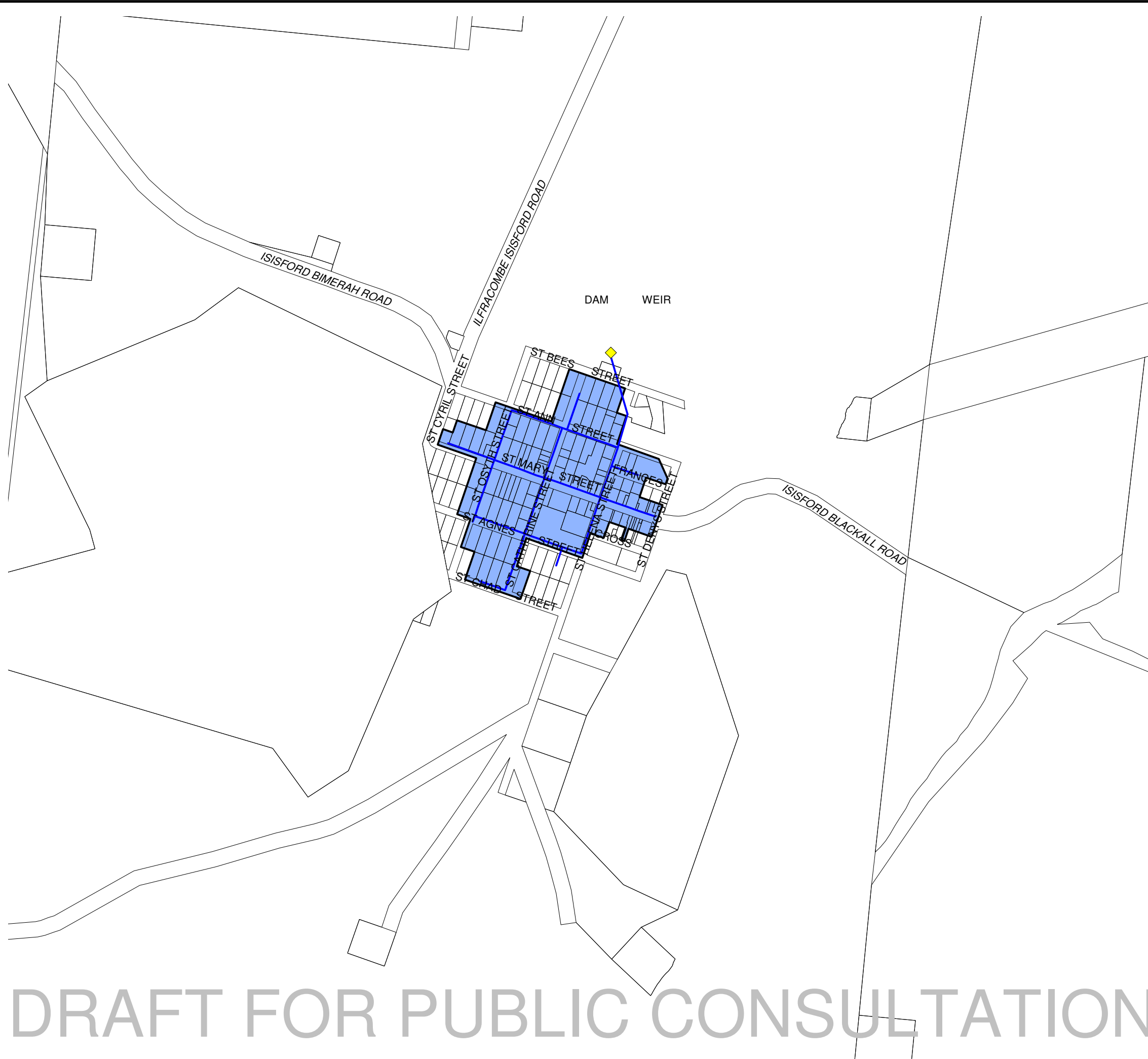
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**ISISFORD SHIRE COUNCIL
TRUNK INFRASTRUCTURE
WATER SUPPLY**

TOWN OF ISISFORD

| | |
|---------------------------|----------------|
| Drawn by: S.G.S. | Drawing No: |
| Date: 04 - 06 - 12 | SHEET 3 |
| Ref: 18WAT1 | |








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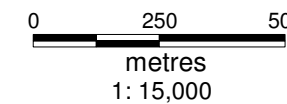
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Legend:

-  Property Boundary
-  Gravity Sewerage Main
-  Rising Sewerage Main
-  Pump Station
-  Sewerage Service Catchment



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**ISISFORD SHIRE COUNCIL
TRUNK INFRASTRUCTURE
SEWERAGE**

TOWN OF ISISFORD

Drawn by: **S.G.S.**

Date: **04 - 06 - 12**

Ref: **18SEW1**

Drawing No:

SHEET 4




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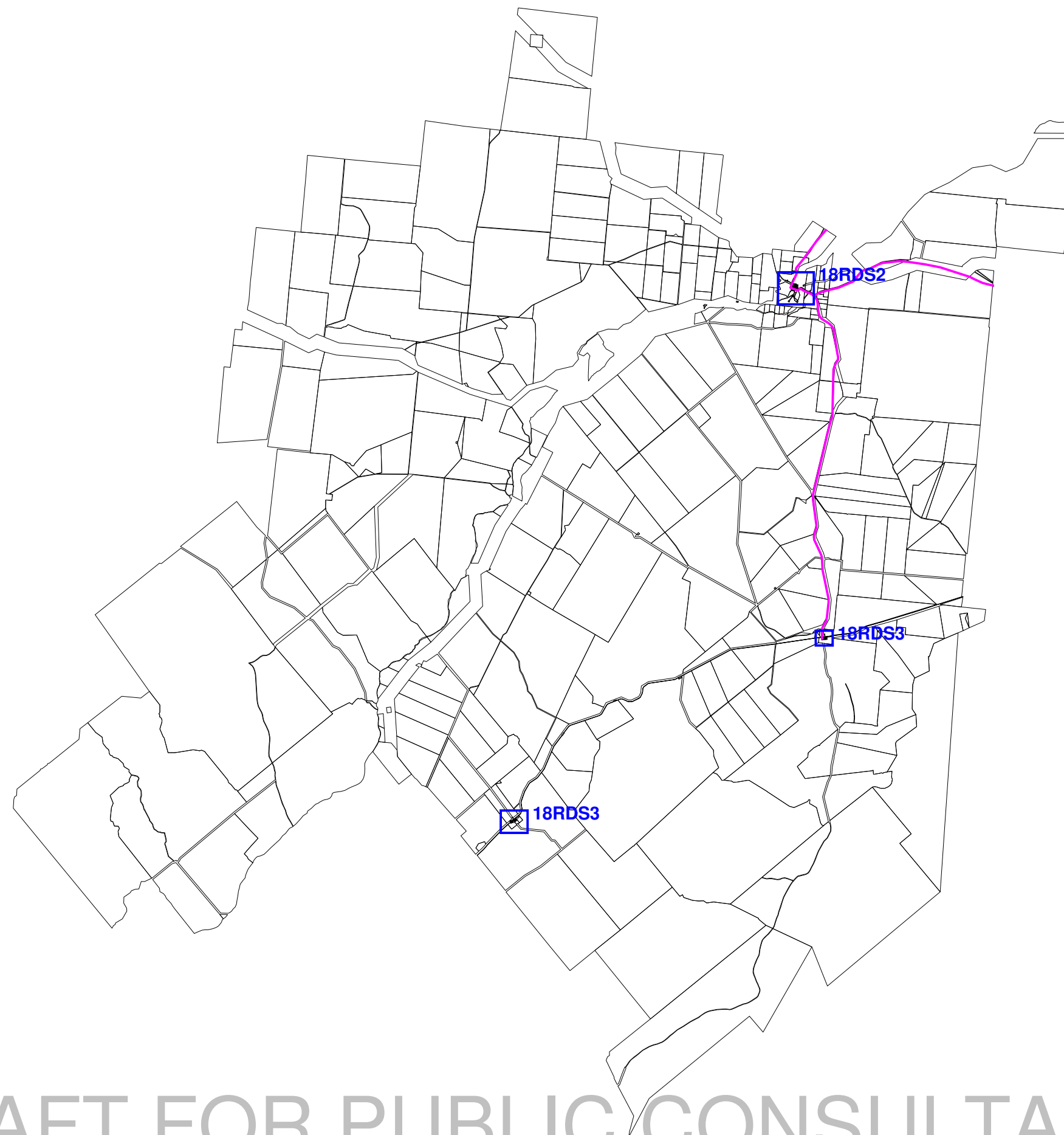
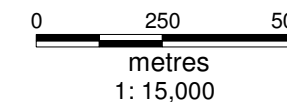
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Legend:

-  Property Boundary
-  State Controlled Road
-  Detailed Map and Sheet Reference



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**ISISFORD SHIRE COUNCIL
TRUNK INFRASTRUCTURE
TRANSPORT**

**LOCAL GOVERNMENT AREA
ISISFORD**

| | |
|---------------------------|----------------|
| Drawn by: S.G.S. | Drawing No: |
| Date: 04 - 06 - 12 | SHEET 5 |
| Ref: 18RDS1 | |

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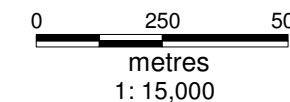
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Legend:

-  Property Boundary
-  State Controlled Road



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**ISISFORD SHIRE COUNCIL
TRUNK INFRASTRUCTURE
TRANSPORT**

TOWN OF ISISFORD

| | |
|---------------------------|----------------|
| Drawn by: S.G.S. | Drawing No: |
| Date: 04 - 06 - 12 | SHEET 6 |
| Ref: 18RDS2 | |

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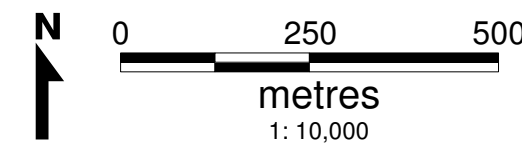
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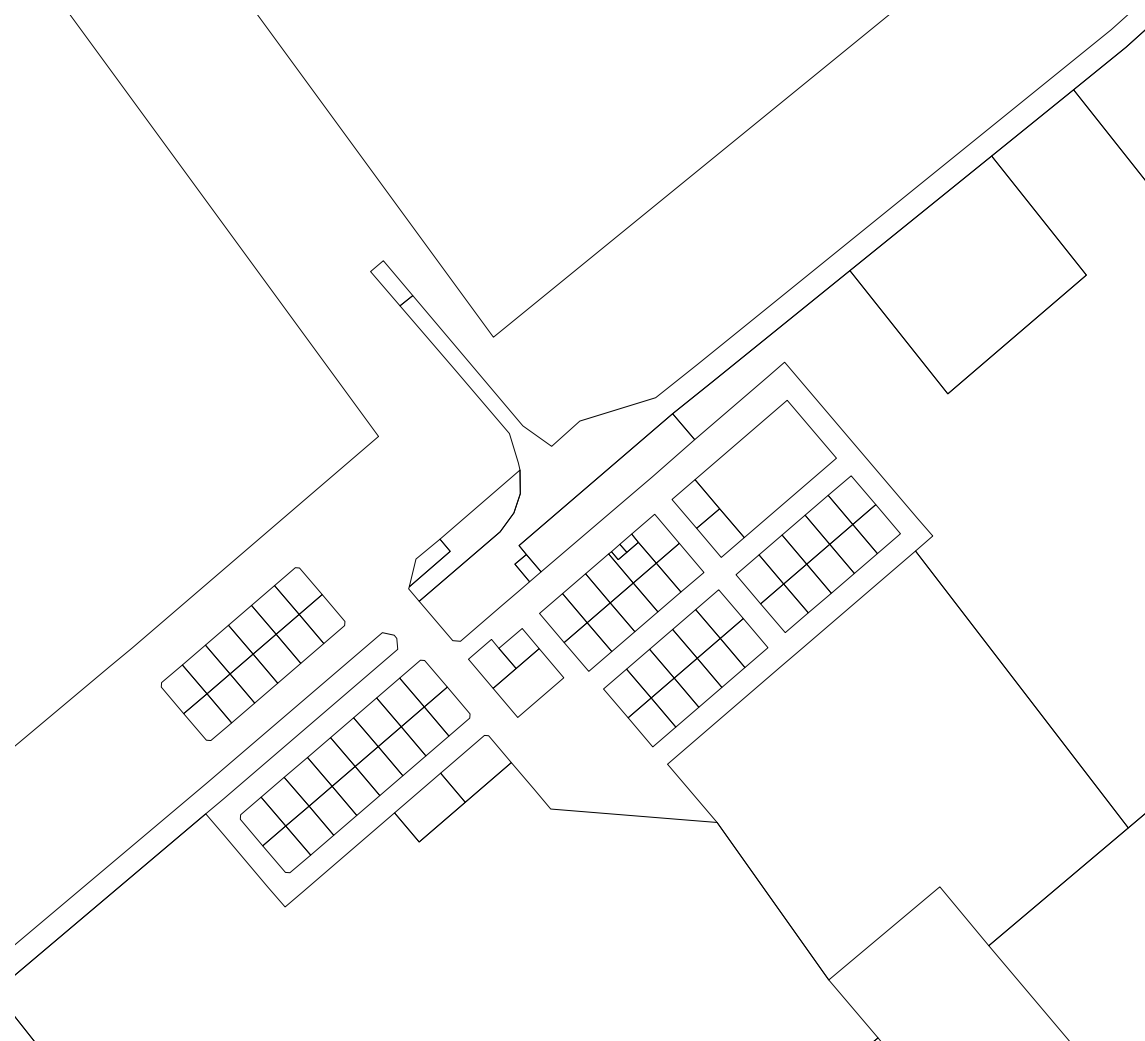
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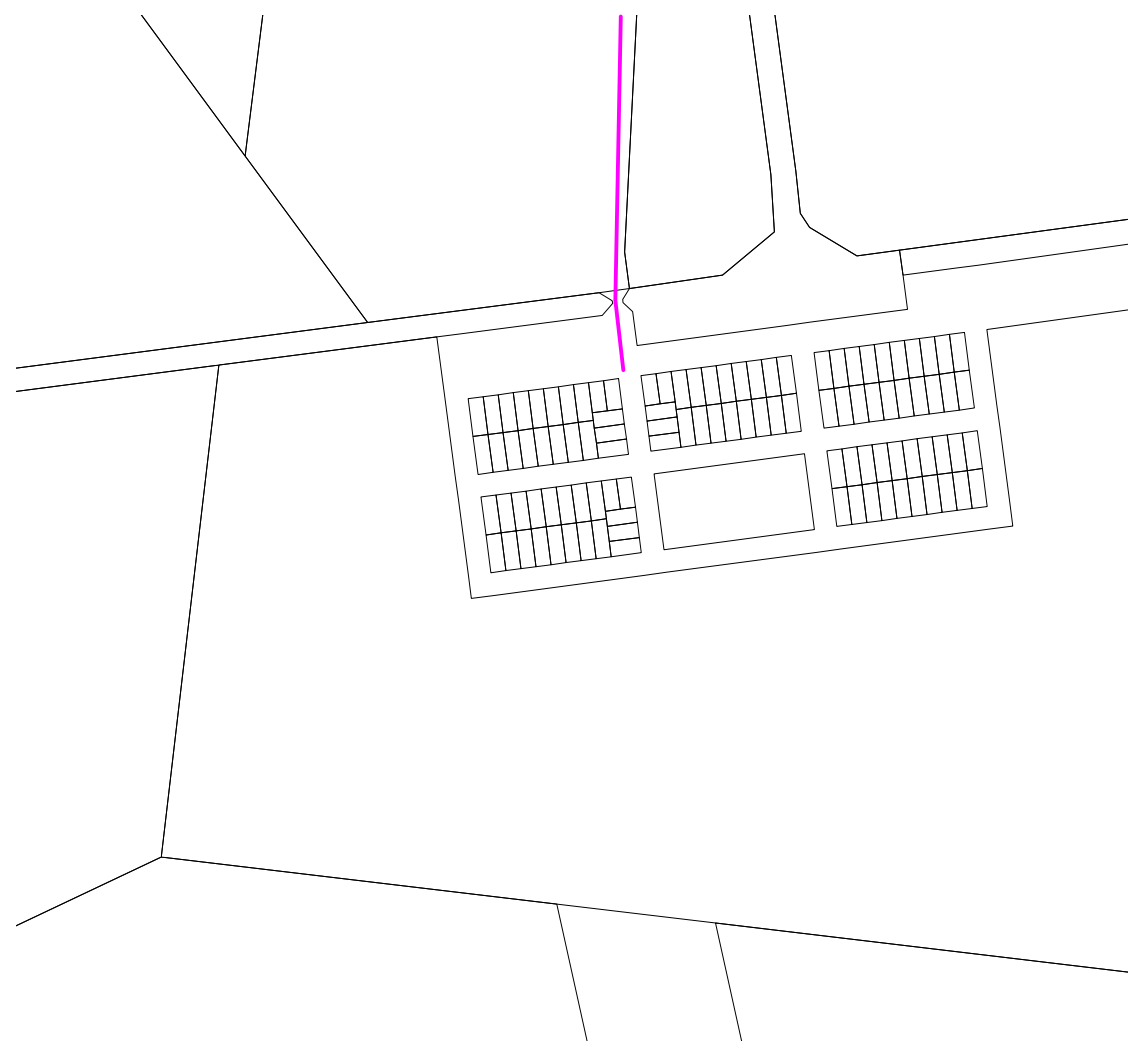
-  Property Boundary
-  State Controlled Road



TOWN OF YARAKA



TOWN OF EMMET



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ISISFORD SHIRE COUNCIL TRUNK INFRASTRUCTURE TRANSPORT

TOWNS OF YARAKA AND EMMET

| | |
|---------------------------|-----------------------------------|
| Drawn by: S.G.S. | Drawing No: SHEET 7 |
| Date: 04 - 06 - 12 | |
| Ref: 18RDS3 | |



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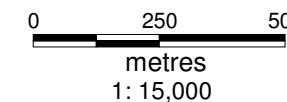
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Legend:

-  Property Boundary
-  Public Parks and Land for Community Facilities



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**ISISFORD SHIRE COUNCIL
TRUNK INFRASTRUCTURE
PUBLIC PARKS AND LAND
FOR COMMUNITY FACILITIES**

TOWN OF ISISFORD

| | |
|---------------------------|----------------|
| Drawn by: S.G.S. | Drawing No: |
| Date: 04 - 06 - 12 | SHEET 8 |
| Ref: 18PKS1 | |







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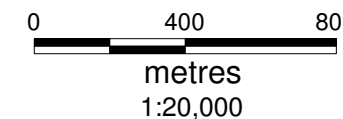
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Legend:

-  Property Boundary
-  River Water Main
-  Water Supply Service Catchment
-  Pump Station
-  Reservoir
-  Water Treatment Plant



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**TRUNK INFRASTRUCTURE
WATER SUPPLY**

TOWN OF LONGREACH

Drawn by: **S.G.S.**

Date: **04 - 06 - 12**

Ref: **13WAT1**

Drawing No:

SHEET 3




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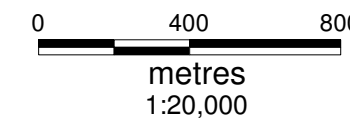
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Legend:

-  Property Boundary
-  River Water Main
-  Water Supply Service Catchment



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**TRUNK INFRASTRUCTURE
WATER SUPPLY**

TOWN OF CRAMSIE

Drawn by: **S.G.S.**

Date: **04 - 06 - 12**

Ref: **13WAT2**

Drawing No:

SHEET 4


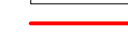


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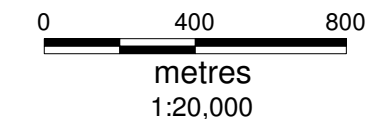
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Legend:

-  Property Boundary
-  Sewerage Main
-  Pump Station
-  Sewerage Service Catchment



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**TRUNK INFRASTRUCTURE
SEWERAGE**

TOWN OF LONGREACH

| | |
|---------------------------|----------------|
| Drawn by: S.G.S. | Drawing No: |
| Date: 04 - 06 - 12 | SHEET 5 |
| Ref: 13SEW1 | |


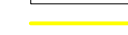



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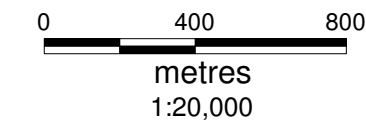
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Legend:

-  Property Boundary
-  Kerb
-  Box Culvert
-  Pipe
-  Storm Water Service Catchment



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**TRUNK INFRASTRUCTURE
STORM WATER**

TOWN OF LONGREACH

Drawn by: **S.G.S.**

Date: **04 - 06 - 12**

Ref: **13STW1**

Drawing No:

SHEET 6


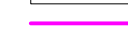
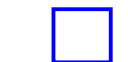
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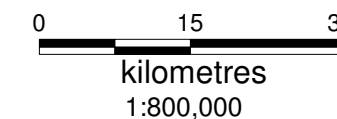
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Legend:

-  Property Boundary
-  State Controlled Road
-  Detailed Map and Sheet Reference



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**TRUNK INFRASTRUCTURE
TRANSPORT**

**LOCAL GOVERNMENT AREA
LONGREACH**

Drawn by: **S.G.S.**

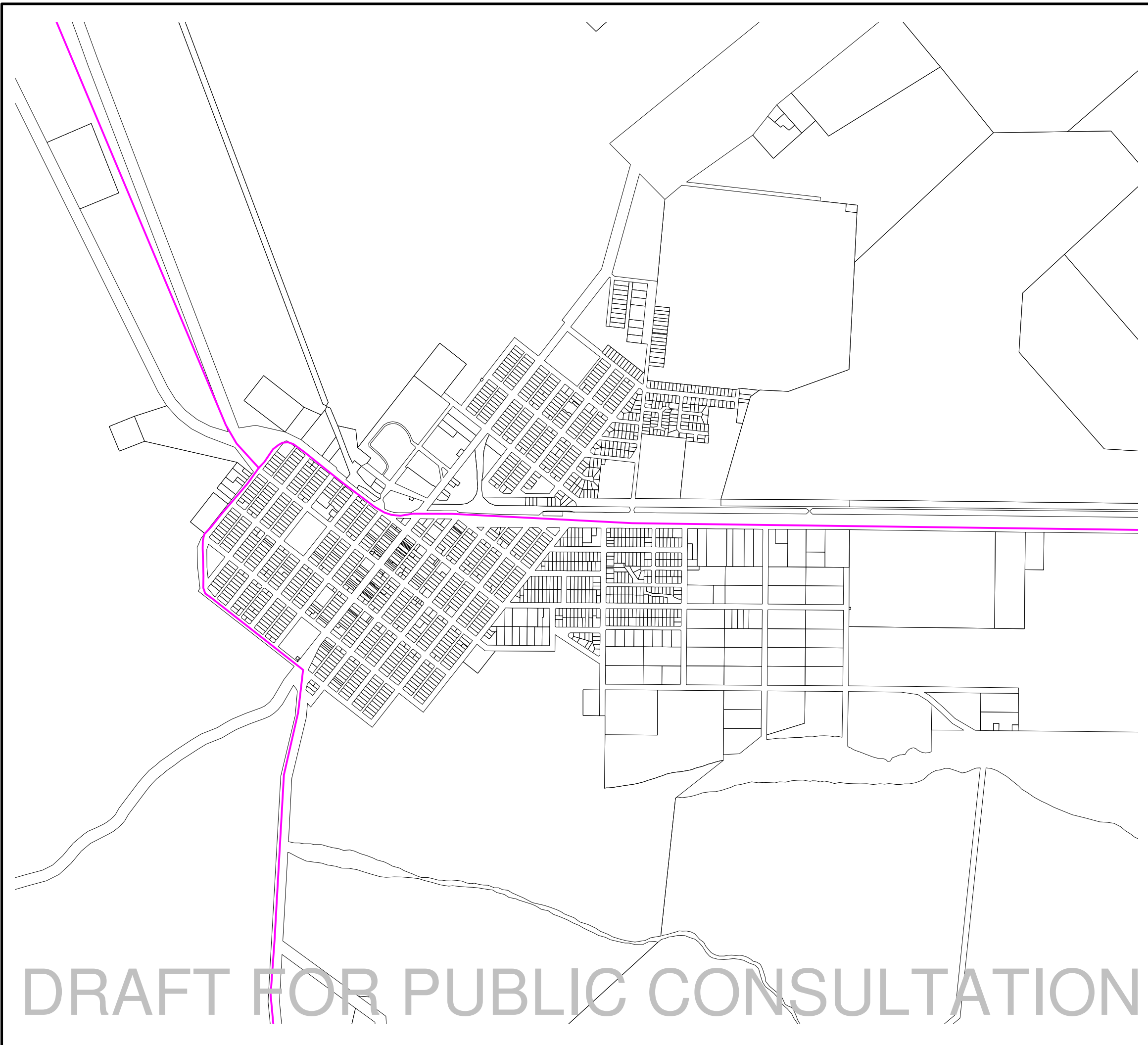
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Drawing No:

SHEET 7

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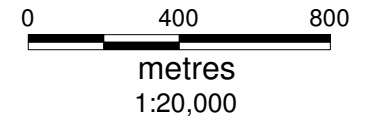
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Legend:

-  Property Boundary
-  State Controlled Road



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**TRUNK INFRASTRUCTURE
TRANSPORT**

TOWN OF LONGREACH

Drawn by: **S.G.S.**

Date: **04 - 06 - 12**

Ref: **13RDS2**

Drawing No:

SHEET 8

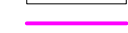
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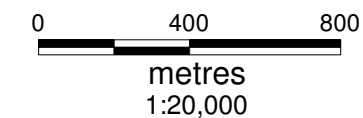
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Legend:

-  Property Boundary
-  State Controlled Road



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**TRUNK INFRASTRUCTURE
TRANSPORT**

TOWN OF CRAMSIE

| | |
|---------------------------|-----------------------------------|
| Drawn by: S.G.S. | Drawing No: SHEET 9 |
| Date: 04 - 06 - 12 | |
| Ref: 13RDS3 | |



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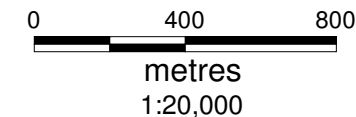
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Legend:

-  Property Boundary
-  Public Parks and Land for Community Facilities



Amendments:

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**TRUNK INFRASTRUCTURE
PUBLIC PARKS AND LAND
FOR COMMUNITY FACILITIES**

TOWN OF LONGREACH

| | |
|---------------------------|-----------------|
| Drawn by: S.G.S. | Drawing No: |
| Date: 04 - 06 - 12 | SHEET 10 |
| Ref: 13PKS1 | |

DRAFT FOR PUBLIC CONSULTATION

Schedule 4 Notations required under the *Planning Act 2016*

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

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

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

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

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

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

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

| Date of resolution | Date of effect | Details | Contact information |
|--------------------|----------------|---------|---------------------|
| | | | |

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.

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 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). |
| 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. |
| Detention facility | Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use. |

| Use | Parking Rates |
|--|--|
| Dual occupancy | One point five (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 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 business—one (1) dedicated space for the 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 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. |
| Major sport, recreation and entertainment facility | Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use. |

| Use | Parking Rates |
|--------------------------------------|--|
| 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 ² . |
| Non-resident workforce accommodation | One (1) space per employee (FTE). |
| Office | One (1) space per 30m 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. |
| Park | No parking rate required. |
| Parking Station | No parking rate required. |
| Permanent plantation | No parking rate required. |
| Place of worship | One (1) space per 20m 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. |
| Rural industry | Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use. |
| 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 ² of GFA. |

| Use | Parking Rates |
|-----------------------------|---|
| 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 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. |
| 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—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), 2009 • 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—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.

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 |
| 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. |

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:

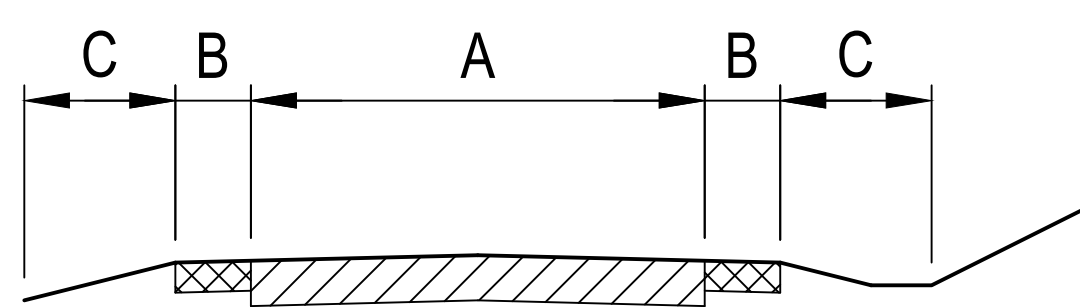
- (1) All finished works to be surveyed by a licensed surveyor
- (2) As constructed drawings shall:
 - (a) have details for the as constructed works marked neatly onto the drawings approved by Council. Mark-ups shall be prepared in ACAD and be in Red
 - (b) be at scales of 1:100, 1:250, 1:500 or multiples 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

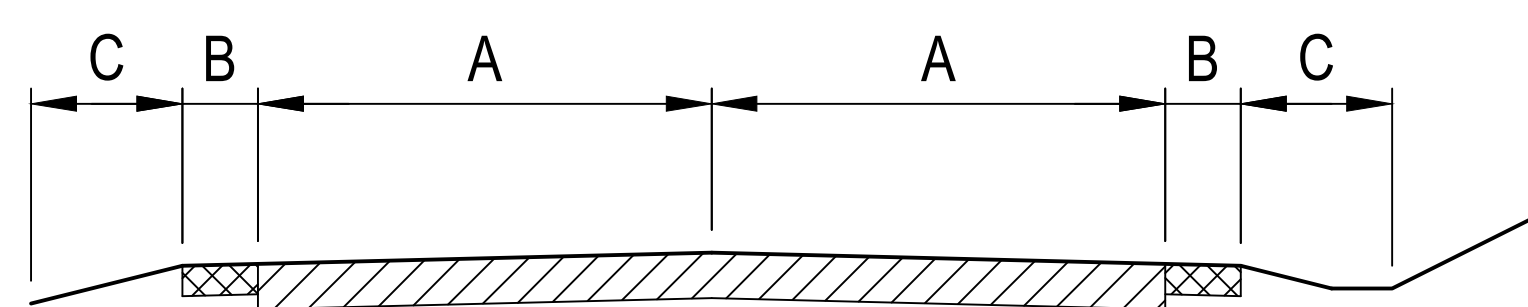
All As Constructed submissions shall include an As Constructed certification, executed by an RPEQ using the form provided at Attachment E for As Constructed Certification.

Attachments

Attachment A—Typical Road Sections

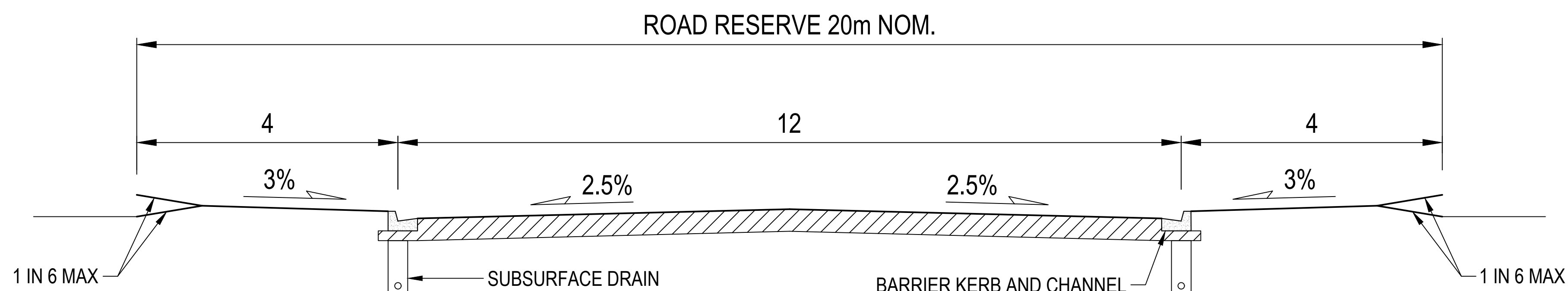


TYPICAL SINGLE LANE RURAL CARRIAGEWAY LAYOUT



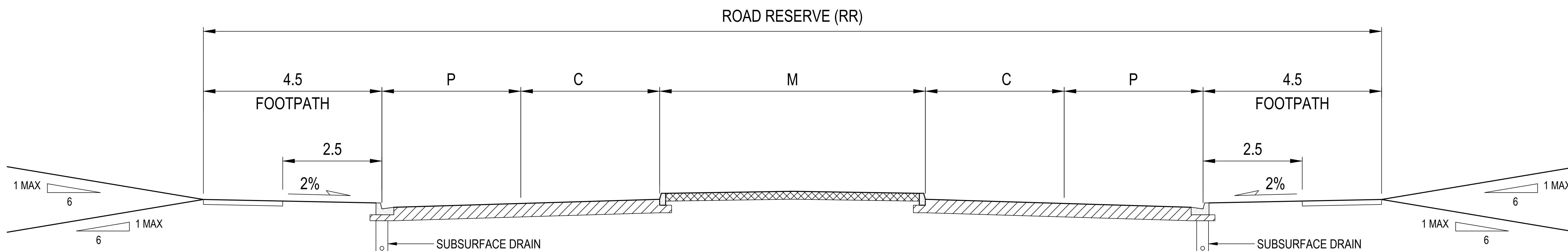
TYPICAL TWO LANE RURAL CARRIAGEWAY LAYOUT

| RURAL STREETS | | | | |
|----------------------|-----------|--------------------|------------------|---------------|
| STREET TYPE | No. LANES | LANE WIDTH (m) (A) | SHOULDER (m) (B) | VERGE (m) (C) |
| TWO LANE - FORMED | 2 | 3 | 0.5 | 1 |
| SINGLE LANE FORMED | 1 | 3 | 0.5 | 1 |
| SINGLE LANE UNFORMED | 1 | 2.5 | N/A | N/A |



INDUSTRIAL STREET

| URBAN STREETS | | | | |
|---------------|--------|------------------|-------|-------|
| STREET TYPE | RR (m) | C (m) | P (m) | M (m) |
| LANEWAY | 12.0 | 7.0 (No.2 x 3.5) | 0.0 | 0.0 |
| LOCAL | 23.0 | 3.5 | 3.5 | 0.0 |
| CONNECTOR | 30.0 | 3.5 | 3.5 | 7.0 |
| THOROUGHFARE | 40.0 | 3.5 | 3.5 | 17.0 |



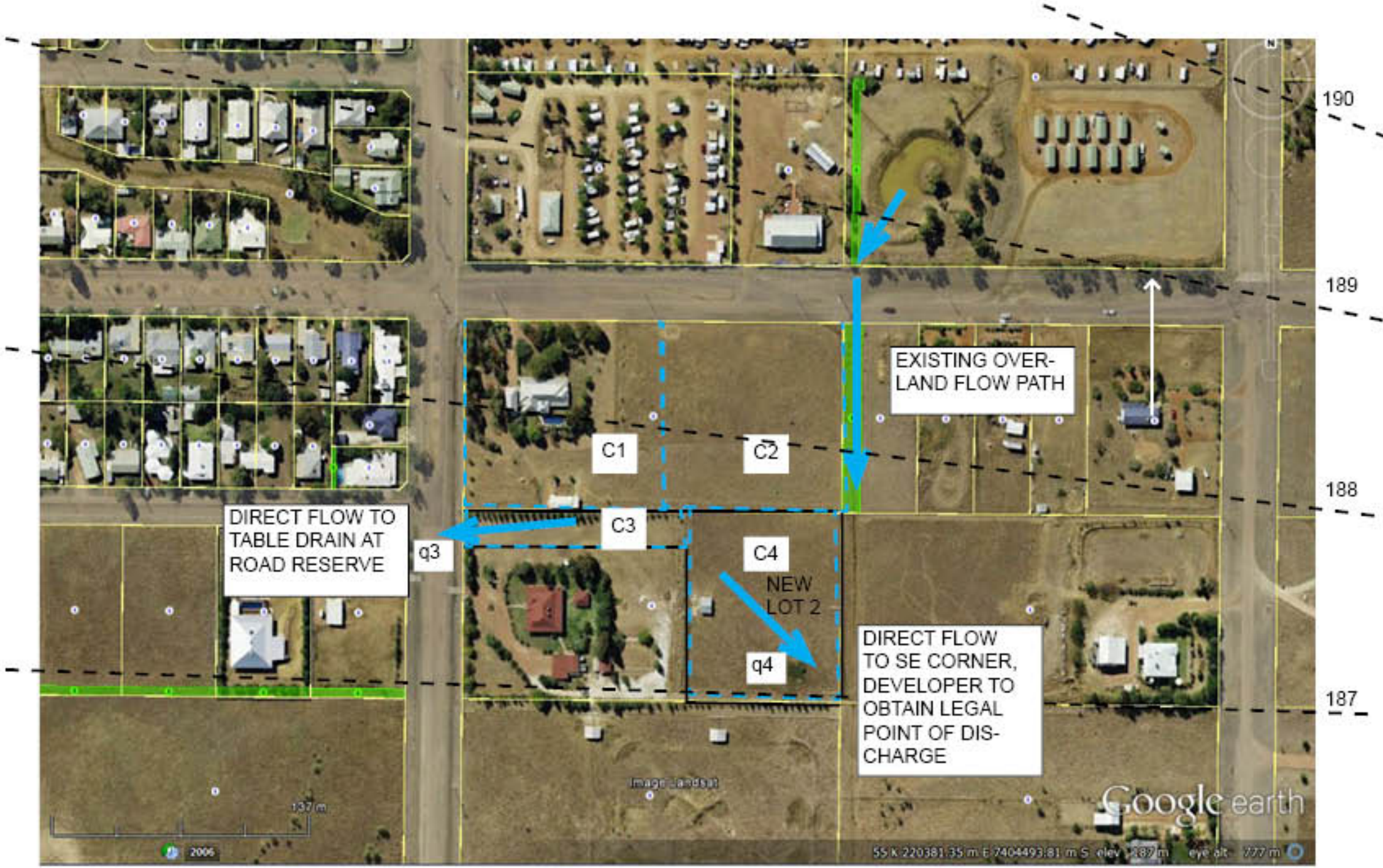
URBAN STREET

NOT FOR CONSTRUCTION

SCALE 1:50 0 1.0 2.0m

| | | | | | | | | | | | |
|---|-----|------------|-------------------|--------|-------|---------|----------|------|----------------------------------|-------------------------------------|--------------|
| BLIGH TANNER <small>LEVEL 9, 269 WICKHAM STREET, PO BOX 612 FORTITUDE VALLEY QLD 4006 AUSTRALIA T 07 3251 8555 F 07 3251 8599</small> | REV | DATE | DESCRIPTION | DESIGN | DRAWN | CHECKED | APPROVED | RPEQ | PROJECT | DRAWING TITLE | SCALES |
| | A | 08-12-2015 | PRELIMINARY ISSUE | CT | PS | CT | | | LONGREACH PLANNING SCHEME POLICY | URBAN, INDUSTRIAL AND RURAL STREETS | @ A1 |
| | | | | | | | | | LOCATION | ARCHITECT | JOB NO |
| | | | | | | | | | CLIENT | ASSOCIATE CONSULTANT | 2014.296.600 |
| | | | | | | | | | | DRAWING NO | REVISION |
| | | | | | | | | | | C000 | A |

Attachment B—Example SBSMP



SITE LOCATION

| LEGEND | |
|-------------------|----|
| EXISTING BOUNDARY | |
| NEW BOUNDARY | |
| CATCHMENT | |
| CATCHMENT ID | C4 |
| FLOW DIRECTION | |
| FLOW ID | q4 |
| CONTOUR | |

PROPOSED DEVELOPMENT
SCALE 1:XYZ

| ID | AREA | NOTES |
|----|---------|---------------------|
| C1 | 1.09 HA | PARTIALLY DEVELOPED |
| C2 | 1.09 HA | NOT DEVELOPED |
| C3 | 0.25 HA | PARTIALLY DEVELOPED |
| C4 | 0.87 HA | NOT DEVELOPED |

| ID | 1% AEP FLOW RATE (cumec) | CONTRIBUTING CATCHMENT |
|----|--------------------------|------------------------|
| q3 | 0.27 | C1,C3: 1.34Ha |
| q4 | 0.39 | C2,C4: 1.95Ha |

FLOW ESTIMATION METHOD: RATIONAL METHOD PER QUDM VERSION 2
FLOOD STORAGE IMPACTS: NIL

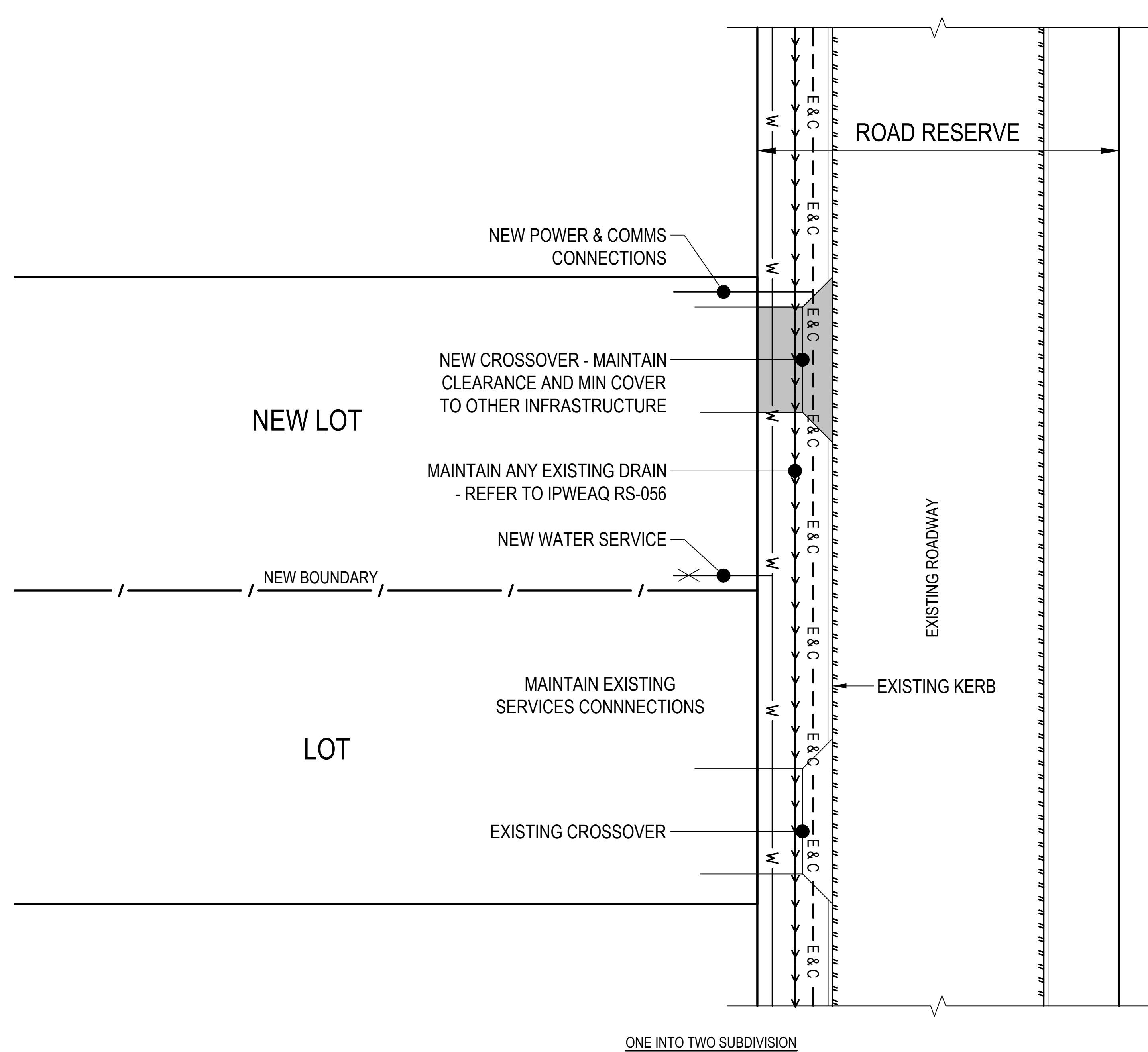


Bligh Tanner: 269 Wickham St, Fortitude Valley, Qld 4006
T: 32518555, E: blightanner@blightanner.com.au
Contact: Chris Tanner

Project: Example Site Based Stormwater Management Plan
Client: Longreach Regional Council

Drawing Title: XYZ
Drawing No:
Date:

Attachment C—Example Subdivision



LEGEND

- EXISTING BOUNDARY
- / ——— NEW BOUNDARY
- ←←←←← SWALE
- ROAD EDGE
- W ——— WATER RETICULATION
- - - E & C - - - E & C - - - ELECTRICAL AND COMMS RETICULATION

GENERAL NOTES

1. THIS DRAWING PROVIDES TYPICAL ARRANGEMENTS FOR ROADWORKS, STORMWATER DRAINAGE AND SERVICES FOR THE SUBDIVISION OF 1 LOT INTO 2 LOTS. THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS PART OF CONDITIONS OF APPROVAL, DESIGN OR CONSTRUCTION OF WORKS. THIS DRAWING IS NOT PART OF LONGREACH REGIONAL COUNCIL (LRC) POLICY;
2. IT IS A REQUIREMENT THAT WHEN A NEW LOT IS CREATED, IT MUST BE PROVIDED WITH ACCESS AND SERVICES;
3. THE APPLICANT SHALL COMPLY WITH THE LRC PLANNING SCHEME, IN PARTICULAR, PROVISIONS RELATED TO CIVIL ENGINEERING INFRASTRUCTURE;
4. ALL EXISTING COUNCIL OR STATE OWNED INFRASTRUCTURE SHALL BE MAINTAINED IN ORIGINAL CONDITION AND NO NEW LOADS OR IMPACTS SHALL BE APPLIED TO THE INFRASTRUCTURE. IF THE NEW WORKS RESULT IN THE NEED TO MOVE OR ALTER EXISTING INFRASTRUCTURE THIS SHALL BE DONE AT THE APPLICANTS EXPENSE AND TO THE APPROVAL OF LRC;
5. ROADWORKS: IN THE CASE THAT THE EXISTING ROAD HAS KERB AND CHANNEL INSTALLED THIS SHALL BE MAINTAINED AND NEAT JOINS MADE TO NEW ACCESS CROSSOVERS. AT ROADS CLASSIFIED UNDER THE LRC PLANNING SCHEME AS URBAN STREETS, BUT NOT CURRENTLY CONFORMING TO THEIR STANDARD LRC MAY REQUIRE ROAD UPGRADES INCLUDING KERB AND CHANNEL AND PAVEMENT WIDENING TO THE SITE FRONTAGE OR OTHERWISE A REASONABLE OR RELEVANT PROVISION. SIMILAR PROVISIONS APPLY TO RURAL ROADS;
6. STORMWATER DRAINAGE: STORMWATER RUNOFF FROM THE NEW LOT SHALL BE MANAGED TO LRC SATISFACTION. ADVERSE IMPACTS TO ADJOINING PROPERTIES SHALL BE AVOIDED. THE APPLICANT SHALL DISCUSS THEIR APPROACH TO THIS WITH THE DIRECTOR OF INFRASTRUCTURE SERVICES
7. LOT ACCESS: TO NEW LOTS SHALL BE PROVIDED WITH A NEW CROSSOVER. WHERE THIS CROSSES A TABLE DRAIN A CULVERT UNDER THE CROSSOVER IS REQUIRED. WHERE THIS REQUIRES BREAKING THROUGH EXISTING KERB AND CHANNEL ALL WORKS SHALL BE MADE GOOD BY THE APPLICANT TO LRC SATISFACTION;
8. SERVICES: WHERE THE EXISTING LOT IS SERVICED THE SAME SERVICES SHALL BE PROVIDED TO THE NEW LOT, FOR EXAMPLE, IF THERE IS A RETICULATED TOWN WATER SUPPLY, POWER AND COMMUNICATIONS TO THE EXISTING LOT, THESE SERVICES SHALL BE PROVIDED TO THE NEW LOT AND TO THE STANDARDS REQUIRED BY THE SERVICE PROVIDER
9. SUBDIVISION OR WORKS SHALL NOT ADVERSELY IMPACT NEIGHBOURING PROPERTIES
10. DESIGN OF INFRASTRUCTURE WORKS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER OF QUEENSLAND (RPEQ) AND SHALL MEET LRC REQUIREMENTS. APPROVAL TO SUCH WORKS MUST BE OBTAINED FROM LRC, AND THE SUPERVISION AND CERTIFICATION OF COMPLETED WORKS SHALL BE BY AN RPEQ.

NOT FOR CONSTRUCTION

| | | | | | | | | | | | |
|---|----------|--------------------|--------------------------------|--------------|-------------|---------------|----------|------|---|--|---------------------------|
| BLIGH TANNER <small>LEVEL 9, 269 WICKHAM STREET, PO BOX 612 FORTITUDE VALLEY QLD 4006 AUSTRALIA T 07 3251 8555 F 07 3251 8599</small> | REV A | DATE 09-12-2015 | DESCRIPTION FOR INFORMATION | DESIGN CT | DRAWN PS | CHECKED CT | APPROVED | RPEQ | PROJECT LONGREACH PLANNING SCHEME POLICY | DRAWING TITLE TYPICAL INFRASTRUCTURE - 1 INTO 2 LOT SUBDIVISION | SCALES |
| | | | | | | | | | LOCATION | ARCHITECT | JOB NO 2014.296.600 |
| | | | | | | | | | CLIENT LONGREACH REGIONAL COUNCIL | ASSOCIATE CONSULTANT | DRAWING NO C001 |

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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> |