



Woorabinda
Aboriginal Shire Council
planning scheme

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Citation and commencement

This planning scheme may be cited as Woorabinda Aboriginal Shire Council planning scheme for the local government area.

A notice was published in the Government Gazette No. 92 on 29 August, 2014 for the planning scheme for the shire of Woorabinda.

The commencement date for the planning scheme was 1 September, 2014

Amendments to the planning scheme are included at Appendix 2.

Figure 1: Woorabinda sign near entrance to township



Community statement

Acknowledgement

This planning scheme acknowledges the traditional owners, historical owners and community members as the traditional custodians of the land which now forms the Woorabinda Aboriginal Shire Council Area and that their customs and traditions have nurtured and managed the land for generations.

Any person proposing to develop in the Woorabinda Shire Council area should pay respect to the Aboriginal custodianship of the land by seeking permission to use its resources and ensuring that development acknowledges the special and ongoing cultural relationship of the Woorabinda community with the land.

Woorabinda Community

Woorabinda is an aboriginal word meaning “where the kangaroo sits down”. The landscape where Woorabinda sits is a vast, fertile land with dry eucalypt forests carved through by tree-lined river systems that breathe life into an agricultural economy and rolling ranges that form the crucible of Queensland’s coal mining industry.

With its rich natural bounty Woorabinda sees a future far from its forced beginnings in 1927. Comprising a community of at least 17 language groups, many of whom were forcibly removed from their distant ancestral land, Woorabinda has had a difficult start as a community. They have worked hard to release themselves from past legacies by capitalising on their natural assets and growing a community with capacity, skills and hope.

In 1986 a Deed of Grant in Trust was signed, making the land ‘held in trust and reserved for the benefit of aboriginal inhabitants of the State’. This formally gave control of the land to the people of Woorabinda. In 2002, the Woorabinda Aboriginal Shire Council for local government was formed. It comprises one central township area and four pastoral land areas totalling around 42,500ha. It is bounded by the Central Highlands (formerly Duaringa Council) and Rockhampton Regional Councils.



Figure 2: Looking southwest down Munns Street



Strategic vision

The Woorabinda Aboriginal Shire Council planning scheme respects the community's values and is committed to sensitive, planned, sustainable and culturally appropriate development. The planning scheme integrates the aspirations of the community, articulated through the Woorabinda Long Term Community Plan 2011-2021, with the relevant state planning interests and priorities.

As a community, Woorabinda has a number of developmental aspirations. By 2021, overcrowding is relieved, and a slow growing population is provided for, with the construction of houses to the north and north east of the current township in an identified urban area. New housing is of good quality and appropriate for the needs of the community, accommodating a variety of living situations, and mixed with community infrastructure, such as parks, sport and recreation and playgrounds.

A rural residential area west of the creek will be investigated as a medium to long term opportunity for residents to purchase large residential lots, up to 5ha in area, that remain close to services and facilities while providing lots of space around their homes.

The community is supported economically with some businesses run and owned by local residents. Businesses focus on providing for healthy and creative living, such as fresh food, butcher, baker, hairdressers, home based businesses, arts and crafts. This kind of development supports a higher level of local employment. Tourism opportunities are investigated as a way to build and sustain the community.

Long term employment is supported by opportunities for residents to access quality training opportunities, both within the town and through facilities such as an agricultural training school based on one of the pastoral companies outside of town.

Community facilities are a focus to provide adequate services and programs within the community. These are clustered together to provide a hub that facilitates strong cultural traditions, passed on from generation to generation and a wide range of activities for a healthy and creative community. The connection of the community between all areas of the town is encouraged so people can safely walk and/or ride around the township.

The connectedness, health, happiness and well-being of Woorabinda residents is a focus of community life, enhanced by participation in community activities, arts, crafts, men's shed, sport and recreation opportunities. Community facilities incorporate opportunities for activity, recreation and sports club development, to create a healthier local community.



Contents

Citation and commencement	i
Strategic vision	iii
Contents iv	
Part 1 About the planning scheme.....	1
1.1 Introduction	1
1.2 Planning scheme components	2
1.3 Interpretation.....	2
1.3.1 Definitions.....	2
1.3.2 Standard drawings, maps, notes, editor's notes and footnotes	2
1.3.3 Punctuation.....	3
1.3.4 Schedules and appendices	3
1.3.5 Zones for roads, waterways and reclaimed land.....	3
1.4 Categories of development	3
1.5 Hierarchy of assessment criteria	4
1.6 Building work regulated under the planning scheme	4
1.7 Local government administrative matters	4
Part 2 State planning provisions.....	5
2.1 State planning policy	5
2.2 Regional plan	5
2.3 Referral agency delegations.....	6
2.4 Standard planning scheme provisions.....	6
Part 3 Strategic framework	7
3.1 Preliminary.....	7
3.2 Strategic intent	7
3.3 Social and strong communities.....	8
3.4 Economic development.....	13
3.5 Environmental management	15
3.6 Services infrastructure	17
Part 4 Priority infrastructure plan	20
4.1 Preliminary.....	20
4.2 Planning assumptions	20
4.2.1 Residential projections	21
4.3 Priority infrastructure area	21
4.4 Desired standards of service	22
4.5 Plans for trunk infrastructure	26
4.6 Schedules of Works	27
4.7 Extrinsic material.....	28
Part 5 Tables of assessment	29
5.1 Preliminary.....	29
5.2 Reading the tables	29
5.3 Levels of assessment.....	29
5.3.1 Process for determining the level of assessment.....	29
5.3.2 Determining the level of assessment	30
5.3.3 Determining the assessment criteria	30
5.4 Prescribed levels of assessment	31
5.5 Levels of assessment – Material Change of Use.....	33
5.6 Levels of assessment – Reconfiguring a lot	39
5.7 Levels of assessment - Building work.....	39
5.8 Levels of assessment – Operational work	39
5.9 Levels of assessment – Local plans.....	39



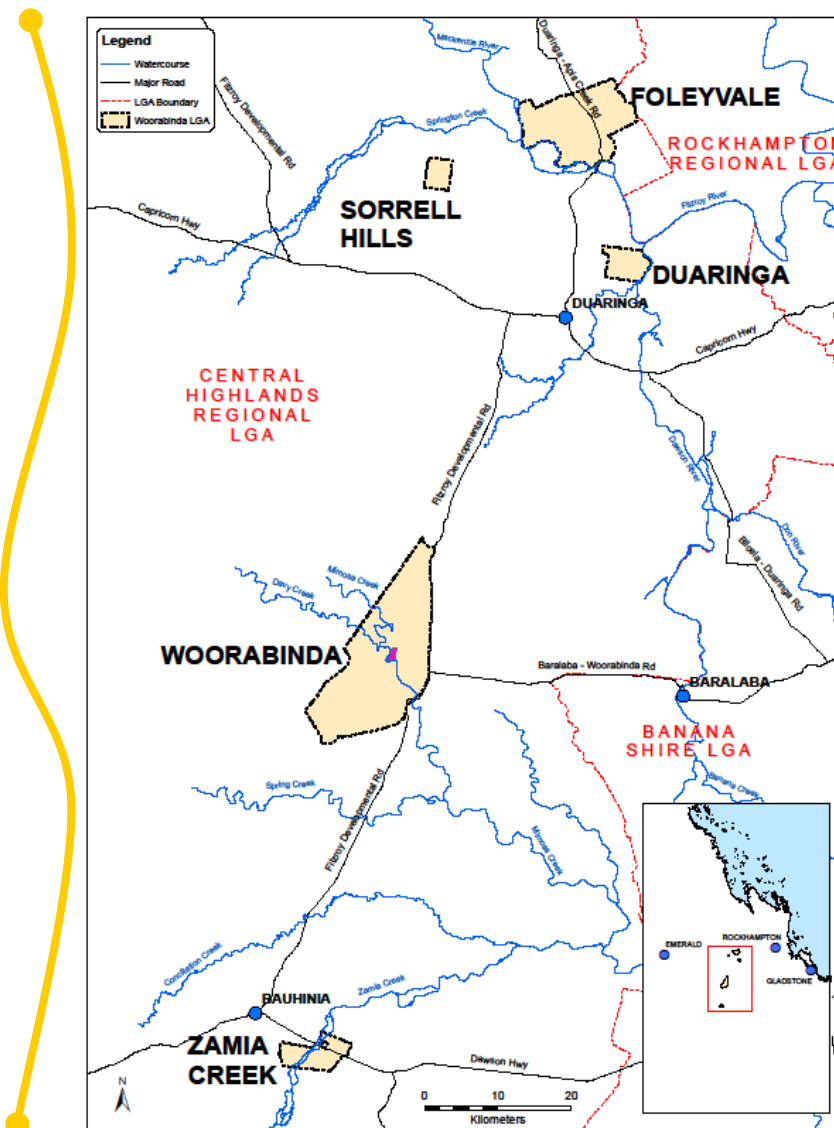
5.10	Levels of assessment—Overlays	39
Part 6	Zones.....	41
6.1	Preliminary	41
6.2	Zone codes	41
6.2.1	Township zone code.....	41
6.2.2	Rural zone code	50
Part 7	Local plans.....	57
Part 8	Overlays	58
8.1	Preliminary	58
8.2	Overlay codes	58
8.2.1	Environmental Management Overlay Code	58
Part 9	Development codes.....	69
9.1	Preliminary	69
9.2	Statewide codes.....	69
9.2.1	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code	69
9.2.2	Community residence	72
9.2.3	Forestry for wood production code	72
9.3	Use codes	72
9.4	Other development codes	72
Part 10	Planning partnerships.....	72
Schedule 1	Definitions	73
SC1.1	Use definitions	73
SC1.2	Administrative definitions.....	91
Schedule 2	Mapping	95
	Mapping for the PIP is contained within Schedule 3 of the planning scheme. .	95
SC2.1	Map index	95
SC2.2	Strategic plan maps	96
SC2.3	Zone maps.....	98
SC2.4	Overlay maps.....	100
Schedule 3	Priority infrastructure plan mapping and plans	106
SC31	Map index	106
Schedule 4	Notations required under the Sustainable Planning Act 2009... ..	111
SC4.1	Notation of decisions affecting the planning scheme under section 391 of the Act	111
SC4.2	Notation of resolution(s) under section 648D of the Act.....	111
Schedule 5	Land designated for community infrastructure	111
Schedule 6	Planning scheme policies	111
Appendix 1	Index and glossary of abbreviations and acronyms	112
Appendix 2	Table of amendments	112

Part 1 About the planning scheme

1.1. Introduction

- (1) The Woorabinda Aboriginal Shire Council planning scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the planning scheme sets out Woorabinda Aboriginal Shire Council's intention for the future development in the planning scheme area, over the next 20 years.
- (3) While the planning scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (4) The planning scheme applies to the local government area of Woorabinda including all premises, roads and internal waterways.

Map 1–Local government planning scheme area and context





1.2 Planning scheme components

- (1) The planning scheme comprises the following elements:
 - (a) about the planning scheme
 - (b) state planning provisions
 - (c) the strategic framework
 - (d) the priority infrastructure plan
 - (e) the following zones:
 - (i) township zone
 - (A) residential precinct
 - (B) commercial precinct
 - (C) industrial precinct
 - (D) community purposes precinct
 - (E) open space and recreation precinct
 - (ii) rural zone
 - (f) there are no local plans
 - (g) the following overlays:
 - (i) bushfire hazard
 - (ii) flood hazard
 - (iii) landscape heritage
 - (iv) biodiversity
 - (v) wetlands
 - (vi) productive agricultural land
 - (h) there are no structure plans for declared master planned areas
 - (i) there are no other master planned areas.
- (2) The planning scheme is not currently supported by any planning scheme policies.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by:
 - (b) the Act
 - (c) the Sustainable Planning Regulation 2009 (the Regulation)
 - (d) the definitions in Schedule 1 of the planning scheme
 - (e) the *Acts Interpretation Act 1954*
 - (f) the ordinary meaning where that term is not defined in the Act, the Regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in clause 1.2.1(1), the meaning contained in the instrument highest on the list will prevail.

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 of the scheme and are part of the planning scheme.
- (3) Notes are identified within the scheme 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 within the scheme 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.



1.3.3 Punctuation

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

1.3.4 Schedules and appendices

- (1) A schedule or appendix of the planning scheme is part of the planning scheme.

1.3.5 Zones for roads, waterways and reclaimed land

- (1) Where a road, closed road, waterway or reclaimed land in the planning scheme area is not covered by a zone the following applies:
 - (a) if adjoined on both sides by land in the same zone—the 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, 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, 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, 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 within the Local Government (Operations) Regulation 2010.

1.4 Categories of development

- (1) The categories of development under the Act are:
 - (a) exempt development
Editor's note—a development permit is not required for exempt development.
 - (b) self-assessable development
Editor's note—a development permit is not required for self-assessable development.
 - (c) development requiring compliance assessment
Editor's note—a compliance permit is required for development requiring compliance assessment.
 - (d) assessable development requiring code or impact assessment
Editor's note—a development permit is required for assessable development.
 - (e) prohibited development.
Editor's note—a development application or a request for compliance assessment cannot be made for prohibited development.
- (2) The Act and Regulation prescribe levels of assessment for certain types of development.
- (3) The planning scheme also states the level of assessment for certain types of development in the planning scheme area in Part 5



1.5 Hierarchy of assessment criteria

- (1) Where there is inconsistency between provisions in the planning scheme, the following rules apply:
 - (a) the strategic framework prevails over all other components to the extent of the inconsistency
 - (b) statewide codes prevail over all other components (other than the strategic framework) to the extent of the inconsistency
 - (c) overlays prevail over all other components (other than the strategic framework and statewide codes) to the extent of the inconsistency
 - (d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency
 - (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency
 - (f) provisions of Part 10 may override any of the above.

1.6 Building work regulated under the planning scheme

- (1) Section 78A of the Act states that a planning scheme must not include provisions about building work to the extent the building work is regulated under the building assessment provisions unless permitted under the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—the building assessment provisions are stated in section 30 of the *Building Act 1975* and are a code for integrated development assessment system for the carrying out of building assessment work or self-assessable work (see also section 31 of the *Building Act 1975*).

- (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). For example building height and space for on-site parking. It may also regulate other matters such as flooding, bushfire prone areas, noise corridors and end-of-trip facilities;
- 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 planning scheme provisions under section 33 of the *Building Act 1975*. This relates to alternative design solutions for boundary clearance and site cover provisions MP 1.1, 1.2 and 1.3 of the QDC;

Refer to Schedule 3 of the Regulation to determine assessable development and the type of assessment.

- (4) There are no building assessment provisions in this planning scheme.

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

Editor's note—In a development application the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 271 of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.

1.7 Local government administrative matters

There are no administrative matters for this planning scheme.



Part 2 State planning provisions

2.1 State planning policy

The Minister has identified that the following state planning policies are appropriately reflected in the planning scheme:

Aspects of a state planning policy appropriately reflected

- Liveable communities
- Housing supply and diversity
- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism
- Biodiversity
- Cultural heritage
- Water quality
- Emissions and hazardous activities
- Natural hazards (flood, bushfire, landslide)
- State transport infrastructure

Aspects of a state planning policy not reflected

Nil

State planning policies not relevant to Woorabinda Aboriginal Shire Council

- Coastal environment
- Natural hazards (coastal)
- Energy and water supply
- Strategic airports and aviation facilities
- Strategic ports

2.2 Regional plan

The minister has identified that the following part of the Central Queensland Regional Plan, as it applies in the planning scheme area, is not appropriately reflected in the planning scheme in the following way:

- The development of criteria which reflects community expectations for resource activities within the priority living area.



2.3 Referral agency delegations

Schedule 7 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Woorabinda Aboriginal Shire Council:

Table 2.3.1—Delegated referral agency jurisdictions

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

2.4 Standard planning scheme provisions

The minister has identified that the Queensland Planning Provisions version 3 dated 25 October 2013 are appropriately reflected in the planning scheme.

Editor's Note—section 53 of the Act states that where a planning scheme is inconsistent with the QPP, as amended from time to time, the QPP prevails to the extent of the inconsistency.



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) The strategic framework is structured in the following way:
 - (a) the strategic intent
 - (b) there are four themes which include:
 - (i) social and strong communities
 - (ii) economic development
 - (iii) environmental management
 - (iv) services infrastructure.
 - (c) the strategic outcome(s) 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
 - (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.

3.2 Strategic intent

Established by the government in 1927, with the forcible relocation of indigenous people from around the region, Woorabinda has been heavily influenced for the extent of its history by both federal and state government policy. The introduction of a planning scheme that represents state interests in the community required a delicate balance between acknowledgement of state interests and adding real value to the community. The overall strategic intent of this planning scheme is to achieve that balance on an ongoing basis.

In accordance with both state and local priorities, this planning scheme acknowledges the essential connection of the people of Woorabinda to Country, culture and heritage. It is of fundamental importance that this acknowledgement is applied throughout any development process in Woorabinda.

Woorabinda's situation close to fertile growing areas around a number of watercourses within the vast, arid landscape of Central Queensland has placed the community well to access fertile growing areas for economic development. As such, protection of these areas is important to both the community for their economy and the state as productive agricultural land. This resource is identified in the scheme.

Because of the natural setting of Woorabinda and its location along watercourses, a number of hazards have been identified by the state. Development in areas identified as hazard areas for bushfire and flood is restricted, with the intent of protecting residents from unnecessary risk. Where hazards cannot be avoided, higher levels of assessment are required.

The natural assets of Woorabinda are valuable for a healthy and beautiful environment. Biodiversity and wetland areas of environmental significance are valued by the community, and protected by the state. These areas are subject to more detailed assessment, with the intention of protecting them from inappropriate land uses.

The airstrip just north of the town is to be kept for use by emergency services and in times of isolation due to flooding. Blackboy is a significant community facility which contributes to the well-being of the community. It has potential for more uses in the community.



Within the township, opportunities for enterprise, employment, tourism and training are critical to the economic growth of the community. Similar land uses are clustered together to facilitate a commercial and community services heart for the township, which satisfies state indigenous employment and training strategies and the aspirations of the community. The clustering of land uses also protects sensitive land uses such as residential areas from incompatible uses such as industry, which is both a state and local priority. A community garden has been identified as an aspiration for the community. A site has been mooted on the western side of Munns Drive.

Two major relocations of land uses are identified in the long term – the aged housing facility near the pool and the industrial uses near the cemetery. A site for the aged housing facility has been mooted near the health centre, subject to land availability. The feasibility of new industrial uses is to be investigated as industrial uses need to be appropriately separated from sensitive uses such as residential and some community purposes.

The supply of adequate housing to Woorabinda is also a state and local priority. Although the current population is recorded as being close to 1,000 in Woorabinda, it is widely acknowledged that this figure is conservative, and overcrowding in homes is a problem. Whilst the Office of Economic and Statistical Research estimate that by 2031 the population will be around 1,400; it is realistic to conclude that this also may be conservative. Provision is made for balanced and viable growth options through the identification of future urban land to the north and north east to accommodate the growing population of Woorabinda. This land will remain rural zoned land until appropriate land use planning is undertaken to identify its best form, layout and combination of land uses.

An area west of the creek is to be investigated for rural residential living. Subject to further justification, this will provide residents with the opportunity to purchase private land, on larger than normal residential blocks that has access to the services and facilities of the township. These lots would not be part of the social housing program.

The Woorabinda community values its low-set, low-density character of the town, enjoying wide-open vistas and connection to country, culture and heritage for all residents. This is to be maintained with larger than average residential lots with parks, pathways and open space well located throughout any new development. The central area along Munns Drive creates a long linear park used by residents as a connection from north to south and east to west in the town. It is an important landmark in the town to be provided with appropriate seating and shade facilities.

3.3 Social and strong communities

Woorabinda is a safe, active and healthy community that enables safe interactions and healthy lifestyle options. Planning and development contributes to open space, recreation and sporting areas which provide opportunities for exercise, play and social interactions. The benefits of living in Woorabinda are the wide open spaces and the laid back nature of people. This plan provides a pathway for Woorabinda Shire to become a more caring and connected community that values the safety and health of its residents, affirms and celebrates its cultural and historical heritage and is more resilient to environmental and social changes over time.

Woorabinda's environment maximises community safety, protects people and property from natural hazards and (known) climate change impacts and does not result in harmful or unhealthy emissions.

Community and recreational facilities are accessible and protected from incompatible uses and residents have access to appropriate community services and facilities. The region's distinctive qualities, including cultural and heritage places are maintained and strengthened.



3.3.1 Strategic outcomes

- (1) The lifestyle of Woorabinda residents is well planned, economically sustainable and culturally appropriate.
- (2) The laid back character of the community, defined by the wide open streets, low rise buildings, low density development and the long linear park along Munns Drive, is maintained and enhanced.
- (3) The community's strong cultural and historical ties to country and place, coming from their ties to the land, are not compromised by development.
- (4) Residents have access to appropriate social infrastructure, community services and adequate housing that meet peoples' needs throughout various stages of their life or circumstances.
- (5) Adequate and reliable essential infrastructure is planned and provided to cater for current and future needs of the community. These are supplied to ensure the ongoing health and safety of the community in a climate of changing land tenure and natural hazard events.
- (6) Community identity and pride, local indigenous cultural heritage, practices and protocols are observed in all planning and development.
- (7) The community has ongoing opportunities to live and camp in rural areas and continue their relationship with their traditional and historical lands and way of life.
- (8) Both the community and development are responsive to changes over time. In doing so development balances both the community's strong links to country with the need to manage risks posed by natural hazards or the impacts of climate change over time.
- (9) A safe and healthy environment for residents is achieved through good design that encourages participation in a range of activities and accounts for the safety, access and mobility of all residents, whatever their life stage or circumstances.
- (10) Development that gives people work opportunities is encouraged.
- (11) Opportunities for the growth of Woorabinda are investigated in two areas – an extension to the township area along Munns Drive and a rural residential area west of the creek.
- (12) The rural residential area is to provide residents with the opportunity to purchase private land, on bigger than normal residents blocks, in close proximity to the township.

Editor's Note: For the purposes of this planning scheme, "Essential Infrastructure" is defined in in Schedule 1, SC1.2 Administrative definitions.



Table 3.1 Theme components – Social and strong communities

3.3.2 Element - Sense of community and place

Sense of place, identity and community pride will help residents interact in a positive manner, build relationships, participate in their community and live healthy, safe lives.

3.3.2.1 Specific outcomes	3.3.2.2 Land use strategies
<ul style="list-style-type: none"> (a) The natural landscape is not compromised by land uses and maintains community access to the land. (b) Future growth of Woorabinda township extends to the north along Munns Drive and to the west on rural residential land on the western side of the creek. (c) The planning scheme supports the provision of social housing (public housing and housing community based, not-for-profit entities and housing co-operatives) that meets the needs of residents. (d) The area identified as “future urban” on the Strategic Plan Map in Schedule 2, SPM-002 forms part of the township zone on the western side of Munns Drive. The ‘future urban’ area to the east of Munns Drive is subject to additional land use planning. Both areas are to cater for the future urban land use needs of the community. (e) An area nominated as “potential future rural residential”, as shown on the Strategic Plan Map, Schedule 2, SPM-002, is investigated for medium to long term development for residents to purchase larger than normal residential lots that are close to services and facilities that provide extra space around their homes. (f) Planning of Woorabinda township provides for a slowly growing community, taking into account residential, commercial, business and community facilities that will be needed over time to cater for changes in the social makeup of the community. (g) Increased access to healthy food choices through establishment of a community garden and co-op and/or revitalisation of the local shop or a new supermarket. (h) Land use areas in Woorabinda township identified in Schedule 2, SPM-002 provide clustering of land uses and services in appropriate areas and provides spaces for activities, gatherings, buildings, open space, access, community facilities and essential services. 	<ul style="list-style-type: none"> (a) Prepare a Town Beautification Plan to plan, coordinate and stage the provision of plantings, arts and cultural displays throughout the township. (b) Prepare a Local Plan for the future urban area taking account of land take up needs for various land uses (ie residential, commercial, industrial, open space, access, community purposes, economic development pursuits and infrastructure provision). Separation of sensitive land uses eg industrial uses from residential is also a consideration. (c) Prepare a Planning Study for the rural residential area on the western side of the creek to investigate the opportunity for residents to live on larger blocks with access to the township and its services.




<ul style="list-style-type: none"> (i) A larger than average lot size for residential development to ensure low density residential development in the township provides space for residents to live with extended families and long stay visitors. (j) A range of residential development provides adequate housing for residents within all demographics and relevant circumstances (eg aged and disabled). (k) The location of land uses increases the legibility, usability and functionality of the township for residents, newcomers and visitors to the area. (l) Beautification, safety, and ongoing maintenance of public gathering places are encouraged throughout the township, including the linear park along Munns Drive. (m) Boundary distinction within and between land uses are a priority for security, pride of place initiatives and improved streetscapes. (n) Land for the provision of essential infrastructure services is identified and secured. (o) The airstrip is retained and any future land uses near the airstrip do not compromise its ongoing operation. 	
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3.3.3 Element – Social infrastructure

The community will have access to a range of relevant, coordinated facilities and spaces that can be used to provide programs and services that cater for their individual needs.

3.3.3.1 Specific outcomes	3.3.3.2 Land use strategies
<ul style="list-style-type: none"> (a) Buildings provide sufficient and appropriate spaces for the provision of social infrastructure programs within the town. (b) Future planning of Woorabinda includes assessment of land requirements for social infrastructure, services and program space. (c) A focus on the community's education and health infrastructure is a key element of Woorabinda. There is a priority on providing up-to-date buildings and infrastructure within the Woorabinda community. <p>Figure 3: Children at Outside School Care</p>	<ul style="list-style-type: none"> (a) Prepare an assessment of social infrastructure land use space requirements as part of the future urban area Local Plan to ensure sufficient land is provided for Woorabinda to service a slow growing community.

 <p>Source: www.capeyorkpcyc.org.au</p> <p>(d) The existing air strip is retained for emergency situations such as flood isolation and medical emergencies.</p>	
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3.3.4 Element – Cultural and historical heritage

Respect for cultural heritage, practices and protocols are the foundation of development in Woorabinda.

3.3.4.1 Specific outcomes	3.3.4.2 Land use strategies
<p>(a) The rights of indigenous people to access Country for traditional uses, as recognised by law, is maintained.</p> <p>(b) Cultural and historical heritage is protected from inappropriate development.</p> <p>(c) Where agreed by the community special heritages places are identified and provisions put in place to protect those areas.</p> <p>(d) There are ongoing opportunities for the community to live and camp in rural areas and continue their relationship with their traditional and historical lands and way of life.</p> <p>(e) Although the use of rural areas for living and camping is recognised, no provision for services to these areas will be made.</p>	<p>(a) Identify both indigenous and non-indigenous places of significance and where relevant, recorded. An amendment to the OM-002 Landscape Heritage Overlay Map may be prepared as a result of this work.</p> <p>Editor's Note: refer to the provisions of the Aboriginal Cultural Heritage Act 2003 duty of care guidelines for further information about known heritage and when discovery or disturbance of Aboriginal cultural heritage occurs.</p>

3.3.5 Element – Connected, active and creative community

Woorabinda is an active community through the provision of a choice of sports, culture, arts, religion, education and passive activities, places, facilities and spaces.

3.3.5.1 Specific outcomes	3.3.5.2 Land use strategies
<p>(a) Sport and recreation facilities are provided for multiple uses and all weather access for the community.</p>	<p>(a) Undertake a review of the current pedestrian pathways and trails used to traverse the township – on and off-road – to plan for safe connections and well lit paths in the</p>

Figure 4: Residents using Kangaroo Stadium



Source: www.capeyorkpcyc.org.au

- (b) Linkages between residential, sporting, business and community facilities encourage safety, convenience and active movement around the township.
- (c) Arts and cultural infrastructure are recognised as a priority for development.

Figure 5: The Woorabinda Wooriettes Netball team is a key sporting element of the community



Source: www.capeyorkpcyc.org.au

township.

- (b) Undertake an assessment of sport and recreation infrastructure land use space requirements as part of the future urban area Local Plan to ensure sufficient land is provided for Woorabinda to service a slow growing community.

3.4 Economic development

Woorabinda has had a weak economic base heavily reliant upon government welfare and grant funding, but with significant potential due to its pastoral companies. Key areas of potential growth are pastoral and agricultural activities, support industries and cultural tourism.

Woorabinda township is the only centre and provides access to local services. The township has the potential to provide low impact industries with bountiful rural land near the town that may be appropriate for higher impact uses. New employment is encouraged in the township, with an emphasis on local residents taking up opportunities where they can.

Future development respects the synergies with tourism drivers throughout the region, including untapped cultural and heritage opportunities.



Rural areas continue to provide for the viable use of productive agricultural land, including use for traditional, new and emerging primary production activities.

3.4.1 Strategic outcomes

- (1) New opportunities for business partnerships and projects are encouraged that diversify the local economy, capitalise on competitive advantages and facilitate growth and investment. These may occur on existing land or within the future urban area.
- (2) Allocation of appropriate land provides for economic development and employment as well as meeting the changing needs of the community.
- (3) Primary production operations and associated infrastructure are protected from encroachment by incompatible development.

Table 3.2 Theme components – Economic development

3.4.2 Element – Township activities	
Planning provides for the location of economic drivers of shops, services, businesses and low impact industrial uses.	
3.4.2.1 Specific outcomes	3.4.2.2 Land use strategies
<ul style="list-style-type: none"> (a) The economic viability of Woorabinda is supported by the appropriate location of land within and surrounding Woorabinda township. (b) Provision of 'commercial space' is identified to encourage economic opportunities. (c) The land use areas identify land for commercial, industrial, community services and businesses in appropriate locations which do not conflict with residential uses and strengthens the centre of the township. Schedule 2, SPM – 002. (d) A community garden/ co-op is developed to create training, employment and healthy food sources at a reasonable price. (e) Tourism opportunities are investigated as way to grow and strengthen the local economy. This may include another guesthouse in town or tourist or visitor accommodation. 	<ul style="list-style-type: none"> (a) Prepare a Landscape Masterplan for the long linear park along Munns Drive that will create an attractive hub for business, residents and visitors to town.



3.4.3 Element – Rural activities

Rural activities that use resources sustainably and add value to the economy are encouraged.

3.4.3.1 Specific outcomes	3.4.3.2 Land use strategies
<ul style="list-style-type: none"> (a) Pastoral and associated training and support industries are recognised and encouraged as a sustainable business in Woorabinda. (b) Productive agricultural land is highly valued in this area and protected from alienation or diminished productivity due to development. (c) Rural industries and ancillary uses to rural activities are permitted where they provide adequate onsite services, access and marketability to ensure they value add to rural activities and the Woorabinda community. 	<ul style="list-style-type: none"> (a) Conduct a feasibility study into the viability of a training facility and associated land use requirements on an existing station in the northern pastoral lease of the shire.

3.4.4 Element – Natural Resource activities

Utilise future natural resource opportunities in the Shire for the benefit of the Woorabinda community.

3.4.4.1 Specific outcomes	3.4.4.2 Land use strategies
<ul style="list-style-type: none"> (a) Actively encourage training facilities to locate in Woorabinda Shire to assist with Indigenous training and employment. (b) Where Woorabinda land is utilised by the natural resource industries that Council actively engage in negotiations with operators to secure an income stream for the community. 	<p>There are no land use strategies for the element.</p>

3.5 Environmental management

Any development in and around Woorabinda needs to be sensitive to its environmental values to preserve the area's natural assets (including cultural heritage, waterways, wetlands and native vegetation) while at the same time contribute to the economic, social and cultural wellbeing of the Woorabinda community.

3.5.1 Strategic outcomes

- (1) The culture and traditions of the Woorabinda local people and Country are respected by current and future land uses.
- (2) There is no significant loss or degradation of the natural environment or natural resources.



- (3) Significant sites and areas of importance to the Woorabinda local people are identified and protected to an appropriate level.
- (4) Continued access to Country and resources by local people is encouraged for cultural and historical purposes.
- (5) Climate change impacts are acknowledged as an evolving body of knowledge throughout the life of the planning scheme and will be considered in the preparation and assessment of planning proposals.
- (6) The effects of natural hazards such as bushfires and floods are managed across the shire to prevent material increases in their extent or severity.
- (7) Areas of ecological significance are identified and potential use of areas is regulated.
- (8) Development in, or adjacent to, wetlands that are identified as a matter of state environmental significance is planned, designed, and constructed to minimise or prevent loss or degradation of wetland values.
- (9) The effects of natural hazards such as bushfire, flooding and landslides are managed across the shire.

Table 3.3 Theme components – Environmental management

3.5.2 Element – Cultural heritage Traditional and Historical Heritage are fundamental to natural environment and resource management.	
3.5.2.1 Specific outcomes	3.5.2.2 Land use strategies
(a) The Traditional Owners of Woorabinda Shire are recognised and consulted to actively manage the interests of Country for the benefit of the whole community. (b) The opportunity for Traditional Owners to use and manage culturally significant resources and Country is not removed or conflicted by development over time. (c) Cultural and historical places are identified through mapping and/or the requirement to comply with development obligations under relevant legislation.	There are no land use strategies for the element.
3.5.3 Element – Natural environment The natural environmental values in ecologically significant areas, wetlands, waterway areas and native vegetation are protected, managed and enhanced in the Shire.	
3.5.3.1 Specific outcomes	3.5.3.2 Land use strategies
(a) The quality of water entering the Great Barrier Reef is maintained or improved. (b) Areas of ecological significance are identified and protected from incompatible development. (c) Development in, or adjacent to, wetlands that are identified as a matter of state	There are no land use strategies for the element.



<p>environmental significance is planned, designed, and constructed to minimise or prevent loss or degradation of wetland values.</p> <p>(d) The dominant features of the natural landscape are maintained.</p> <p>(e) Native vegetation is not cleared in areas of ecological significance, essential habitat or in proximity to watercourses.</p> <p>(f) Maintain the flood carrying capacity of rivers, streams and floodways and the flood storage function of floodplains and waterways.</p> <p>(g) Viable networks and corridors of native vegetation are retained and enhanced.</p>	
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3.5.4 Element – Natural environment vulnerability

Climate change impacts and extreme weather events are considered in land use planning and development.

3.5.4.1 Specific outcomes	3.5.4.2 Land use strategies
<p>(a) Planning activities minimise the impact of climate change impacts and natural hazards, including flooding and bushfire on the community.</p> <p>(b) Development in the rural sector considers the long-term impacts of climate change.</p> <p>(c) Land use planning reflects the vulnerability of parts of the Shire to extreme natural events, such as flooding and bushfire.</p>	<p>(a) Update flood mapping and planning implications for land within the Mackenzie and Dawson River Sub-basins from time to time as additional information from the State Government is released.</p>

3.6 Services infrastructure

Infrastructure is provided in a timely, efficient and cost effective way that benefits the wider community and does not damage the natural environment. Alternative methods of providing infrastructure are investigated where economically viable, environmentally sustainable and socially acceptable.

3.6.1 Strategic outcomes

- (1) The provision of water, waste treatment, rubbish disposal and access can be achieved in a manner that does not damage the natural environment or cause harm to Country.
- (2) Growth of Woorabinda township is appropriately coordinated and sequenced to ensure that facilities and activities are adequately serviced.
- (3) Local roads are well maintained to ensure accessibility for residents, workers and visitors and to provide efficient transportation of essential goods.



- (4) Supply of utility services (water, sewer, wastewater, power) to businesses within Woorabinda township are a priority, after adequate provision to residential premises and emergency service facilities.

Table 3.4 Theme components – Services infrastructure

3.6.2 Element – Infrastructure provision	
Infrastructure is available and has capacity to accommodate the intended use both in the present and future, without adversely affecting the surrounding environment.	
3.6.2.1 Specific outcomes	3.6.2.2 Land use strategies
<ul style="list-style-type: none"> (a) Precincts of Woorabinda township are identified to ensure that existing and future infrastructure (including telecommunication, electricity, roads, water, sewerage) can be efficiently utilised. (b) Alternative forms of infrastructure (including energy production) are considered to service existing and new development. (c) Key sites for existing and future infrastructure (water, sewer, road material, power, rubbish) are identified and protected for current and future generations. (d) Community infrastructure is planned, designed and constructed to manage stormwater and waste water in ways that help protect the environmental values specified in the Environmental Protection (Water) Policy 2009. (e) Infrastructure required by development within the rural zone is to be provided at no impost to Council. (f) Waste disposal activities and facilities are not located in areas with highly permeable soils or a high groundwater table and take account of topography and existing facilities. (g) Receiving water environmental values are protected from the impacts of waste water (other than contaminated stormwater and sewage) on water quality. 	<ul style="list-style-type: none"> (a) Prepare a land use study of land needs and whole of life asset management of Council infrastructure to ensure sufficient land is available for current and future potential growth of Woorabinda township. (b) Prepare a plan that identifies existing and future key sites for the extraction of road material to service Woorabinda local government area.



3.6.3 Element – Waste management and recycling

Waste is managed in a comprehensive and efficient manner.

3.6.3.1 Specific outcomes	3.6.3.2 Land use strategies
<p>(a) Development is provided with waste management facilities. The type and capacity meets the needs of the intended occupier or user.</p>	<p>(a) Undertake a review of the existing tip site with the aim of improving its function and extending its life.</p> <p>(b) Conduct a study and investigation into land for the future provision of waste disposal outside of the township and ensure that the appropriate land use zone is applied to enable future development of the land without administrative delays.</p>

3.6.4 Element – Roads and paths

Roads and pathways link all areas of Woorabinda for the safe and healthy movement of people around the township.

3.6.4.1 Specific outcomes	3.6.4.2 Land use strategies
<p>(a) The movement of people in and around Woorabinda occurs in a safe and efficient manner.</p> <p>(b) Good pathway linkages are planned and created throughout Woorabinda township.</p> <p>(c) Access to public utilities within the township is provided in good condition and accessible all year round.</p>	<p>(a) Prepare a Woorabinda Movement Study to develop a road works and pathway program to ensure a planned approach to the provision of roads and paths throughout the existing and future expansion areas.</p> <p>(b) Incorporate findings of the Movement Study into the Local Area Plans for Woorabinda.</p>



Part 4 Priority infrastructure plan

4.1 Preliminary

- (1) This priority infrastructure plan has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009*.
- (2) The purpose of the priority infrastructure plan is to:
 - (a) integrate and coordinate land use planning and infrastructure planning
 - (b) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.
- (3) The priority infrastructure plan:
 - (a) states in Section 4.2 (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 priority infrastructure plan
 - (b) identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth for 10 to 15 years
 - (c) states in Section 4.4 (desired standards of service) for each network of development infrastructure the desired standard of performance of infrastructure
 - (d) identifies in Section 4.5 (plans for trunk infrastructure) the existing and planned trunk infrastructure for the following networks:
 - (i). water supply
 - (ii). wastewater
 - (iii). stormwater
 - (iv). public parks and land for community facilities.

4.2 Planning assumptions

- (1) The planning assumptions form a logical and consistent basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (2) Accuracy of data is difficult for Woorabinda due to a lack of reliable information in relation to non-residential land uses, floor space and employment data and projections. There is also a high proportion of transient employment which is not accurately reflected.
- (3) An Asset Management Plan for Woorabinda is to be finalised by Council. This will provide the most up to date information when available.
- (4) Based on 2011 ABS Census data for population and Council's nominated number of single dwellings in the township, there is a calculated current occupancy rate of 4.7 persons per dwelling.



4.2.1 Residential projections

Table 4.2.1: Existing and Projected Population

PIA locality	Existing and projected population				
	2006	2011	2016	2021	2026
Total PIA area	805	976	1,065	1,152	1,246

Source: ABS, Regional Population Growth, Australia, 2011 cat. No. 3218.0 and unpublished data (re-based).

Table 4.2.1.2: Existing and projected dwellings

PIA locality	PIP projection category	Existing and projected dwellings				
		2006	2011	2016	2021	2026
Total PIA	Single dwelling					
	Multiple dwelling					
	Other dwelling					
		226	227	248	268	290

Figures based on an average of 4.3 persons per dwelling.

4.3 Priority infrastructure area

- (1) The priority infrastructure area is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.
- (2) The priority infrastructure area identifies the area where Woorabinda Aboriginal Shire council gives priority to provide trunk infrastructure for urban development up to 2021.
- (3) The priority infrastructure area is identified in:
 - (i) PIP-001—Plans for water supply trunk infrastructure
 - (ii) PIP-002—Plans for wastewater trunk infrastructure
 - (iii) PIP-003—Plans for stormwater trunk infrastructure
 - (iv) PIP-004—Plans for public parks and community facilities trunk infrastructure.



4.4 Desired standards of service

- (1) The desired standard of service details the standards that comprise an infrastructure network most suitable for the local context.
- (2) The desired standard of service is supported by the more detailed network design standards included in planning scheme policies, legislation, statutory guidelines and other relevant controlled documents about design standards identified below.

Table 4.3.1 Water supply

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability/continuity of supply	Development receives a reliable supply of potable water with minimal interruptions to their service.	<ul style="list-style-type: none"> • Local government standards in planning scheme and planning scheme policies. • Compliance with the relevant design guidelines. • Customer service standards. • Customer service obligations.
Adequacy of supply	Development is provided with a water supply that is adequate for the intended use.	<ul style="list-style-type: none"> • Local government standards in planning scheme and planning scheme policies. • Compliance with the relevant design guidelines. • Customer service standards. • Customer service obligations.
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> (National Health and Medical Research Council).
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 and the <i>Water Act 2000</i>.
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 3, Part 3, Division 1A <i>Water Act 2000</i>).
Infrastructure design /planning standards	Design of the water supply network will comply with established codes and standards.	<ul style="list-style-type: none"> • Water Supply Code of Australia – Water Services Association of Australia – WSA 03-2002. • The <i>Australian Drinking Water Guidelines</i> (National Health and Medical Research Council). • <i>Planning Guidelines for Water Supply and Sewerage</i> –



Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
		<p>Queensland State Government</p> <ul style="list-style-type: none"> Local government standards in planning scheme and planning scheme policies.

Table 4.3.2 Sewerage

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Reliability	Development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> Local government standards in planning scheme policies. 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"> Local water quality guidelines prepared in accordance with National Water Quality Management Strategy. <i>Queensland water quality guidelines 2009</i> – Queensland State Government (where local guidelines do not exist). <i>National Water Quality Guidelines – national Water Quality Management Strategy</i> (where local or regional guidelines do not exist). Compliance with the <i>Environmental Protection Policy (Water) 2009</i>.
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.
Infrastructure design / planning standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> <i>Planning Guidelines for Water Supply and Sewerage</i> – Queensland State Government. <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. Local government standards in planning scheme and planning scheme policies.



Table 4.3.3 Stormwater

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> – Queensland State Government. • Local government standards in planning scheme and planning scheme policies.
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"> • Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy. • <i>Queensland Water Quality Guidelines 2009</i> – Department of Environment and Heritage Protection. • <i>National Water Quality Guidelines</i> – National Water Quality Management Strategy (where local or regional guidelines do not exist).
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"> • <i>Environmental Protection [Water] Policy 2009</i>.
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>—Queensland State Government. • Local government standards in planning scheme and planning scheme policies.



Table 4.3.4 Public parks and land for community facilities

Measure	Planning criteria (qualitative standards)	Design criteria (quantitative standards)
Functional network	A network of parks and community land is established to provide recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> No quantitative standards or provision rates specified.
Land quality/suitability area/ maximum grade	Public parks will be provided to a standard that supports a range of recreational, sporting and health outcomes. This includes ensuring land is of an appropriate size, configuration and slope.	<ul style="list-style-type: none"> Informal Parks – maximum slope of 1:4. Sporting Parks –maximum slope of 1:200. Land for parks must be generally flat and useable – maximum of 30% of park constrained.
Facilities/embellishments	Public parks contain embellishments to complement the type and purpose of the park.	<ul style="list-style-type: none"> No facilities/embellishments standards specified.
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"> Local government standards in planning scheme and planning scheme policies.
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> No accessibility standards specified.



4.5 Plans for trunk infrastructure

- (1) The plans for trunk infrastructure identify the existing and proposed trunk infrastructure networks intended to service the assumed development at the desired standard of service stated in the PIP.
- (2) The plans for trunk infrastructure are identified in the following maps located in Schedule 3 of the planning scheme:

PIP-001—Plans for water supply trunk infrastructure
 PIP-002—Plans for wastewater trunk infrastructure
 PIP-003—Plans for stormwater trunk infrastructure
 PIP-004—Plans for public parks and community facilities trunk infrastructure.

Table 4.5.1 defines the trunk infrastructure networks, systems and items identified in the priority infrastructure plan.

Table 4.5.1 Trunk infrastructure networks, systems and items

Network	System	Items
Water	Bulk supply	<ul style="list-style-type: none"> Water sources (dams, groundwater, bulk supply mains) Raw water mains Water treatment plants (including recycled water treatment plants) 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 and corrosion control systems Associated monitoring systems
	Sewerage treatment	<ul style="list-style-type: none"> Sewerage treatment plants Storage facilities Release systems Associated monitoring systems
Stormwater management	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) Detention and retention facilities
	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



Network	System	Items
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

4.6 Schedules of Works

Table 4.6.1 Schedule of works—water supply network

Map no.	Item ID	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
PIP-001		Upgrade of network	2013	
Total estimated cost				

Table 4.6.2 Schedule of works—sewerage network

Map no.	Item ID	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
PIP-002		Upgrade of network	2013	
Total estimated cost				

Table 4.6.3 Schedule of works—stormwater network

Map no.	Item ID	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
PIP-003		None planned.		
Total estimated cost				

Table 4.6.4 Schedule of works—public parks and land for community facilities network

Map no.	Item ID	Future infrastructure asset description	Estimated year of completion	Estimated cost (\$)
PIP-004		General upgrades	2013	\$100,000
		General upgrades	2014	\$80,000
		General upgrades	2015	\$80,000
Total estimated cost				



4.7 Extrinsic material

- (1) The documents identified in this section assist in the interpretation of the PIP, and are extrinsic material under the *Statutory Instruments Act 1992*.

Title of document	Date	Author or organisation who prepared document	Other relevant information
2006 Census Quickstats: Woorabinda Aboriginal Shire Council (S) (Local Government Area).	2006	Australian Bureau of Statistics	available at www.censusdata.abs.gov.au
Far North Queensland Regional Development Manual		Far North Queensland Regional Organisation of Councils	Available at http://www.fnqroc.qld.gov.au/drawings/manual_index.html
National Indigenous Infrastructure Guide	2010	Commonwealth of Australia	Available at http://www.icat.org.au/niig/



Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the level of assessment and assessment criteria for development within the planning scheme area.

5.2 Reading the tables

The tables identify the following:

- (1) development that is prohibited, exempt or requires self, compliance, code or impact assessment;
- (2) the level of assessment for development in:
 - (a) a zone and where used a precinct of a zone
 - (b) a local plan and where used a precinct of a local plan
 - (c) an overlay where used
- (3) the assessment criteria for development:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment criteria' column)
 - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment criteria' column)
 - (c) if there is an overlay:
 - (i) whether an overlay code applies (shown in the table in section 5.7) or
 - (ii) the assessment criteria as shown on the overlay map (noted in the 'Assessment criteria' column) applies
 - (d) any other applicable code/s (shown in the 'Assessment criteria' column).
- (4) any variation to the level of assessment (shown as an 'if' in the 'level of assessment' column) that applies to the development for the level of assessment.

Note—development will only be taken to be prohibited development under the planning scheme if it is identified in schedule 1 of the Act or within the standard planning scheme provisions

5.3 Levels of assessment

5.3.1 Process for determining the level of assessment

The process for determining a level 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 a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2
 - (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2
- (3) determine if the development has a prescribed level of assessment, by reference to the tables in section 5.4 Prescribed levels of assessment
- (4) if the development is not listed in the tables in section 5.4 Prescribed levels of assessment, determine the initial level of assessment by reference to the tables in:
 - section 5.5 Levels of assessment—Material change of use
 - section 5.6 Levels of assessment—Reconfiguring a lot
 - section 5.7 Levels of assessment—Building work
 - section 5.8 Levels of assessment—Operational work
- (5) a precinct of a zone may change the level of assessment and this will be shown in the 'level of assessment' column of the tables in sections 5.5, 5.6, 5.7 and 5.8



- (6) if a local plan applies refer to the table(s) in section 5.9 Levels of assessment—Local plans, to determine if the local plan changes the level of assessment for the zone
- (7) if a precinct of a local plan changes the level of assessment this is to be shown in the 'level of assessment' column of the table(s) in section 5.9
- (8) if an overlay applies refer to section 5.10 Levels of assessment—Overlays, to determine if the overlay further changes the level of assessment.

5.3.2 Determining the level of assessment

- (1) A material change of use is impact assessable:
 - (a) unless the table of assessment states otherwise
 - (b) if a use is not listed or defined
 - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is code assessable unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are exempt development, unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the Regulation.
- (4) Where development is proposed on premises included in more than one zone, local plan or overlay, the level of assessment is the highest level for each aspect of the development under each of the applicable zones, local plans or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the level of assessment for the overlay only relates to the part of the premises affected by the overlay.
- (6) For the purposes of Schedule 4, Table 2, item 2 of the Regulation, an overlay does not apply to the premises if the development meets the self-assessable acceptable outcomes of the relevant overlay code.
- (7) If development is identified as having a different level of assessment under a zone than under a local plan or an overlay, the highest level of assessment applies as follows:
 - (a) self-assessable prevails over exempt
 - (b) compliance assessment prevails over self-assessable and exempt
 - (c) code assessable prevails over self-assessable and exempt
 - (d) impact assessable prevails over code, self-assessable and exempt.

Note—Where a development is comprised of a number of defined uses (not in an activity group) the highest level of assessment applies.

- (8) Despite sub-subsections 5.3.2(4) and (7) above, a level of assessment in a local plan overrides a level of assessment in a zone and a level of assessment in an overlay overrides a level of assessment in a zone or local plan.
- (9) Provisions of Part 10 may override any of the above.
- (10) State prescribed levels of assessment identified in Part 5, section 5.4, override all other levels of assessment for that development, with the exception of the Act or the Regulation.
- (11) Despite all of the above, if development is listed as prohibited development under Schedule 1 of the Act, a development application cannot be made.

Note—Development is to be only taken to be prohibited development under the planning scheme if it is identified in Schedule 1 of the Act, a state planning regulatory provision or in section 5.4 of the standard planning scheme provisions.

5.3.3 Determining the assessment criteria

- (1) The following rules apply in determining assessment criteria for each level of assessment.
- (2) Self-assessable development:
 - (a) is to be assessed against all the identified self-assessable acceptable outcomes of the applicable code(s) identified in the assessment criteria column



- (b) that complies with the self-assessable acceptable outcomes of the applicable code(s) complies with the code(s)
 - (c) that does not comply with one or more identified self-assessable acceptable outcomes of the applicable code(s) becomes code assessable development unless otherwise specified.
 - (3) Development requiring compliance assessment:
 - (a) is to be assessed against all the identified compliance outcomes of the applicable code(s) identified in the assessment criteria column
 - (b) that complies with, or is conditioned to comply with, the compliance outcome(s) complies with the code(s).
 - (4) Code assessable development:
 - (a) is to be assessed against all the applicable codes identified in the assessment criteria column
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section 5.3.3(2)(c), should:
 - (i) be assessed against the assessment criteria for the development application, limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)(c)
 - (ii) comply with all self-assessable acceptable outcomes identified in sub-section 5.3.3(2)(a), other than those mentioned in sub-section 5.3.3(2)(c);
 - (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 have regard to the purposes of any instrument containing an applicable code.
- Note—In relation to section 5.3.3(4)(d) above, and in regard to section 313(3)(d) of the Act, the strategic framework is considered to be the purpose of the instrument containing an applicable code.
- (5) Impact assessable development:
 - (a) is to be assessed against all identified code(s) in the assessment criteria column (where relevant)
 - (b) is to be assessed against the planning scheme, to the extent relevant.

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

5.4 Prescribed levels of assessment

For the development specified in the 'Development' column, the levels of assessment are prescribed.

Table 5.4.1—Prescribed levels of assessment: material change of use

Use	Level of Assessment	Assessment Criteria
	Self-assessment	
Community Residence	If in a township zone (residential, community purpose precinct)	Community Residence Code

Table 5.4.2—Prescribed levels of assessment: reconfiguring a lot

Zone	Level of Assessment	Assessment Criteria
	Compliance-assessment	



Township zone (residential precinct or Industrial precinct)	Subdivision of one lot into two lots (and associated operational work) if compliance assessment is required under schedule 18 of the Regulation	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code
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Table 5.4.3—Prescribed levels of assessment: building work
Table not used.

Table 5.4.4—Prescribed levels of assessment: operational work

Zone	Level of Assessment	Assessment Criteria
	Compliance-assessment	
Township zone (residential precinct or Industrial precinct)	Operational work associated with reconfiguring a lot requiring compliance assessment under schedule 18 of the Regulation	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

Table 5.4.5—Prescribed levels of assessment: overlays
Table not used.

5.5 Levels of assessment – Material Change of Use

The following tables identify the levels of assessment for development in a zone associated with a material change of use.

Editor's note –

The township zone has 5 precincts:

- (a) Residential
- (b) Commercial
- (c) Industrial
- (d) Community purposes; and
- (e) Open space and recreation.

The location of these precincts is shown in land use map 5.1. The levels of assessment for development in these areas associated with a material change of use are listed in the following table

Editor's Note:

- Exempt (development permit not required)
- Self assessment (no development permit required; must comply with Codes)
- Code assessment (development permit required; must comply with Codes)
- Impact assessment (development permit required; assessed against planning scheme; public notification required)
- Development that does not comply with the self assessment criteria becomes code assessable

Note – Further information is available from section 1.5 Rules for determining Level of Assessment and the Sustainable Planning Act Schedule 3 Dictionary, Chapter 6 Integrated Development Assessment System (IDAS).

Table 5.5.1— Township zone

Use	Level of assessment	Assessment criteria
Township zone: Residential precinct		
Emergency services Park Substation Utility installation	Exempt	
Dual Occupancy Dwelling House Dwelling Unit Home based business	Self-assessment	Township zone code
Caretaker's Accommodation Multiple Dwelling Residential Care Facility Retirement Facility Rooming accommodation Short-term accommodation	Code assessment	Township zone code
	Impact assessment	
Any other use not listed in this area. Any other undefined use.		The planning scheme



Use	Level of assessment	Assessment criteria
Township zone: Commercial precinct		
Market	Exempt	
Substation		
Telecommunications facility		
Utility installation		
Advertising Device	Self-assessment	
Car park		Township zone code
Dwelling unit		
Food and drink outlet		
Home based business		
Office		
Shop		
Service industry		
Caretaker's accommodation	Code assessment	
Funeral parlour		Township zone code
Service station		
Veterinary services		
	Impact assessment	
Any other use not listed in this area. Any other undefined use.		The planning scheme



Use	Level of assessment	Assessment criteria
Township zone: Industrial precinct		
Service industry Substation Telecommunication facility Utility installation Wholesale nursery	Exempt	
Agricultural supplies store Air Services Bulk landscape supplies Dwelling Unit Garden centre Hardware and trade supplies Home based business Intensive horticulture Low impact industry Transport depot Warehouse	Self-assessment	
		Township zone code
Caretakers accommodation Medium impact industry	Code assessment	
		Township zone code
	Impact assessment	
Any other use not listed in this area. Any other undefined use.		The planning scheme

Use	Level of assessment	Assessment criteria
Township zone: Community purposes precinct		
Caretaker's accommodation Cemetery Community care centre Community use Cropping Dwelling unit Emergency services Health care services Market Office Place of worship Substation	Exempt	
	Cropping, if associated with community garden/farm Wholesale nursery, if associated with community garden/farm Office, if ancillary to other community purposes and located in the same premises	



Use	Level of assessment	Assessment criteria
Utility installation Wholesale nursery		
Club Educational establishment Home based business Residential care facility Telecommunication facility	Self assessment	
		Township zone code
Child care centre Dual occupancy Dwelling house Home based business Hospital Indoor sport and recreation Office Rooming accommodation	Code assessment	
	Multiple dwelling, if proposed by State Government Agency in association with State Agency land use.	Township zone code
	Impact assessment	
Any other use not listed in this area. Any other undefined use.		The planning scheme

Use	Level of assessment	Assessment criteria
Township zone: Open space and recreation precinct		
Market Park Substation Utility installation	Exempt	
Indoor sport and recreation Outdoor sport and recreation Telecommunication facility	Self-assessment	
		Township zone code
Club Community use Emergency services Home based business	Code assessment	
		Township zone code
	Impact assessment	
Any other use not listed in this table. Any other undefined use.		The planning scheme

Map 5.1 – Township Zone Precincts

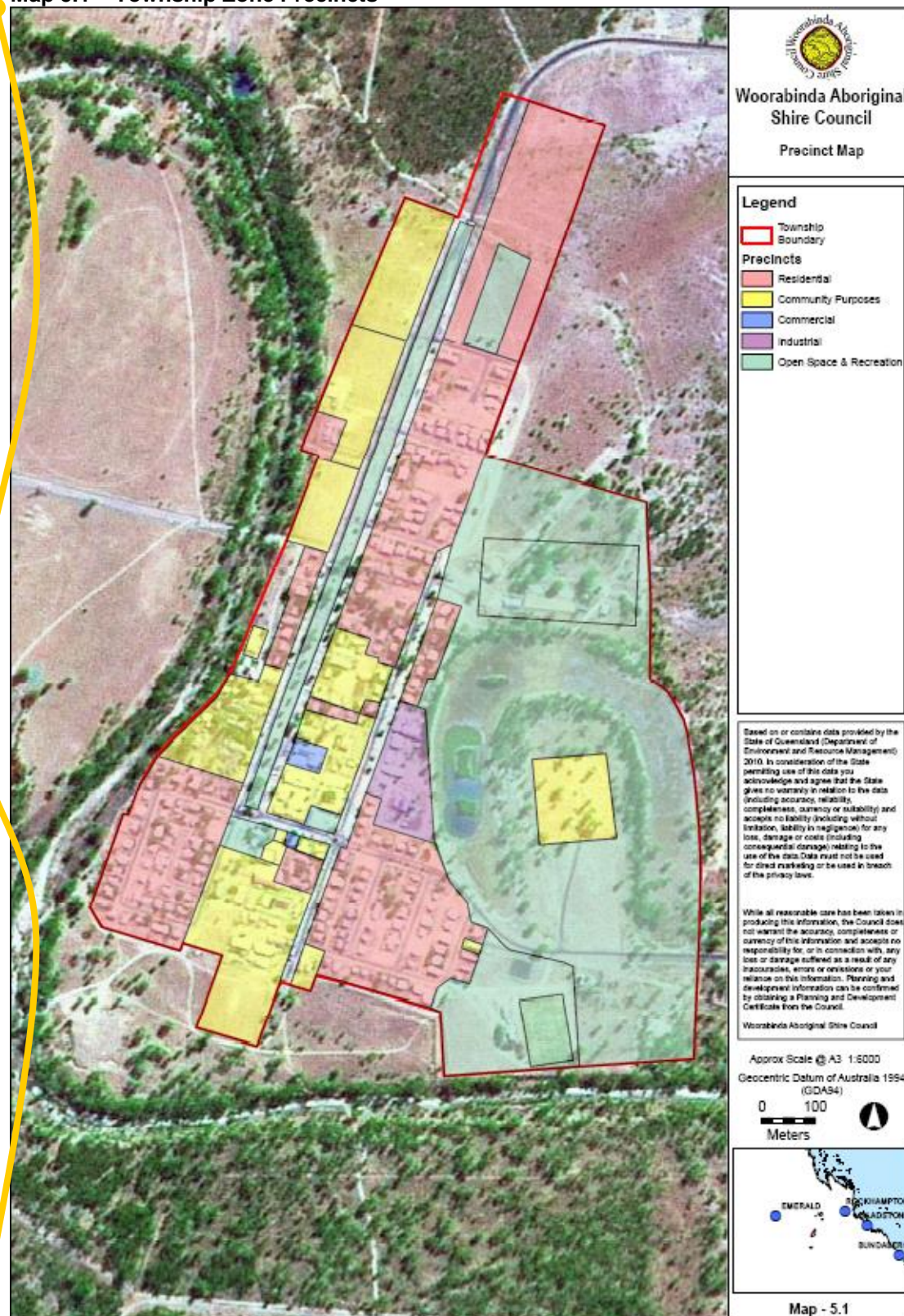


Table 5.5.2—Rural zone

Editor's Note:

- Exempt (development permit not required)
- Self assessment (no development permit required; must comply with Codes)
- Code assessment (development permit required; must comply with Codes)
- Impact assessment (development permit required; assessed against planning scheme; public notification required)

Use	Level of assessment	Assessment criteria
Rural zone		
Animal husbandry Animal keeping Aquaculture Cropping Emergency services Permanent plantations Park Substation Telecommunication facility Utility installation	Exempt	
Air Services Bulk landscape supplies Caretaker's accommodation Dwelling house Home based business Intensive horticulture	Self-assessment	
	Air Services, if on current site	Rural zone code
Community use Educational establishment Non-resident workforce accommodation Residential care facility Rural industry Wholesale nursery	Code assessment	
	Rural industry, if 1,500m or more from the township zone boundary (Map ZM-002)	Rural zone code
	Impact assessment	
Any other use not listed in this table. Any other undefined use.		The planning scheme



5.6 Levels of assessment – Reconfiguring a lot

The following table identifies the levels of assessment for reconfiguring a lot.

Table 5.6.1 — Reconfiguring a lot

Zone	Level of assessment	Assessment criteria
Township zone	Compliance assessment	
	All reconfiguration of lot which complies with relevant compliance assessment criteria.	Statewide Reconfiguration of a lot code (subdividing one lot into two lots) and associated operational work code
	Code assessment	
	All other reconfiguration of a lot	Township zone code
Rural zone	Code assessment	
	All reconfiguration of a lot	Rural zone code

5.7 Levels of assessment - Building work

There is no building work regulated by the planning scheme.

5.8 Levels of assessment – Operational work

There is no operational work regulated by the planning scheme.

5.9 Levels of assessment – Local plans

There are no local plans in the planning scheme.

5.10 Levels of assessment—Overlays

The following table identifies where an overlay changes the level of assessment from that stated in a zone or local plan and the relevant assessment criteria.



Table 5.10.1—Assessment criteria for overlays

Development	Level of Assessment	Assessment criteria
Environmental management		
All exempt or self assessable development within the corresponding zone, except Flood Hazard Overlay Area in the Township Zone	Code assessable	Environmental management overlay code
All exempt development in the Flood Hazard Overlay Area in the Township Zone	Self assessable	Environmental management overlay code (Flood Hazard)
All code assessable development	No change	Environmental management overlay code
All impact assessable	Impact assessable	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—Mapping.
- (3) The levels of assessment for development in a zone are in Part 5—Tables of assessment.
- (4) Assessment criteria 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) township zone
 - (i) residential precinct
 - (ii) commercial precinct
 - (iii) industrial precinct
 - (iv) community purposes precinct
 - (v) open space and recreation precinct
 - (b) rural zone.

6.2 Zone codes

6.2.1 Township zone code

6.2.1.1 Application

This code applies to assessing material change of use and reconfiguring a lot for development in the township zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1.

6.2.1.2 Purpose

- (1) The purpose of the township zone code is to provide for small to medium size urban settlements located within a rural or coastal area.

Development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space that support the needs of the local community.
- (2) The local government purpose of the zone code is to provide for a well-served township that has opportunity to thrive economically, culturally, socially and environmentally.



- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Land is provided for:
 - (i) commercial and industrial uses such as shops, offices, markets, food and drink outlets, service industries and low-impact industries that are consistent with the needs of the community;
 - (ii) community uses such as the Council utilities and services, educational establishments, child care centres, community care centres, health care services, and places of worship, which are consistent with the needs of the local community;
 - (iii) recreational uses such as parks, indoor and outdoor sport and recreation; and
 - (iv) a range of housing types, such as dwelling houses, dual occupancies, multiple dwellings, community residences and rooming accommodation; meeting the needs of the local community throughout their life cycle.
 - (b) Development is responsive to the needs of the community, the environment, and the character of the area through:
 - (i) delivering ongoing benefits to the community;
 - (ii) maintaining access to the natural environment, culturally important places, and resources for the local community;
 - (iii) protecting significant areas of the natural environment from inappropriate outcomes;
 - (iv) being designed, constructed in response to the local hot, arid climate;
 - (v) being concentrated in areas that are provided with appropriate infrastructure and services;
 - (vi) designing and constructing development responds to and respects the natural environment and potential risks from natural hazards and climate change;
 - (vii) being located to ensure appropriate separation of industrial uses from sensitive land uses such as residential and some community purposes;
 - (viii) using sustainable practices such as effective community consultation, energy efficiency, water conservation, and waste recovery;
 - (ix) protecting wetlands that are identified as a matter of state environmental significance (MSES) from the effects of development; and
 - (x) protecting the local culture of Woorabinda.

6.2.1.3 Assessment criteria

Table 6.2.1.3 —Self-assessable and assessable development

Performance outcomes		Acceptable outcomes	
Natural and Cultural Values			
PO1	Development is located and designed to: (a) integrate with the physical characteristics of the site; and (b) recognise and protect the natural and cultural values of the site.	AO1.1	Development is not located in areas with known cultural values, including historical significance and physical artifacts.
		AO1.2	Development is located and designed to retain: (a) natural landforms; (b) natural drainage patterns; (c) mature trees; and (d) any significant landmarks.
PO2	In an urban area, where it is not possible to enhance MSES values or avoid adverse impacts on a MSES wetland, development: (a) minimizes adverse effects; and (b) provides an environmental offset for any remaining environmental impacts on the MSES wetland.	AO2	No acceptable outcome prescribed. Note: Where environmental offsets are required, they are to be provided in accordance with current environmental offsets legislation.
Character and amenity			
PO3	Development is of a style and scale that is compatible with the township.	AO3	The maximum building height of a (a) residential building is 8.5m. (b) commercial or community purpose building is 10.5m or 3 storeys, whichever is the greater; (c) industrial building is 12m.
PO4	Residential development creates a consistent streetscape pattern that: (a) provides access; (b) privacy; (c) sense of safety; and (d) room for landscaping between the road frontage and the development.	AO4	Residential building setbacks from any road frontage area: (a) a minimum of 6 metres to the primary road frontage; or (b) a minimum of 3 metres to a secondary road frontage; and (c) complies with building provisions for side and rear boundary setbacks.
PO5	Residential development allows for: (a) a range of housing options, including dual occupancy and multiple dwellings; and (b) flexibility and adaptability for changing household sizes and	AO5	No acceptable outcome prescribed.



Performance outcomes		Acceptable outcomes	
	structures.		
PO6	Development is designed and constructed to meet the needs of the intended users and in response to the local hot, arid climate.	AO6	No acceptable outcome prescribed.
PO7	Non-residential uses are located, designed and constructed to avoid significantly changing conditions relating to light, noise, dust, odour, traffic, and other existing physical aspects in the township.	AO7	No acceptable outcome prescribed.
PO8	Development is located and designed to: (a) provide a safe environment for people using the property and those in neighbouring areas. (b) minimise the adverse impacts on privacy on neighbouring properties and uses; and (c) provide a clear definition of boundaries between public and private space.	AO8.1	Buildings address the road: (a) with the main entrance facing the road; (b) or for residential uses, a front door or living room windows facing the road.
		AO8.2	Windows to habitable rooms less than 5m away from windows to habitable rooms in another residential building are screened to retain privacy. Editor's Note: habitable rooms include lounge, rumpus, bedrooms.
		AO8.3	(a) Site boundaries are defined by: (i) landscaping; or (ii) fencing, not more than 1.4 m high, between the building and the road for the primary street frontage and 1.8m for the secondary street frontage in the case of a corner site. (b) Side and rear fencing is no greater than 1.8 metres high.
PO9	Development is located and designed to provide enough room for the proposed use, including: (a) onsite car parking plus visitor parking; (b) vehicle access and on-site manoeuvring; (c) residential development - clothes drying, private open space and communal open space areas.	AO9.1	For residential developments onsite car parking is provided at the rate of: (a) one space per dwelling on site, and (b) one visitor space per dwelling.
		AO9.2	For commercial and community purpose developments onsite car



Performance outcomes		Acceptable outcomes	
	non-residential development: loading/unloading access and manoeuvring.		<p>parking is provided at the rate of:</p> <ul style="list-style-type: none"> (a) one space per tenancy; plus (b) 1 visitor space per 2 tenancies; plus (c) space onsite for vehicle access, on-site manoeuvring, loading and unloading.
PO10	Development for industrial activities is appropriately designed and located in relation to adjoining and adjacent development.	AO10	<ul style="list-style-type: none"> (a) Boundary setbacks for industrial development are: <ul style="list-style-type: none"> (i) 6 metres (minimum) from the frontage of the site; and (ii) may be built to side and rear boundaries where building provisions are satisfied; or (iii) 2.5 metres (minimum) from the side and rear boundaries. (b) Site coverage is not greater than 70%; and (c) Car parking is provided at a rate of 1 space per 100m² (minimum); and (d) loading/unloading access and manoeuvring area is provided so that large delivery trucks can enter and leave the site in a forward direction; and (e) 2.5m wide (minimum) landscaping is provided along the road frontage, clear of car parking and refuse disposal areas.



Performance outcomes		Acceptable outcomes	
PO11	Development of industry activities is appropriately buffered from residential uses and community activities and natural hazards areas such as medium bushfire areas.	AO11	<p>Development for:</p> <ul style="list-style-type: none"> (a) medium impact industry does not occur within 250m of a sensitive land use; (b) high impact industry does not occur within 500m of a sensitive land use; and (c) noxious and hazardous industry does not occur within 1,500m of a sensitive land use. (d) industrial activity is not located within 10m of a medium bushfire hazard area, as shown on Map OM-001. <p>Editor's Note – sensitive land uses are defined in section SC1.2 Administrative Definitions.</p>
PO12	Non-residential uses promote walking and cycling.	AO12	Developments provide end-of trip bicycle facilities to secure bicycles to, located out of direct view of the public.
PO13	Child Care Centres are located to satisfy community expectations and be accessible to the community without adversely affecting the amenity of residential uses.	AO13	<p>Child care centres:</p> <ul style="list-style-type: none"> (a) have the following minimum site area: <ul style="list-style-type: none"> (i) 1000m² where no more than 25 children are to be accommodated; or (ii) 1500m² where more than 25 children are to be accommodated; or (iii) 2000m² where more than 50 children are to be accommodated. (b) are located 6 metres from the front boundary of the site; and (c) 3 metres from any secondary street boundary; and (d) locate all outdoor play areas a minimum setback of 2 metres from all common boundaries with adjoining premises; and (e) all setback areas are landscaped.



Performance outcomes		Acceptable outcomes	
PO14	Home based businesses are ancillary to the primary purpose of a residential dwelling. The business is operated so that it doesn't cause nuisance, disturbance or hazard to neighbours or other persons not associated with the activity.	AO14	<p>The home based business:</p> <ul style="list-style-type: none"> (a) is located within an existing dwelling or outbuilding; and (b) does not exceed 50m² gross floor area; and (c) stores goods and materials safely and securely on site and which not visual from any street frontage; and (d) does not generate more than a total of 10 visits to the site per day by visitors, clients and/or deliveries; and (e) includes a sign (not illuminated) no greater than 2m², displayed upon the building or on the front fence; and (f) does not required external building works; and (g) does not involve the service, storage or repair of vehicles commercially on site.
PO15	<p>Wetlands that are identified as a matter of state environmental significance are protected from the effects of development through the effective management of:</p> <ul style="list-style-type: none"> (a) stormwater quality; (b) erosion and sediment control; (c) pest and invasive species; and (d) noise, light and visual disturbance. 	AO15.1	Development does not result in any measurable change to the quantity or quality of stormwater entering the wetland during construction or operation.
		AO15.2	<p>Works do not:</p> <ul style="list-style-type: none"> (a) excavate or remove 100m³ or more of soil or sediment; or (b) fill land with 500m³ or more of material with an average depth of 0.5m or greater.
		AO15.3	<ul style="list-style-type: none"> (a) Development does not result in the introduction of any non-native fauna or pest species; and (b) Exclusion fencing is provided in appropriate locations to manage the threat of pest species to the wetland, and to prevent stock from carrying weeds or exotics into the wetland; and (c) the exclusion fencing does not result in a barrier or hazard to the movement of wetland fauna.



Performance outcomes		Acceptable outcomes	
		AO15.4	Development does not result in any measurable impact on wetland fauna values from noise, light or visual disturbance during construction or operation.
Hazards			
PO16	Development only occurs if people, buildings and infrastructure are not subject to unacceptable risks from adjacent natural hazard areas resulting from flooding.	AO16	No acceptable outcome prescribed.
PO17	Development only occurs if people, buildings and infrastructure are not subject to unacceptable risks from adjacent natural hazards areas resulting from bushfire.	AO17	The proposed development provides a 10 metre wide buffer when adjacent to an area of medium hazard bushfire, as shown on map OM-001.
Infrastructure and servicing			
PO18	Development is provided with infrastructure appropriate to the use and the area in terms of: (a) Reticulated water supply; (b) Electricity; (c) Telecommunications; (d) Roads; (e) Stormwater; (f) Sewerage.	AO18.1	Development is to be provided with connection to: (a) reticulated water supply and sewerage in accordance with Council specifications; (b) electricity to the standard of infrastructure nominated by the relevant electricity supply authority; (c) telecommunications to the standard of infrastructure nominated by the relevant telecommunications supply authority; and (d) roads to identified council standards.
		AO18.2	Development does not cause stormwater runoff onto neighbouring properties.



Performance outcomes		Acceptable outcomes	
Reconfiguring a Lot			
PO19	New lots are designed and developed with sufficient: (a) road frontage for safe, convenient vehicle and pedestrian access; and (b) area and proportions for activities and works associated with the proposed use.	AO19	Lots or lease areas are a minimum of: (a) 1000m ² minimum for detached dwellings, multiple dwellings, attached and detached dual occupancy; (b) 300m ² in the commercial precinct;and (c) 800m ² in the community purposes precinct.
PO20	New lots are designed and developed with sufficient: (a) street lighting; and (b) pedestrian connectivity to other areas.	AO20	No acceptable outcome prescribed.
PO21	Residential subdivisions that create more than 5 lots provide flexibility for the development of a range of housing types and sizes.	AO21	No acceptable outcome prescribed.
PO22	New lots do not restrict community access to open space, waterways and resources, including culturally important places.	AO22	Where lots are located adjacent Wetlands (Map OOM-5) or the creek: (a) boundary fencing is required along the full length of the rear boundary; (b) a walkway is provided to the creek reserve every 400m between lots; and (c) a 20m wide reserve along the creek (measured from the high bank of the creek) to ensure continued public access to the creek for the community.
PO23	New lots are designed and developed to take advantage of climatic conditions (i.e. sun patterns/prevaling winds) to encourage lower infrastructure costs and energy efficiency.	AO23	No acceptable outcome prescribed.
PO24	Development only occurs if people, buildings and infrastructure are not subject to unacceptable risks from flooding.	AO24	Works associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling.



6.2.2 Rural zone code

6.2.2.1 Application

This code applies to assessing material change of use for development and reconfiguring a lot in the rural zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1.

6.2.2.2 Purpose

- (1) The purpose of the zone is to:
 - provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities.
 - 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
 - protect or manage significant natural features, resources, and processes, including the capacity for primary production.
- (2) The local government purpose for the zone is to provide for a rural area that retains its natural values whilst providing for resource use.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development does not adversely affect and provides for the retention of:
 - (i) resources including land, plants, animals, minerals in the earth, fresh water, natural environments and culturally important places;
 - (ii) identified wetlands, areas of ecological significance and waterway areas shown in the Environmental management overlays;
 - (iii) access and use of resources by traditional owners, historical owners and local people in pursuit of traditional and lifestyle cultural practices.
 - (b) Development is designed and constructed so that it:
 - (i) responds to and respects the natural environment and potential risks from natural hazards and climate change;
 - (ii) does not detract from the character, usability, cultural importance or the ongoing practice of traditional activities;
 - (iii) embraces sustainable practices including land management, energy efficiency, water conservation and transport use;
 - (iv) does not unnecessarily fragment areas with the potential for primary production; and
 - (v) provides an ongoing benefit to the community.
 - (c) Tourist uses that recognise and depend on the values of the cultural features, natural resources may be located in the rural zone where there is a established ongoing benefit to the community;
 - (d) A range of rural uses and activities including cropping, animal husbandry, animal keeping, aquaculture, utility installations, cultural tourism activities are encouraged and facilitated;
 - (e) The viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses;



- (f) Development provides for infrastructure and its safe and efficient operation and extension, appropriate to the intended use and site characteristics, at no impost to council; and
- (g) Development that uses natural resources provides an ongoing benefit to the community.

6.2.2.3 Assessment criteria

Table 6.2.2.3 —Self-assessable and assessable development

Performance outcomes		Acceptable outcomes	
Natural and Cultural Values and Resources			
PO1	Development is located and designed so that: (a) there are no significant adverse effects on the natural and cultural values of the environment, including land degradation and water pollution arising from, but not limited to: (i) disturbance of the land; (ii) siting of buildings and other works; (iii) waste disposal; (iv) public access; or (v) fire hazard. (b) it integrates with the natural and cultural features of the site.	AO1	(a) Development is not undertaken on land with known cultural values (including both physical artifacts and historical significance); or (b) Where a place of significance is identified and cannot be avoided, development recognises and promotes the place, where appropriate, and with approval from the Traditional Owners of the land.
PO2	Development does not: (a) adversely impact the viability of habitat or stop the movement of wildlife; or (b) result in the loss of flora and fauna species.	AO2	Development and works do not locate or clear vegetation: (a) outside an identified building envelope area; or (b) if a building envelope area is not identified, an area no larger than 2000m ² .
PO3	Wetlands that are identified as a matter of state environmental significance (MSES) are protected from the effects of development through the effective management of: (a) stormwater quality; (b) erosion and sediment control; (c) pest and invasive species; and (d) noise, light and visual	AO3.1	Development is not carried out within a designated MSES wetland or within 200m of a MSES wetland (shown on Map OM-005 of this planning scheme).
		AO3.2	Development does not result in any measurable change to the quantity or quality of stormwater entering the MSES wetland during construction or operation.



Performance outcomes		Acceptable outcomes	
	disturbance.	AO3.3	<p>(a) Development does not result in the introduction of any non-native fauna or pest species.</p> <p>(b) Exclusion fencing is provided in appropriate locations to manage the threat of pest species to the MSES wetland, and to prevent stock from carrying weeds or exotics into the MSES wetland; and</p> <p>(c) the exclusion fencing does not result in a barrier or hazard to the movement of wetland fauna.</p>
		AO3.4	Development does not result in any measurable impact on wetland fauna values from noise, light or visual disturbance during construction or operation.
Character and use			
PO4	<p>Development is:</p> <p>(a) for a use which satisfies a community need or takes advantage of an economic opportunity; and</p> <p>(b) the nature and scale of the use is such that there are no suitable sites available within Woorabinda township; and</p> <p>(c) the effects of the use mean that it cannot be practicably made compatible with other uses in the township zone; or</p> <p>(d) in order to operate effectively the use needs to be located close to a particular cultural feature, natural feature or resource, infrastructure item or activity that occurs in the area.</p>	AO4	<p>Any material change of use for a rural activity within 1,500m of the township zone boundary (Map ZM-002) is located using the definition criteria and separation distances as if the development were a low, medium, high or noxious or hazardous industry.</p> <p>Editor's note: the definitions of low, medium, high, noxious or hazardous industry are contained in Schedule 1, SC1.1 Definitions. Sensitive land use is defined in Schedule 1, SC1.2 Administrative definitions.</p>
PO5	Buildings and structures are sympathetic with the natural environment and landscape.	AO5	<p>The maximum building height of a:</p> <p>(a) residential building is 8.5m.</p> <p>(b) rural building (ancillary to the rural use of the land) is 10.5m.</p> <p>(c) rural industrial building is 12m.</p>



Performance outcomes		Acceptable outcomes	
PO6	Development does not result in significant adverse effects on use, public health or safety with regard to: (a) waste water disposal; (b) waste disposal; (c) water supply for human use; (d) agricultural uses or works located in close proximity to Woorabinda township, roads or other occupied places.	AO6	No acceptable outcome prescribed.
PO7	Development does not prevent community access to waterways, wetlands or culturally important places and provides for public ownership, access and use of resources.	AO7	Development: (a) is not located so as to prevent community access to watercourses, wetlands or culturally important places; or (b) does not include any structures, fencing or barriers that prevent community access to watercourses, wetlands or culturally important places.
Hazards			
PO8	Development only occurs if people, buildings and infrastructure are not subject to unacceptable risks from flooding and essential infrastructure is able to function effectively during and immediately after flood events.	AO8.1	For material change of use, works associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway (including vegetation clearing); or (b) a net increase in filling.
		AO8.2	For material change of use: (a) material manufacturing equipment and containers are located on the highest part of the site to enhance flood immunity; or (b) materials manufactured or stored on site are not hazardous in nature.
PO9	Development only occurs if people, buildings and infrastructure are not subject to unacceptable risks from hazardous materials.	AO9	There is no increase in the number of people living or working on the site, except where the premises are occupied on a short-term or intermittent basis.

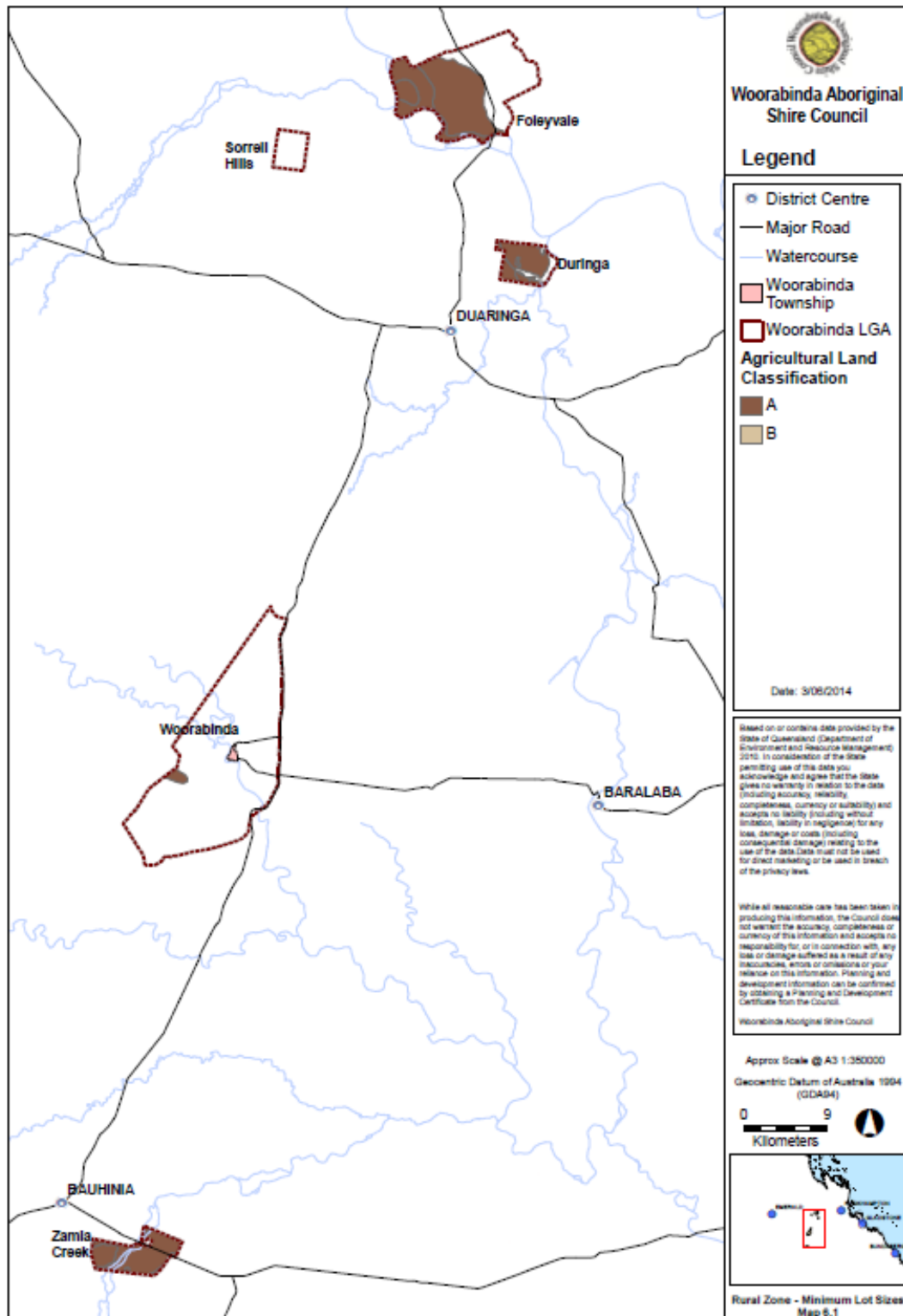


Performance outcomes		Acceptable outcomes	
PO10	Development only occurs if people, buildings and infrastructure are not subject to unacceptable risks from landslide.	AO10	No development is located on land with a slope of 15% or greater, except where a lot created is formalizing tenure over established development. Editor's note: a report by a Geotechnical Engineer may be required to analysis slope and landslide.
Infrastructure and servicing			
PO11	Infrastructure is provided to a standard considered appropriate by council at no impost to council.	AO11	No acceptable outcome prescribed.
PO12	The safe and efficient operation of roads are maintained, having regard to: (a) the nature of vehicles using the road; (b) the location of uses that may be adversely affected by noise or dust generated from the use of that road; (c) the location and design of access points; and (d) the design of stormwater drainage.	AO12	No acceptable outcome prescribed.
PO13	Water supply and sewerage are provided to: (a) meet appropriate standards at the least whole of life cost, including avoiding unnecessary duplication; (b) be robust and fit for purpose and intended period of operation; (c) be easily maintained without unnecessarily requiring specialist expertise or equipment; (d) be comprised and composed of materials that are readily accessible and available from local sources; and (e) be readily integrated with existing systems and facilitate the orderly provision of future systems.	AO13	No acceptable outcome prescribed.



Performance outcomes		Acceptable outcomes	
Reconfiguring a lot design			
PO14	New lots are designed and developed with sufficient: (a) safe and convenient road access; (b) area and proportions for activities and works associated with the proposed use; (c) infrastructure and servicing appropriate to the proposed use of the site, to a standard considered appropriate by Council, at no impost to Council	AO14.1	Lots or lease areas located in the Land Class areas shown on Map 6.1 have a minimum lot size: (a) Class A 200ha (b) Class B 1000ha (c) Class C1 1000ha (d) Class C2 1000ha (e) Class C3 1000ha
		AO14.2	Each lot is to have legal access to a local or state controlled road.
		AO14.3	In the case of a natural hazard event, the access must be able to act as an evacuation route to safe ground.
PO15	Development only occurs if people, buildings and infrastructure are not subject to unacceptable risks from landslide.	AO15	No lots are created on land with a slope of 15% or greater, except where: (a) a lot created is formalizing tenure over established development, or (b) the lot includes a building envelope and vehicular access outside the 15% slope area. Editor's Note: a report by a Geotechnical Engineer may be required to analyse slope and landslide.

Map 6.1 – Agricultural land classes





Part 7 Local plans

There are no local plans in the planning scheme.



Part 8 Overlays

8.1 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 levels of assessment, if applicable, for development affected by an overlay are in Part 5.
- (4) Some overlays may be included for information purposes only. This may result in no change to the level of assessment and/or no additional assessment criteria.
- (5) Assessment criteria for an overlay may be contained in one of the following:
 - (a) a map for an overlay
 - (b) a code for an overlay.
- (6) The overlays for the planning scheme are:
 - (a) bushfire hazard;
 - (b) flood hazard;
 - (c) landscape heritage;
 - (d) biodiversity areas;
 - (e) wetlands; and
 - (f) productive agricultural land
- (7) The following are the overlay codes for the planning scheme:
 - (a) Environmental management overlay code.

8.2 Overlay codes

8.2.1 Environmental Management Overlay Code

8.2.1.1 Application

This code applies to assessing a reconfiguration of a lot or material change of use for development that falls partly or wholly in the:

- (a) bushfire hazard overlay;
- (b) flood hazard overlay;
- (c) landscape heritage overlay;
- (d) biodiversity areas overlay;
- (e) wetlands overlay; and
- (f) productive agricultural land overlay.

8.2.1.2 Purpose

The purpose of this code is to:

- (a) Ensure that development minimises any potential adverse effects on biodiversity, wetlands and landscape heritage values;
- (b) Ensure that development minimises any potential adverse effects on productive agricultural land;
- (c) Ensure that development minimises the potential adverse effects of bushfire on people, property and the environment;
- (d) Ensure that development manages development outcomes in the floodplain so that risk to life, property, community and the environment during future flood events is minimised; and

- (e) Ensure that development does not increase the potential for flood damage on site or to other property.

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

- (a) Development is compatible with the nature of bushfire or flood hazard, except where:
 - (i) the development proposal is a development commitment; or
 - (ii) there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the proposal.
- (b) Where development is not compatible with the nature of bushfire or flood hazard:
 - (i) the adverse impacts from bushfire or flood hazards are minimised as far as practicable;
 - (ii) no unacceptable risk to people or property results; and
 - (iii) The placement and intensity of development does not worsen the impact of flooding and the built form is responsive to flooding as a natural hazard.
- (c) Development acknowledges the duty of care to traditional owners, historical owners and local people by taking all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage.
- (d) Wetlands and other biodiversity areas that are identified as a matter of state environmental significance (MSES) are conserved and enhanced, and viable networks and corridors of native vegetation are retained.
- (e) Productive agricultural land is protected from and maintained by avoiding conflicts between rural and other activities or its fragmentation.
- (f) Essential infrastructure (water, sewerage and power) is located, designed and constructed to ensure the efficient functioning during a natural hazard event (such as flooding and bushfire).

8.2.1.3 Assessment criteria

Table 8.2.1.3 —Self-assessable and assessable development

Performance outcomes		Acceptable outcomes	
Bushfire hazard The bushfire hazard overlay constrains areas of land identified as very high, high and medium bushfire hazard areas as identified by the Queensland Government.			
PO1	Essential Infrastructure and community infrastructure are able to function effectively during and immediately after bushfire events. Editor's Note: for the purpose of this planning scheme, "Essential Infrastructure" is defined in in Schedule 1, SC1.2 Administrative definitions.	AO1	Essential Infrastructure and community infrastructure are not located in a very high, high or medium bushfire hazard area.
PO2	Development minimises the potential adverse impacts of bushfire on the safety of people, property and the environment by mitigating risk through: (a) Lot design; and (b) Including firebreaks that provide adequate: (i) Setbacks between	AO2.1	Roads are designed and constructed in accordance with applicable local government and State government standards.
		AO2.2	Roads are designed to: (a) follow the natural contours of the land and contain stormwater flows; (b) have a maximum gradient



	buildings or structures and hazardous vegetation; and		of 12.5%; and
	(ii) Access for firefighting or other emergency vehicles.		(c) exclude cul-de-sacs where possible.
	(c) Providing adequate road access for firefighting/other emergency vehicles and safe evacuation.	AO2.3	<p>For a development that requires a material change of use for a lot 25,000m² or larger that will result in more than one class of buildings within a single lot, the development is provided with a fire access trail that:</p> <ul style="list-style-type: none"> (a) has a minimum cleared width of 6m; (b) has a formed width and gradient, and erosion control devices to local government standards; (c) has vehicular access at each end; (d) provides passing bays and turning areas for firefighting appliances; (e) is within an access easement that is granted in favour of the local government or Queensland Rural Fire Service.
		AO2.4	<p>For a development that creates additional lots by reconfiguring a lot the development is provided with an area of managed vegetation that separates the lot boundaries from the hazardous vegetation by a distance of 10m that includes a fire access trail that:</p> <ul style="list-style-type: none"> (a) has a minimum cleared width of 6m; (b) has a formed width and gradient, and erosion control devices to local government standards; (c) has vehicular access at each end; (d) provides passing bays and turning areas for firefighting appliances; and (e) is within an access easement that is granted in favour of the local government and QFRS.



		AO2.5	In the case of a natural hazard event, residential lots are designed so the size and shape allow for efficient emergency access to buildings for firefighting appliances (e.g. by avoiding long narrow lots with long access drives to buildings).
PO3	Development does not materially intensify the use of bushfire hazard areas.	AO3	Development does not result in a high concentration of people living or working in an area at risk from bushfire (e.g. residential development, tourist facilities, industrial or commercial uses) or involve institutional uses where evacuating people might be particularly difficult (e.g. child care or aged care).
PO4	Development does not result in a high concentration of people living or congregating in a bushfire hazard area and/or bulk manufacture or storage of hazardous materials.	AO4	Sensitive land uses and development involving the manufacture or storage of hazardous material in bulk are not located in a very high, high or medium bushfire hazard area, as shown on map OM-001.
PO5	An adequate and accessible water supply for firefighting purposes is provided to minimise the potential adverse impacts of bushfire on the safety of people, property and the environment.	AO5	For uses involving new or existing buildings with a gross floor area greater than 50m ² (where a reticulated water supply is not available) at least one water tank within 100m of each building required for household water supply also has: (a) Fire brigade tank fittings; and (b) If the buildings are in a very high, high or medium hazard area, as shown on Map OM-001 – the buildings take off connection from the tank is at a level that allows 5000 litres to be dedicated for firefighting purpose.



Flood hazard

The flood hazard overlay identifies areas potentially subject to flooding.

PO6	Development siting and layout responds to flooding potential and maintains personal safety at all times.	AO6.1	<p>For material change of use, new buildings are:</p> <ul style="list-style-type: none"> (a) located on the highest part of the site to minimise entrance of floodwaters; or (b) designed with elevated habitable floor levels; and (c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. <p>Editor's Note: If part of the site is outside the flood hazard overlay area, this is the preferred location for all buildings.</p>
		AO6.2	<p>For reconfiguring a lot, additional lots are:</p> <ul style="list-style-type: none"> (a) located outside the overlay area; or (b) where possible, located on the highest part of the site to minimise entrance of floodwaters. <p>Editor's Note: If part of the site is outside the flood hazard overlay area, this is the preferred location for all lots (excluding park or other relevant open space and recreation lots).</p>
		AO6.3	<p>Road and/or pathway layout ensures residents are not physically isolated from the adjacent flood free urban area and provides a safe and clear evacuation path by direct and simple routes to main carriageways.</p>



		AO6.4	<p>Signage is provided on site (regardless of whether land is in public or private ownership):</p> <ul style="list-style-type: none"> (a) indicating the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.
PO7	Development is resilient to flood events by ensuring design and construction account for the potential risks of flooding.	AO7.1	<p>For material change of use (residential uses), residential dwellings are not constructed as single-storey slab on ground.</p> <p>Editor's Note: The highset 'Queenslander'-style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.</p>
		AO7.2	<p>Residential buildings:</p> <ul style="list-style-type: none"> (a) Use screening to ensure that the understory is not visible from the street; and (b) Orient to the street by ensuring that the stairs to the dwelling and at least one habitable room overlook the street; and (c) Have ground floors that allow for the flow through of flood water.
		AO7.3	<p>For material change of use (non-residential uses) for non-residential buildings and structures:</p> <ul style="list-style-type: none"> (a) Orient to the street by activating the street frontage (b) Allow for flow through waters on the ground floor. <p>Editor's Note: The relevant building assessment provisions under the Building Act 1975 apply to all building work within the flood hazard overlay area and must take account of the flood potential within the area.</p> <p>Editor's Note: Resilient building materials for use within the flood hazard overlay area should be determined in consultation with Council, in accordance with the</p>



			relevant building assessment provisions.
PO8	Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level, and does not increase the potential for flood damage either on site or on other properties.	AO8.1	<p>For material change of use, reconfiguring a lot, works in the township zone associated with proposed development do not involve:</p> <ul style="list-style-type: none"> (a) Any physical alteration to a watercourse or floodway including vegetation clearing; or (b) A net increase in filling (including berms/mounds). <p>Editors note: Berms/mounds are considered to be an undesirable built form outcome and not supported.</p>
		AO8.2	<p>For material change of use, reconfiguring a lot, works (including buildings and earthworks) in rural areas either:</p> <ul style="list-style-type: none"> (a) do not involve a net increase in filling greater than 50m³; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) do not change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> (i) loss of flood storage; (ii) loss of/change to flow paths; (iii) acceleration or retardation of flows; or (iv) acceleration or any reduction in flood warning times elsewhere on the floodplain.
		AO8.3	<p>In rural areas, buildings and infrastructure are set back 50m from natural riparian corridors to maintain their natural function of reducing velocity of flood waters.</p>



PO9	Development avoids the release of hazardous materials into floodwaters.	AO9	<p>For material change of use:</p> <p>(a) materials manufactured or stored on site are not hazardous in nature; or</p> <p>(b) hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity.</p> <p>Editor's Note: Refer to the Work Health and Safety Act 2011 and associated Regulation, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.</p>
PO10	Essential Infrastructure is able to function effectively during and immediately after flood events.	AO10	No acceptable outcome prescribed.

Landscape Heritage

The landscape heritage overlay identifies landscapes with significant indigenous or non-indigenous cultural heritage value identified in a regional plan or by a local government.

Note: Under s. 23 of the Aboriginal Cultural Heritage Act 2003, and s. 23 of the Torres Strait Islander Cultural Heritage Act 2003, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage (the "cultural heritage duty of care"). A person will comply with the duty of care in relation to Aboriginal or Torres Strait Islander cultural heritage if the person is acting in compliance with cultural heritage duty of care guidelines gazetted under the Aboriginal Cultural Heritage Act 2003 / Torres Strait Islander Cultural Heritage Act 2003 and/or in accordance with an agreement with the Aboriginal or Torres Strait Islander party for the area or a cultural heritage management plan approved under part 7 of the Aboriginal cultural heritage and Torres Strait Islander cultural heritage legislation .



PO11	<p>Development is located and designed to:</p> <ul style="list-style-type: none"> (a) not impact adversely on the cultural values of the site; (b) integrate with the physical characteristics of the site; and (c) recognise and protect the significance of prominent natural features and landmarks of the site. <p>Editor's Note: Development obligations under the Aboriginal Cultural Heritage Act 2003 and the Native Title Act 1993 must be met.</p>	AO11	No acceptable outcome prescribed.
<p>Biodiversity areas</p> <p>The biodiversity areas overlay identifies Matters of State Environmental Significance (MSES) as identified by the Queensland Government.</p>			
12	<p>Native vegetation is retained in a way that:</p> <ul style="list-style-type: none"> (a) contributes to the maintenance of ecological processes; (b) plays a significant role in the carbon cycle; (c) prevents the loss of biodiversity; (d) conserves and enhances networks and corridors of native vegetation; and <p>endangered, of concern and least concern regional ecosystems are conserved.</p>	AO12	<p>Development is not located within the Biodiversity overlay area (Map OOM-004) unless the development either:</p> <ul style="list-style-type: none"> (a) provides for an overriding need in the public interest; or (b) is a development commitment and achieves the development outcomes within this code to the maximum extent practicable, having regard to the characteristics of the development.
PO13	Endangered, of concern and least concern regional ecosystems are conserved and enhanced, and viable networks and corridors of native vegetation are retained.	AO13	No acceptable outcome prescribed.
PO14	Development ensures that natural resources (land, plants, animals, minerals, ecological processes and habitats) are sustainably managed to minimise impacts on the continued and future use of the area for current and future generations.	AO14	No acceptable outcome prescribed.



Wetlands

The wetlands overlay recognizes wetlands that are identified as a matter of state environmental significance identified by the Queensland State Government in the State Planning Policy.

PO15	Development in or adjacent to wetlands that are identified as a matter of state environmental significance in Great Barrier Reef catchments is planned, designed, constructed and operated to prevent the loss or degradation of the wetlands and their environmental values, or to enhance these values.	AO15.1	Development is not carried out: <ul style="list-style-type: none"> (a) in the Wetland overlay area (Map OOM-005), and (b) in Woorabinda Township - within 50m of a wetland area; or (c) outside of Woorabinda Township - within 200m of a wetland area.
		AO15.2	Where development is proposed within the wetland area, or the buffer area, development either: <ul style="list-style-type: none"> (a) provides for an overriding need in the public interest; or (b) is a development commitment and achieves the purpose of Environmental Management code to the maximum extent practicable, having regard to the intrinsic characteristics of the development; and (c) Development does not result in any measurable change to the quantity or quality of storm water entering the wetland during construction or operation.
		AO15.3	During construction, erosion and sediment control practices, including approved proprietary products, are designed, installed, constructed, maintained and monitored in accordance with local conditions and recommendations by suitably qualified persons or professionals.
		AO15.4	During construction, development incorporates erosion and sediment control measures to achieve best practice design objectives.



Productive agricultural land

The productive agricultural land overlay deals with the areas of land identified by the Queensland Government in the State Planning Policy as important agricultural areas and Class A and Class B land in the Agricultural Land Classification.

PO16	<p>The integrity, viability and productivity of productive agricultural land is protected and maintained by avoiding:</p> <ul style="list-style-type: none"> (a) conflict between rural activities and other uses; and (b) alienation and fragmentation of productive agricultural land. 	AO16	No acceptable outcome prescribed.
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Part 9 Development codes

9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Statewide codes are included in all Queensland planning schemes.
- (3) Use codes and other development codes are specific to each local government area.
- (4) The following are the statewide codes for the planning scheme:
 - (a) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code
 - (b) Community residence code.

9.2 Statewide codes

9.2.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

- (1) The purpose of the Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code is for assessing requests for compliance assessment for development for reconfiguring a lot that requires compliance assessment as prescribed in Part 5—Tables of assessment under Table 5.4.2—Prescribed level of assessment: reconfiguring a lot.

Note – development subject to compliance assessment must be able to achieve compliance with the compliance outcomes for a compliance permit to be issued.

Note – if compliance with the code is not possible, the development cannot be considered for compliance assessment and a development application for assessable development must be made to the local government.

Table 9.2.1.1 - Reconfiguring a lot (subdividing one lot into two lots) and associated operational work requiring compliance assessment

Compliance outcomes	
Lot Design	
C01	Where a relevant local planning instrument contains frontage requirements, each lot must comply with the frontage requirements
C02	Where a relevant local planning instrument contains building envelope requirements, each lot must comply with the building envelope requirements.
C03	<p>The reconfiguration includes a rear lot only if a relevant local planning instrument provides for a rear lot</p> <p>and</p> <p>The number of adjoining rear lots does not exceed the maximum number of adjoining rear lots under the local planning instrument</p> <p>and</p> <p>Only one rear lot is provided behind each standard lot</p> <p>and</p> <p>No more than two rear lot access strips directly adjoin each other</p> <p>and</p> <p>No more than two rear lots gain access from the head of a cul-de-sac.</p>



Compliance outcomes	
CO4	The reconfiguration ensures that any existing buildings and structures are setback to any new property boundary in accordance with boundary setback requirements under a relevant local planning instrument or In relation to a reconfiguration within a residential zone, where no boundary setbacks are prescribed under a relevant local planning instrument, any existing buildings and structures are setback to any new property boundary in accordance with boundary setback requirements under the <i>Queensland Development Code</i> .
CO5	The reconfiguration enables that any proposed buildings and structures can comply with boundary setback requirements under a relevant local planning instrument or In relation to a reconfiguration within a residential zone, where no boundary setbacks are prescribed under a relevant local planning instrument, any proposed buildings and structures can comply with boundary setback requirements under the <i>Queensland Development Code</i> .
The reconfiguration enables proposed buildings and structures to avoid easements, such as easements for trunk sewer lines No new lots are created where proposed buildings and structures cannot be constructed due to existing or planned underground or above ground infrastructure.	
CO6	No new lots are created on land subject to flooding up to and including the Defined Flood Event (DFE) as identified under a relevant local planning instrument, or an Annual Exceedance Probability (AEP) of 1 per cent, whichever results in the highest level above Australian Height Datum (AHD) or Where a Defined Flood Event (DFE) is not identified under a relevant local planning instrument, no new lots are created on land subject to flooding up to and including an Annual Exceedance Probability (AEP) of 1 per cent
Hazard Management	
CO7	If the land is located within a Designated Bushfire Prone Area, the reconfiguration does not involve premises identified as being greater than low risk
CO8	No new lots are created where the existing slope of the land is 15 per cent or greater
Infrastructure	
CO9	For premises within a reticulated water area, each lot is connected to the reticulated water supply system or For premises outside a reticulated water area, each lot is provided with an alternate potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with a relevant local planning instrument.
CO10	For premises within a declared sewer area, each new lot is able to be connected to the sewerage system. OR For premises outside a declared sewer area, each new lot is able to accommodate an on-site effluent treatment and disposal system in accordance with any requirements under a relevant local planning instrument.
CO11	Each new lot is connected to an electricity supply network where required under a relevant local planning instrument.
CO12	Each new lot is able to be connected to a telecommunications network where required under a relevant local planning instrument.



Compliance outcomes	
CO13	Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed in accordance with any requirements under a relevant local planning instrument to service the lots.
Access	
CO14	Each lot has lawful, safe and practical access to the existing road network via: <ul style="list-style-type: none"> • direct road frontage; or • an access strip (for a rear lot); or • an access easement, where provided for in a relevant local planning instrument
CO15	Where access to a lot is proposed via an access strip or easement, the access strip or easement has: <p>(a) a minimum width in accordance with a relevant local planning instrument; or</p> <p>(b) if no minimum width is prescribed under a relevant local planning instrument, a minimum width of five metres in a residential zone or eight metres in an industrial zone.</p> <p>and</p> <p>Is designed and constructed in accordance with any requirements under a relevant local planning instrument..</p>
CO16	The maximum length of an access strip or easement does not exceed any maximum length prescribed under a relevant local planning instrument. <p>or</p> <p>Where there is no maximum length prescribed under a relevant local planning instrument, the maximum length of an access strip or easement is 50 metres.</p>
CO17	The gradient of an access strip or easement does not exceed any maximum grade prescribed under a relevant local planning instrument.
CO18	A driveway crossover to each lot is designed and constructed in accordance with any requirements under a relevant local planning instrument.
Stormwater	
CO19	Onsite erosion and the release of sediment or sediment-laden stormwater from the premises is minimised at all times including during construction and complies with the requirements of a relevant local planning instrument. <p>or</p> <p>A Sediment and Erosion Control Plan complies with the draft <i>Urban Stormwater – Queensland Best Practice Environmental Management Guidelines</i> (BPEM Guidelines).</p>
CO20	Filling or excavation on the premises does not exceed a maximum of one metre vertical change in natural ground level at any point
CO21	Filling or excavation does not cause ponding on the premises or adjoining land in accordance with a relevant local planning instrument.



9.2.2 Community residence

- (1) The purpose of the Community residence code is for assessing a material change of use for a community residence.

Table 9.2.2.1 - Community residence for self-assessable development only

Acceptable outcomes	
AO1	The maximum number of residents is seven.
AO2	One support worker is permitted to reside on the premises at any time.
AO3	The maximum number of support workers attending any daytime activity shall not exceed 7 people over a 24 hour period.
AO4	Resident and visitor parking is provided on site for a minimum of two vehicles. One vehicle space must be dedicated for parking for support services.

9.2.3 Forestry for wood production code

The planning scheme does not establish a variation in the level of assessment for Cropping where forestry for wood production in a rural zone.

9.3 Use codes

There are no use codes in this planning scheme.

9.4 Other development codes

There are no other development codes in this planning scheme.

Part 10 Planning partnerships

There are no planning partnerships in the planning scheme.



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 one is an undefined use.
- (3) A use listed in table SC1.1.2 column one has the meaning set out beside that term in column two.
- (4) Column three of table SC1.1.2 identifies examples of the types of activities which fall within the use identified in column one.
- (5) Column four of table SC1.1.2 identifies examples of activities which do not fall within the use identified in column one.
- (6) Columns three and four of table SC1.1.2 are not exhaustive lists.
- (7) Uses listed in table SC1.1.2 columns three and four which are not listed in column one form part of the definition and have their ordinary meaning.
- (8) The use definitions listed here are the definitions used in this planning scheme.

Table SC1.1.1—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 material and materials and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist, 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



Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Air services	<p>Premises used for the following:</p> <ul style="list-style-type: none"> the arrival and departure of aircraft; the housing, servicing, maintenance and repair of aircraft; the assembly and dispersal of passengers and/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	<p>Premises used for production of animals or animal products on either native or improved pastures or vegetation.</p> <p>The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.</p>	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	<p>Premises used for boarding, breeding or training of animals.</p> <p>The use may include ancillary temporary and/or permanent holding facilities on the same site and ancillary repair and servicing of machinery.</p>	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 and/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



Bar	<p>Premises used primarily to sell liquor for consumption in the premises and that provides for a maximum capacity to seat sixty persons at any one time.</p> <p>The use may include ancillary sale of food for consumption on the premises and entertainment activities.</p>		Club, hotel, nightclub entertainment facility, tavern
Brothel	Premises made available for prostitution by two or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, 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 provided for a caretaker of a non-residential use on the same premises.	Rural workers accommodation	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
Child care centre	Premises used for minding or care but not residence of children.	Crèche, early childhood centre, kindergarten, after school care	Educational establishment, home base child care
Club	<p>Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment.</p> <p>The use may include the ancillary preparation and service of food and drink.</p>	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	Disability support services, drop in centre, respite centre	Childcare centre, family day care, health care services, residential care facility



	use.		
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, residential care facility, rooming accommodation, 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 dependant on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	Premises containing two dwellings on one lot (whether or not attached) where the use is primarily residential.	Duplex	Dwelling house, multiple dwelling
Dwelling house	A residential use of premises for one household which contains a single dwelling. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.		Caretaker's accommodation, dual occupancy, multiple dwelling, rooming accommodation, short-term accommodation, student accommodation,



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 after school care for students and/or on-site student accommodation.	Primary school, secondary school, college, university, technical institute	Childcare centre, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services, disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility	Community use, hospital, residential care facility
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, meals on wheels distribution centre, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub
Function facility	Premises used for conducting receptions or functions which may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel



Funeral parlour	<p>Premises used to arrange and conduct funerals, memorial services and the like, but does not include burial or cremation.</p> <p>The use includes a mortuary and the storage and preparation of bodies for burial or cremation.</p>		Cemetery, crematorium, place of worship
Garden centre	<p>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.</p> <p>The use may include an ancillary food and drink outlet.</p>	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	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.		
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 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 	<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, noxious and hazardous industry



	<ul style="list-style-type: none"> generates a significant demand on the local infrastructure network the use may involve night time and outdoor activities onsite controls are required for emissions and dangerous goods risks. 		
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
Hospital	<p>Premises used for medical or surgical care or treatment of patients whether or not residing on the premises.</p> <p>The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.</p>		Health care services, residential care facility
Hotel	<p>Premises used primarily to sell liquor for consumption.</p> <p>The use may include short-term accommodation, dining and entertainment activities and entertainment 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 industries	<p>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.</p> <p>The use includes the ancillary storage and packing of feed and produce.</p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	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	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery



	containers are used. The use includes the storage and packing of produce and plants grown on the subject site.		
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 (e.g. 7am to 6pm), • 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>	<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, noxious and hazardous industry</p>
Major electricity infrastructure	<p>All aspects of development for either the transmission grid or electricity supply networks as defined under the Electricity Act 1994.</p> <p>The use may include ancillary telecommunication facilities.</p>	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	Boat building, boat storage, dry dock	Marina



	<p>involved in any activity relating to the manufacturing, storage, repair and/or servicing of vessels and maritime infrastructure.</p> <p>The use may include the provision of fuel and disposal of waste.</p>		
Market	<p>Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables.</p> <p>The use may include entertainment provided for the enjoyment of customers.</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<p>Premises used for 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 noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise, • generates high traffic flows in the context of the locality or the road network, • generates an elevated demand on the local infrastructure network, • potential for offsite impacts in the event of fire, explosion or toxic release, • onsite controls are required for emissions and dangerous goods risks, • Evening or night activities are undertaken indoors and not outdoors. • the use is primarily undertaken indoors. 	<p>Spray painting and surface coating, transport depot, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working).</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds</p>	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, noxious and hazardous industry

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, motorcross tracks, off road motorcycle facility, motorcycle or car race tracks	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Multiple dwelling	Premises which contains three or more dwellings where the use is primarily residential.	Apartments, flats, units, townhouses	Club, hotel, tavern, pub, indoor sport and recreation
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 ecosystems 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 • promote environmental awareness, education and conservation • carry out sustainable practices 	Environmentally responsible accommodation facilities, including lodges, cabins, huts and tented camps	Environment facility
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	Premises used for an administrative, secretarial or management service or the	Bank, real estate agent, administration	Home based business, home office, shop, outdoor



	<p>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. 	building	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>	<p>Agricultural machinery sales yard, motor vehicles sales yard</p>	<p>Bulk landscape supplies, market</p>
Outdoor sport and recreation	<p>Premises used for a recreation or sport activity that is carried on outside a building and which 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>	<p>Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval, pony club</p>	<p>Major sport, recreation and entertainment facility, motor sport, park</p>
Outstation	<p>Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people.</p> <p>The use provides for intermittent short stay and/or long term camping.</p> <p>The use may involve permanent low scale built infrastructure.</p>	<p>Indigenous camp site</p>	<p>Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park</p>



Park	<p>Premises used by the public generally for free recreation and enjoyment, and may be used for community events.</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 on or off vessels; any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels. 	Marina	Ferry terminal, landing
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, food and drink outlet, kiosk, amenity buildings and</p>		Tourist park



	the provision of recreation facilities for the exclusive use of residents.		
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	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	Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components. The use may include emerging industries such as energy, aerospace, and biotechnology.	Aeronautical engineering, computer component manufacturing, medical laboratories	
Residential care facility	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.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including: <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 ferry terminal and air services 	Island resort	
Retirement facility	A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.	Retirement village	Residential care facility



	The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.		
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market
Rooming accommodation	<p>Premises used for the accommodation of one or more households 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 • may be provided with separate facilities for private use • may share communal facilities or communal space with one or more of the other residents. <p>The use may include:</p> <ul style="list-style-type: none"> • rooms not in the same building on site • provision of food or other service • on site management or staff and associated accommodation. 	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
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 the processing and packaging is 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 husbandry and forestry, conducted on a lot in the same ownership whether or not such	Farm worker's accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist



	quarters are self-contained.		accommodation , non-resident workforce 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, noxious and hazardous industry
Service station	Premises used for the sale of fuel including petrol, liquid petroleum, 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	Adult shop, food and drink outlet, showroom, market
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.		
Short-term accommodation	Premises used to provide short-term accommodation for tourists or travellers for a	Motel, backpackers, cabins, serviced	Hostel, rooming accommodation, tourist park



	<p>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>	apartments, farm stay	
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: a large area for handling, display or storage; and direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.</p>	Bulky goods sales	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 or 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 extreme offsite impacts in the event of fire, explosion or toxic release • onsite controls are required for emissions and dangerous goods risks • the use generally involves night time and outdoor activities • the use may involve the storage and handling of large volumes of dangerous goods • requires significant separation from non-industrial uses 	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note – additional examples may be shown in SC1.1.2 industry thresholds</p>	Low impact industry, medium impact industry, high impact industry, service industry



Substation	Premises forming part of a transmission grid or supply network under the Electricity Act 1994, and used for: 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 Electricity Act 1994; 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 by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower	Aviation facility, 'low-impact telecommunications facility' as defined under the Telecommunications Act 1997
Theatre	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.	Cinema, movie house, concert hall, dance hall	Community hall, hotel, indoor sport and recreation facility
Tourist attraction	Premises used for providing on-site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	Theme park	Hotel, major sport, recreation and entertainment facility, nightclub
Tourist park	Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes. The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, and/or the provision of recreation facilities for the use of occupants of the	Camping ground, caravan park	Relocatable home park, tourist attraction, short-term accommodation



	tourist park and their visitors, and accommodation for staff.		
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractors depot, bus depot	Home based business, warehouse, low impact industry, service industry
Utility installation	<p>Premises used to provide the public with the following services:</p> <p>supply of water, hydraulic power, electricity or gas;</p> <p>sewerage or drainage services;</p> <p>transport services including road, rail or water;</p> <p>waste management facilities;</p> <p>network infrastructure.</p> <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p>	Sewerage treatment plant, mail depot, pumping station	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
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 the storage.</p> <p>The use does not include retail sales from the premises.</p>	Self storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site.		Bulk landscape supplies, garden centre



	The use may include sale of gardening materials where these are ancillary to the primary use.		
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 one has the meaning set out beside that term in the second column two under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Table SC1.2.1—Administrative definitions

Term	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 include 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 space that is situated between one floor level and the floor level next below where np pat of the space projects more than one metre 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> <ol style="list-style-type: none"> if the projection is a roof and there is no 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 fitting or ornamental or architectural attachments.</p>
Building height	<p>If specified:</p> <ol style="list-style-type: none"> 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 in storeys, the number of storeys above ground level or in both metres and storeys, both (a) and (b)



Demand unit	Unit of demand that applies to each type of infrastructure to express the demand represented by different types of lots or uses.
Development footprint	The location and extent of all development proposed on the 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 Building Code of Australia, 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	<p>A building or part of a building used or capable of being used as self-contained residence that must include the following:</p> <ul style="list-style-type: none"> (a) food preparation areas (b) a bath or shower (c) a toilet and wash basin (d) clothes washing facilities <p>This term includes outbuildings, structures and works normally associated with a dwelling.</p>
Gross floor area	<p>The total 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:</p> <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	<p>Means:</p> <ul style="list-style-type: none"> (a) the existing level of the site providing it has not been unlawfully altered; or (b) where the land has been unlawfully altered the level of land prior to the alteration; or (c) the 'as-constructed' level of the land in accordance with an approval for filling and excavation.
Household	An individual or a group of two or more related or unrelated people who reside in the same dwelling unit, 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 as defined elsewhere.
Minor building work	An alteration, addition or extension to an existing building where the floor area, including balconies, is less than five percent of the building 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 Electricity Act 1994, (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.) 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 Electricity Act 1994) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.
Net developable area	<p>The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulfate soils, conservation land, flood effected land or steep slope.</p> <p>Note – for the purposes of a priority infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).</p>
Netserv plan	A distributor-retailer's plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>
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 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>
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Plot ration	The ratio of gross floor area to the area of the site
Productive agricultural land	Productive agricultural land includes land identified as important agricultural areas and Class A and Class B land in the Agricultural Land Classification
Projection areas(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Secondary dwelling	<p>A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.</p> <p>A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.</p>
Service catchment	<p>A service catchment is 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>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 catchments can be established as the area serviced by a particular reservoir.
Setback	Means the shortest distance measured horizontally from the wall or balustrade 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 compromises the whole or



	part of one lot or more than one lot of each lot of such lots is contiguous.
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> <ul style="list-style-type: none"> (a) a lift shaft, stairway or meter room (b) a bathroom, shower room, laundry, water closet, or other sanitary compartment (c) a combination of the above <p>A mezzanine is a storey A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey A basement is not a storey</p>
Temporary use	A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.
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 purpose	For the purpose of priority infrastructure plans, urban purpose includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.



Schedule 2 Mapping

Mapping for the PIP is contained within Schedule 3 of the planning scheme.

SC2.1 Map index

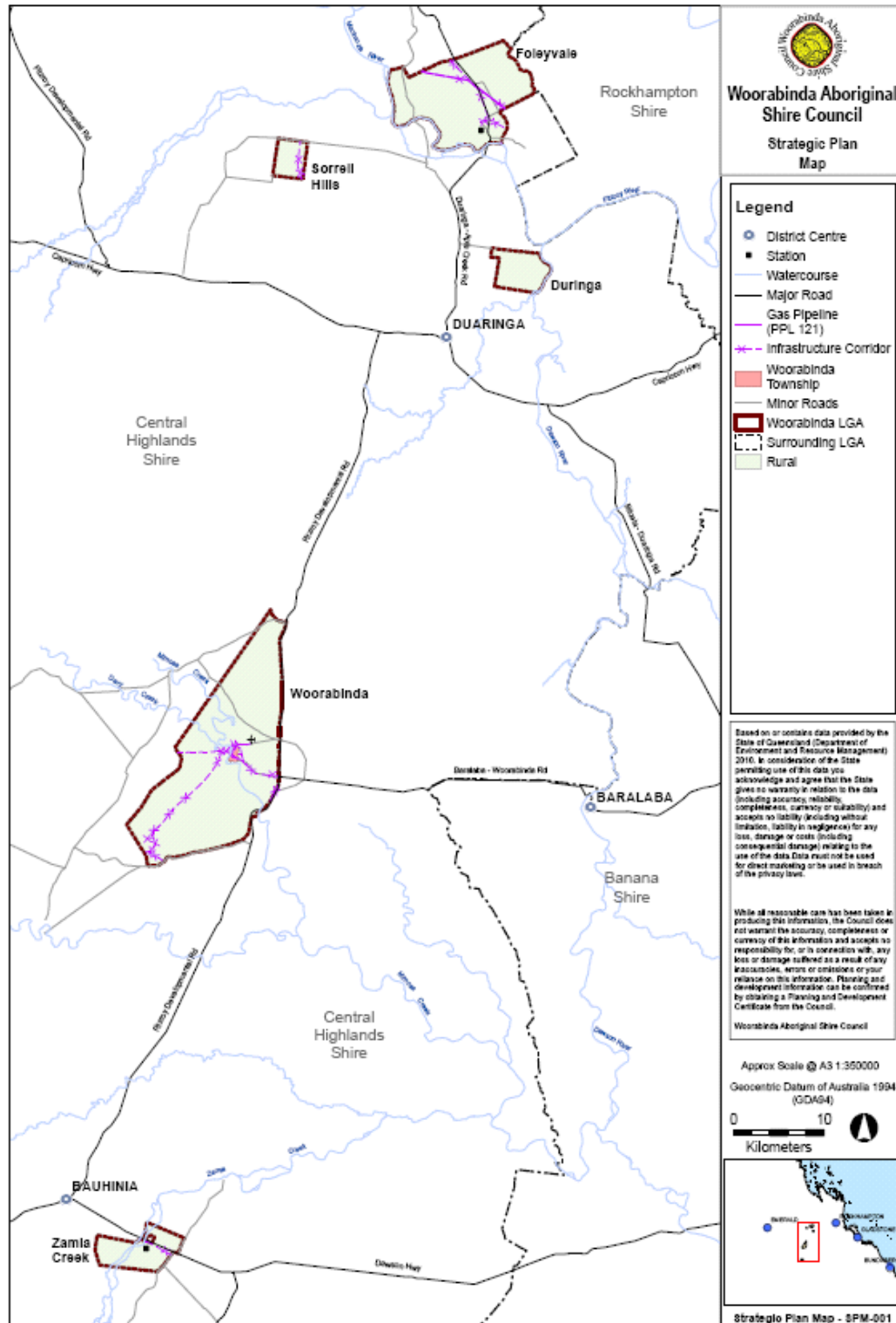
The table below lists all strategic plan, zoning, local plan and overlay maps applicable to the planning scheme area.

Table SC2.1.1—Map index

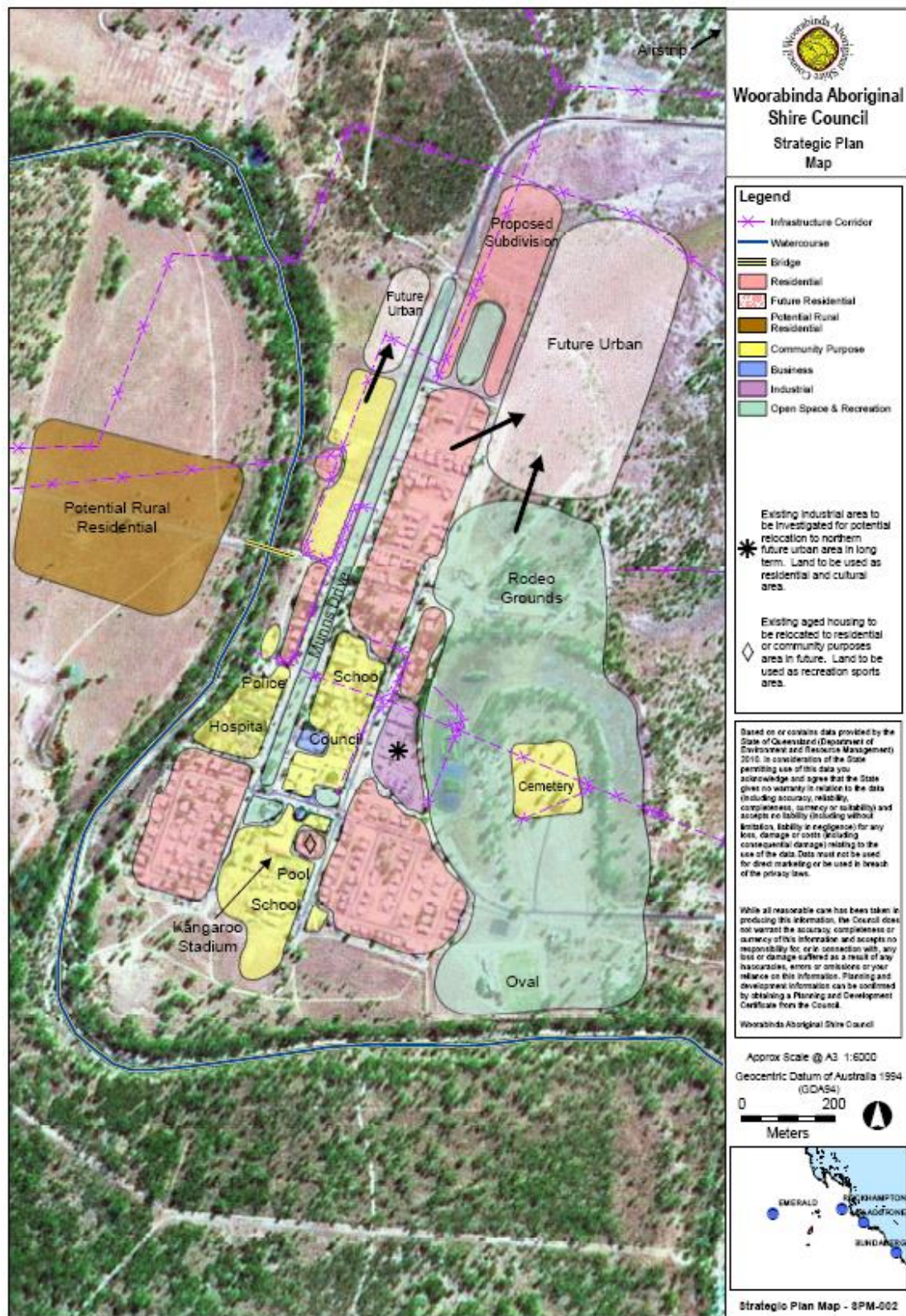
Map number	Map title	Gazettal date
Strategic plan maps		
SPM-001	Strategic Plan Map – Woorabinda LGA	29 August, 2014
SPM-002	Strategic Plan Map – Woorabinda township	29 August, 2014
Zone maps		
ZM-001	Woorabinda LGA zone map	29 August, 2014
ZM-002	Woorabinda township zone map	29 August, 2014
Overlay maps		
OM-001	Bushfire Hazard - LGA	29 August, 2014
OM-002	Flood Hazard - LGA	29 August, 2014
OM-003	Landscape Heritage - LGA	29 August, 2014
OM-004	Biodiversity - LGA	29 August, 2014
OM-005	Wetlands - LGA	29 August, 2014
OM-006	Productive Agricultural Land - LGA	29 August, 2014

SC2.2 Strategic plan maps

SPM-001 Strategic Plan Map – Woorabinda LGA

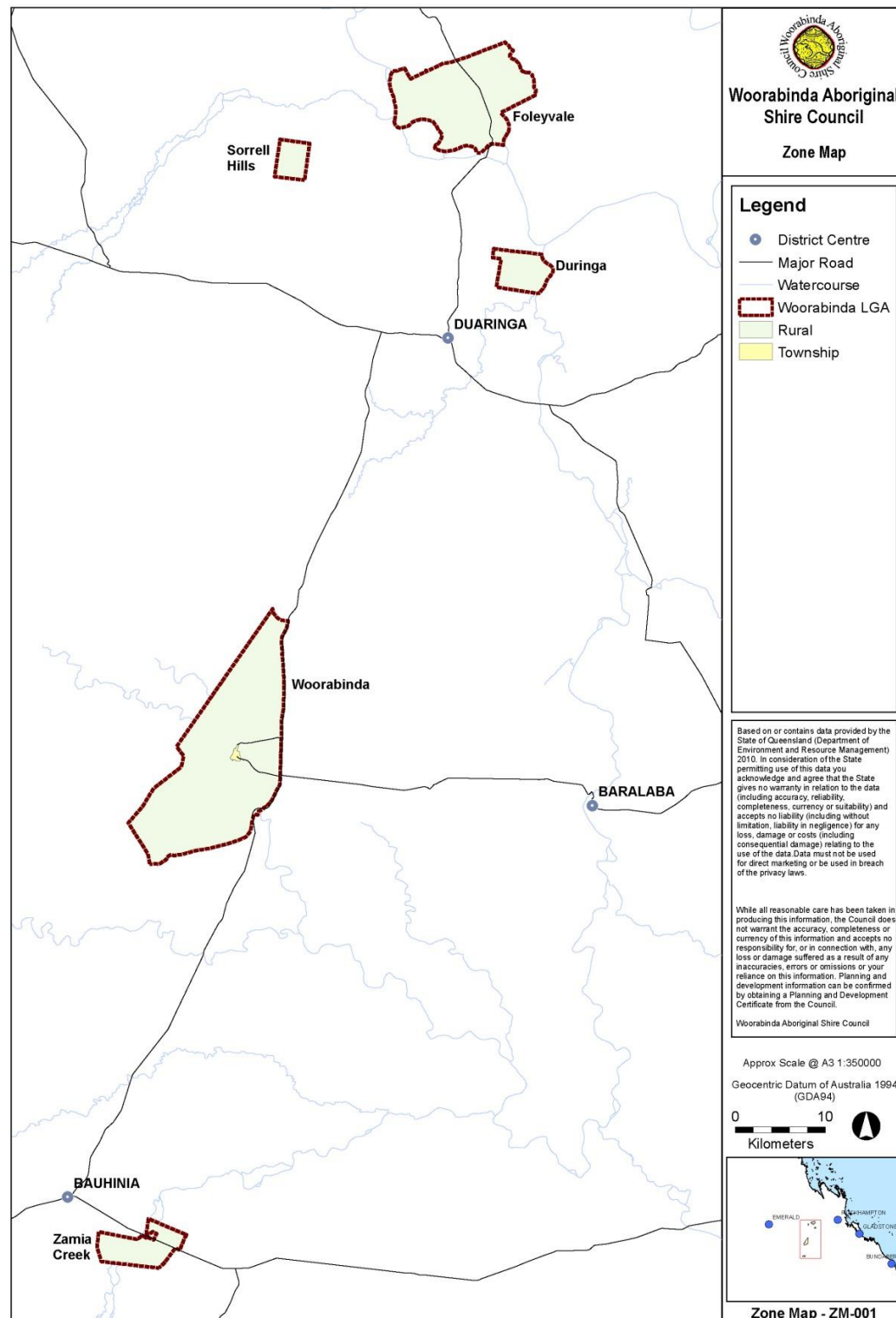


SPM-002 Strategic Plan Map – Woorabinda township

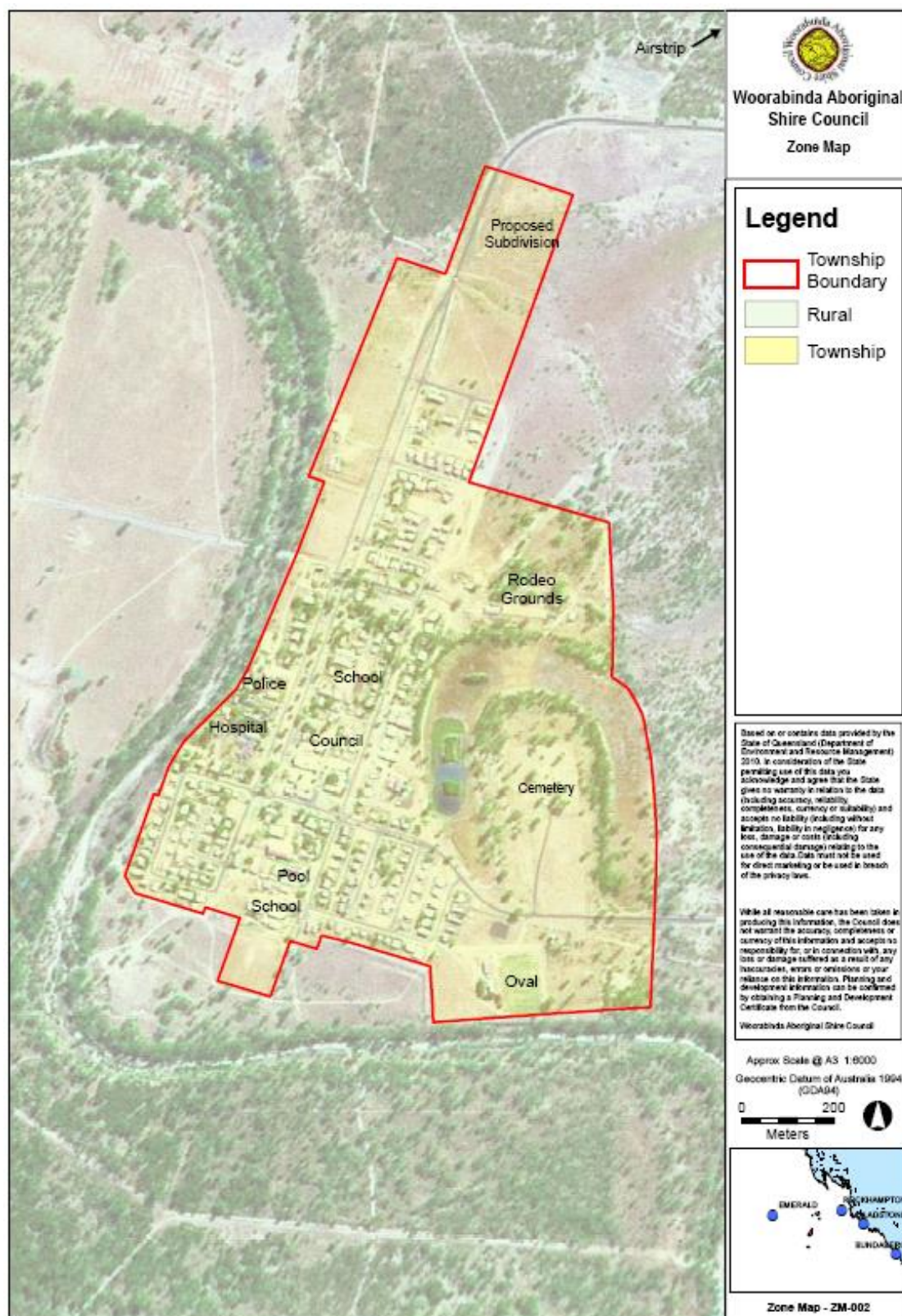


SC2.3 Zone maps

ZM-001 Woorabinda LGA zone map

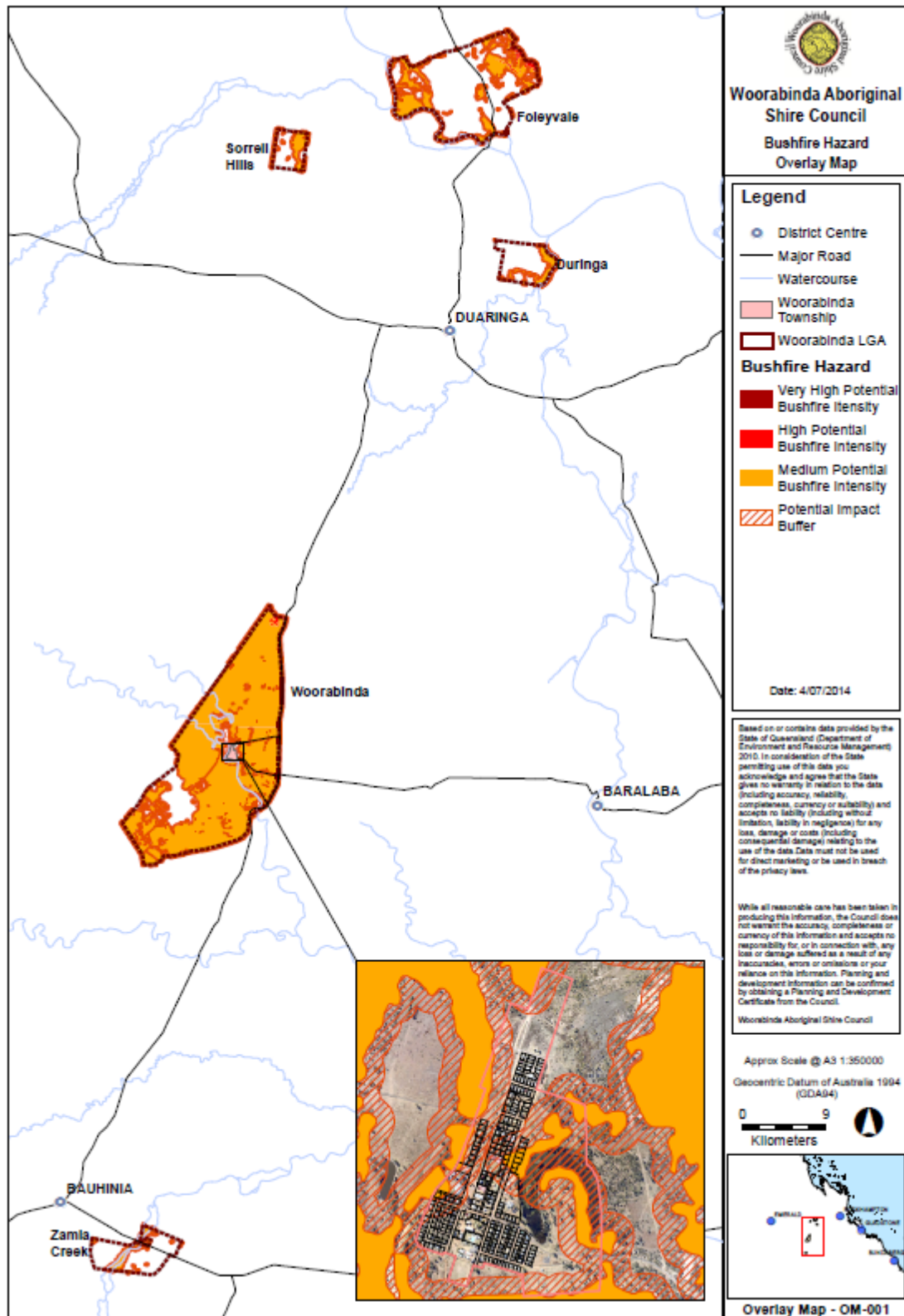


ZM-002 Woorabinda township zone map

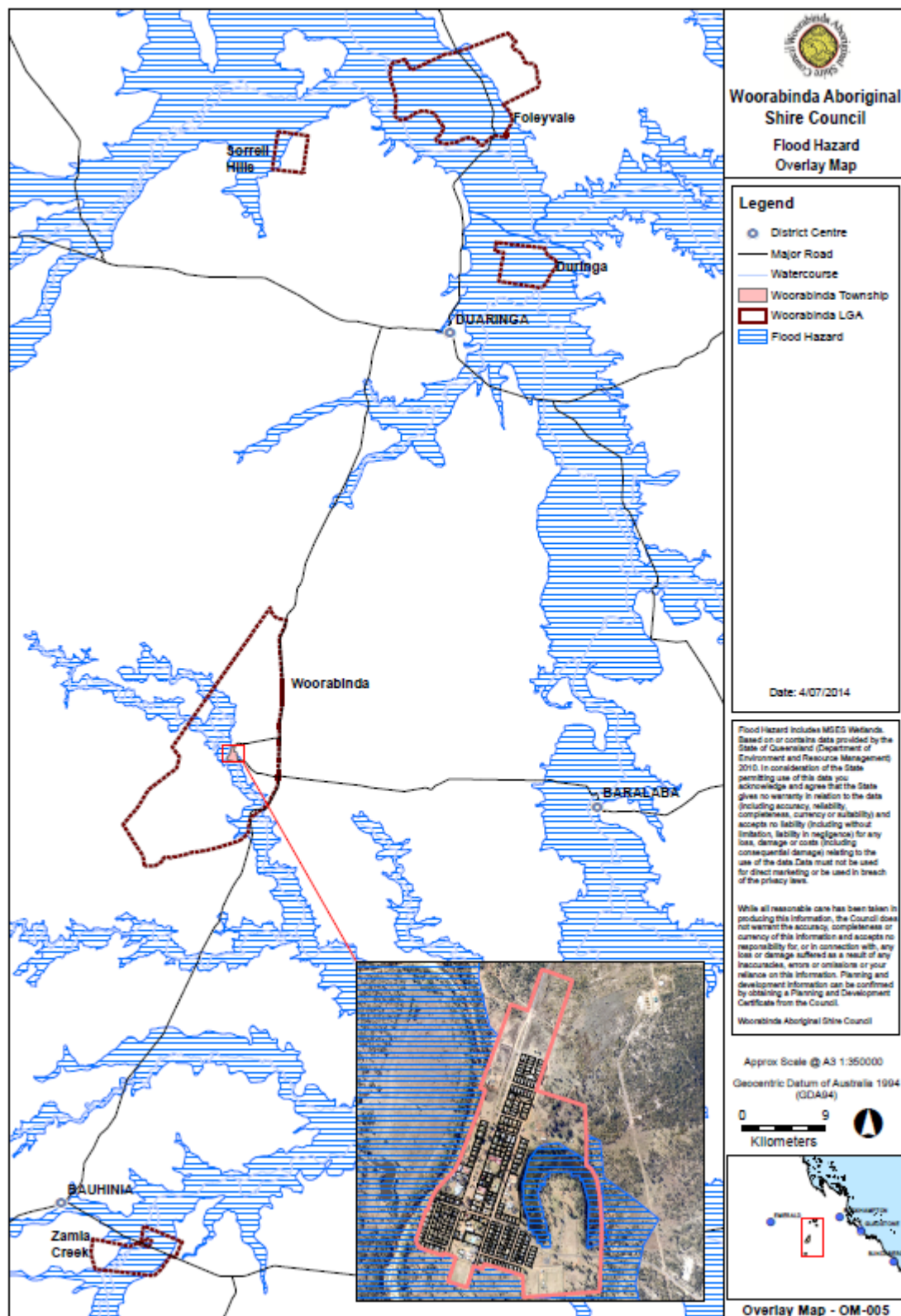


SC2.4 Overlay maps

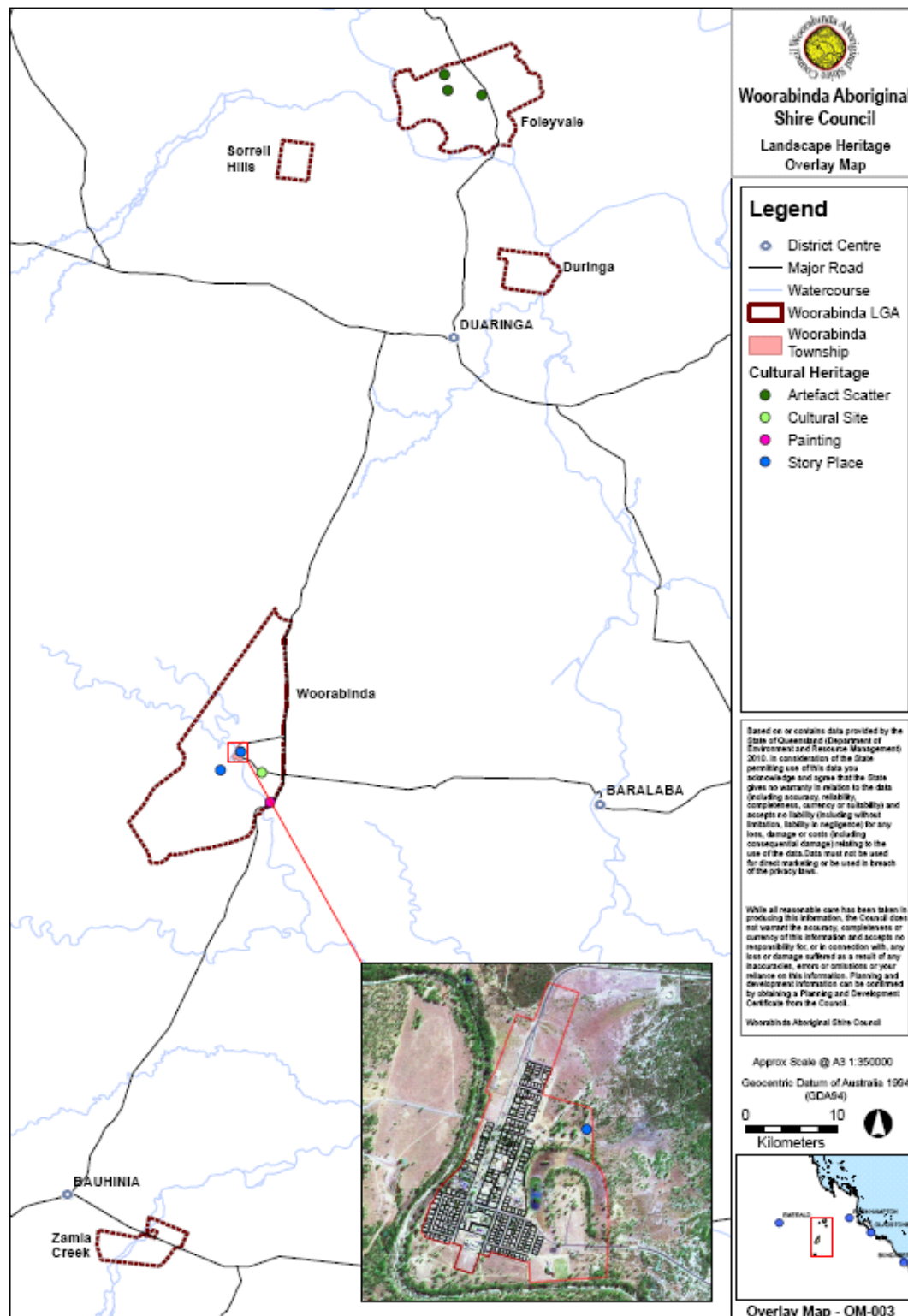
OM-001 Bushfire hazard - Woorabinda LGA



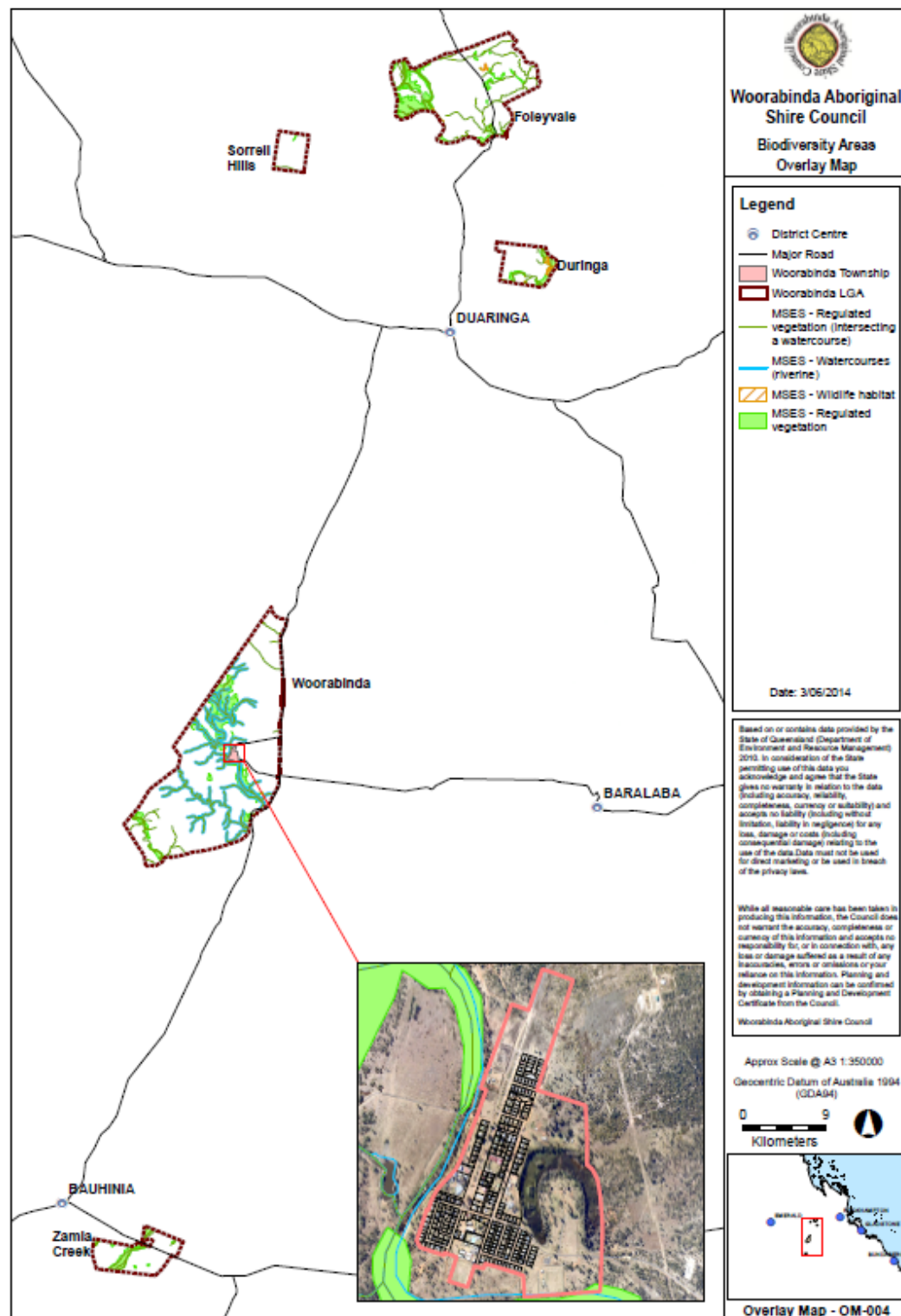
OM-002 Flood hazard - Woorabinda LGA



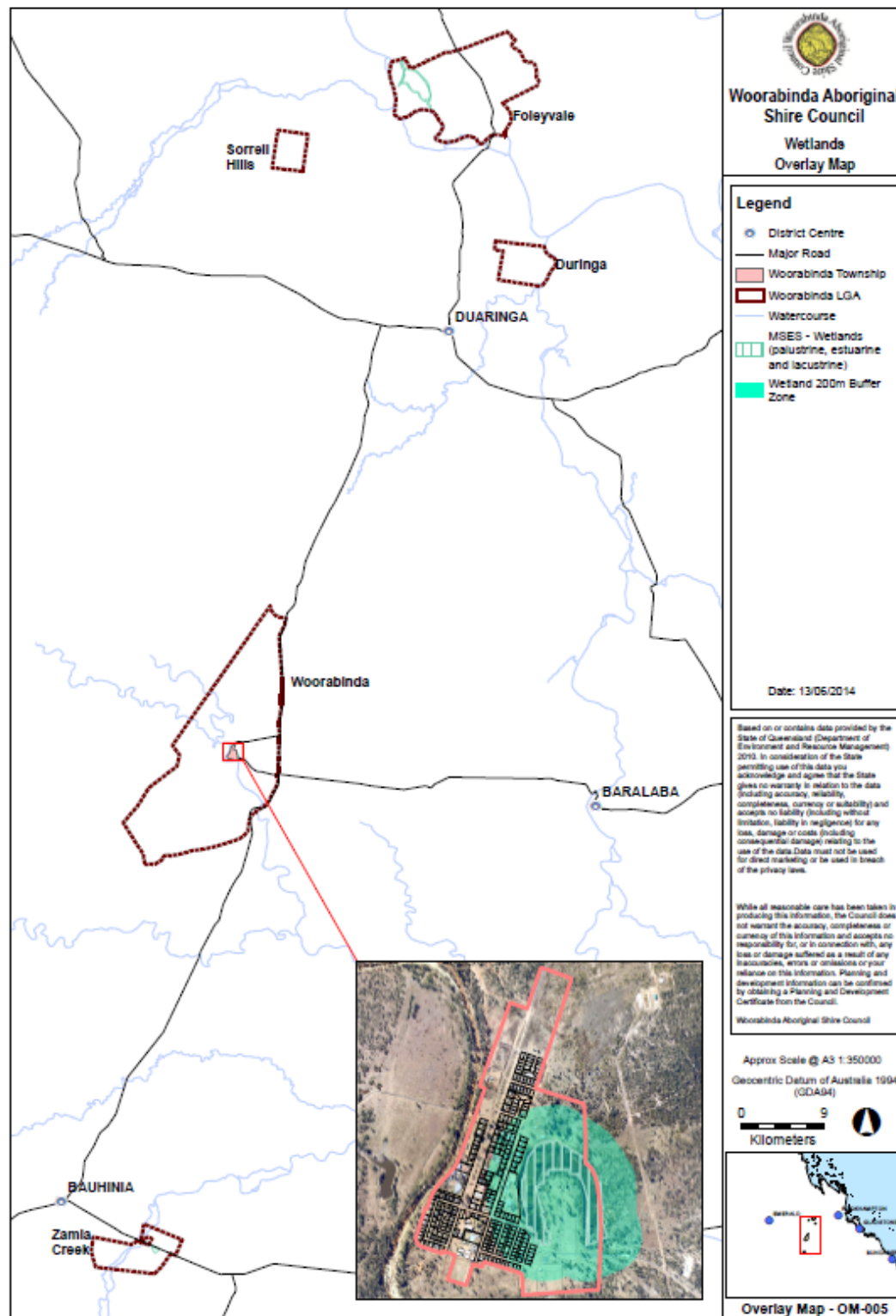
OM-003 Landscape heritage - Woorabinda LGA



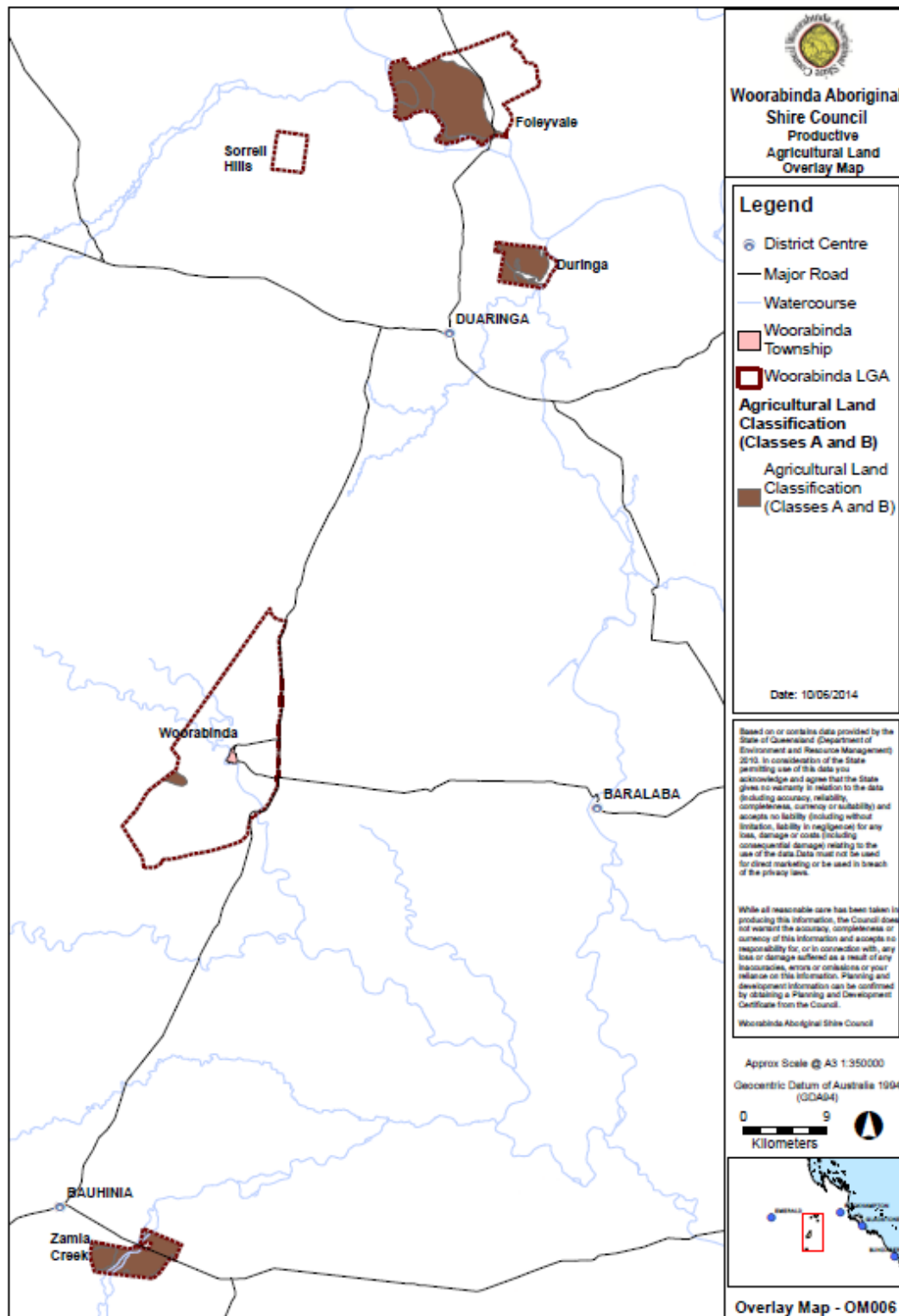
OM-004 Biodiversity - Woorabinda LGA



OM-005 Wetlands - Woorabinda LGA



OM-006 Productive agricultural land - Woorabinda LGA





Schedule 3 Priority infrastructure plan mapping and plans

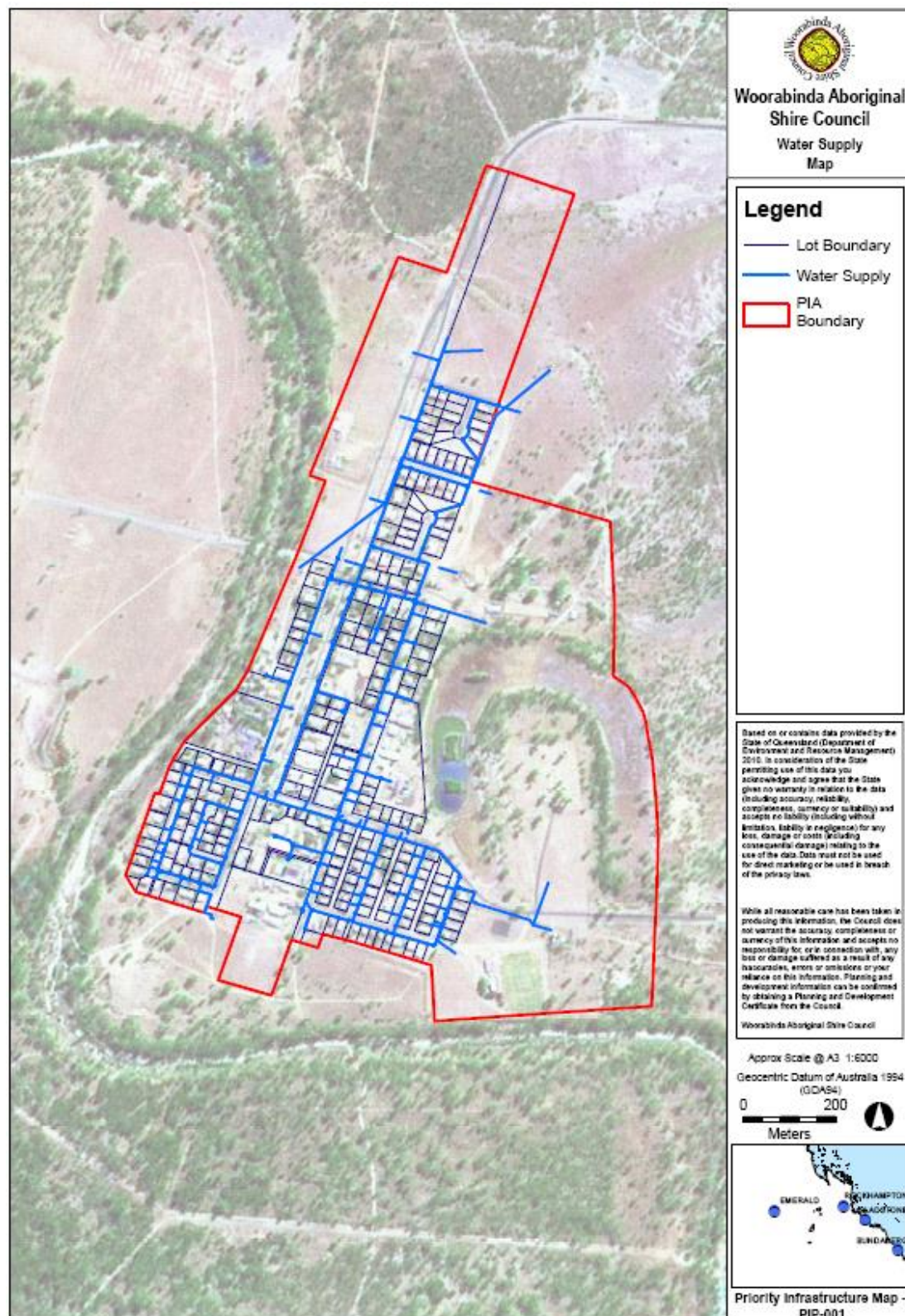
SC31 Map index

The table below lists all priority infrastructure plan maps applicable to the planning scheme area.

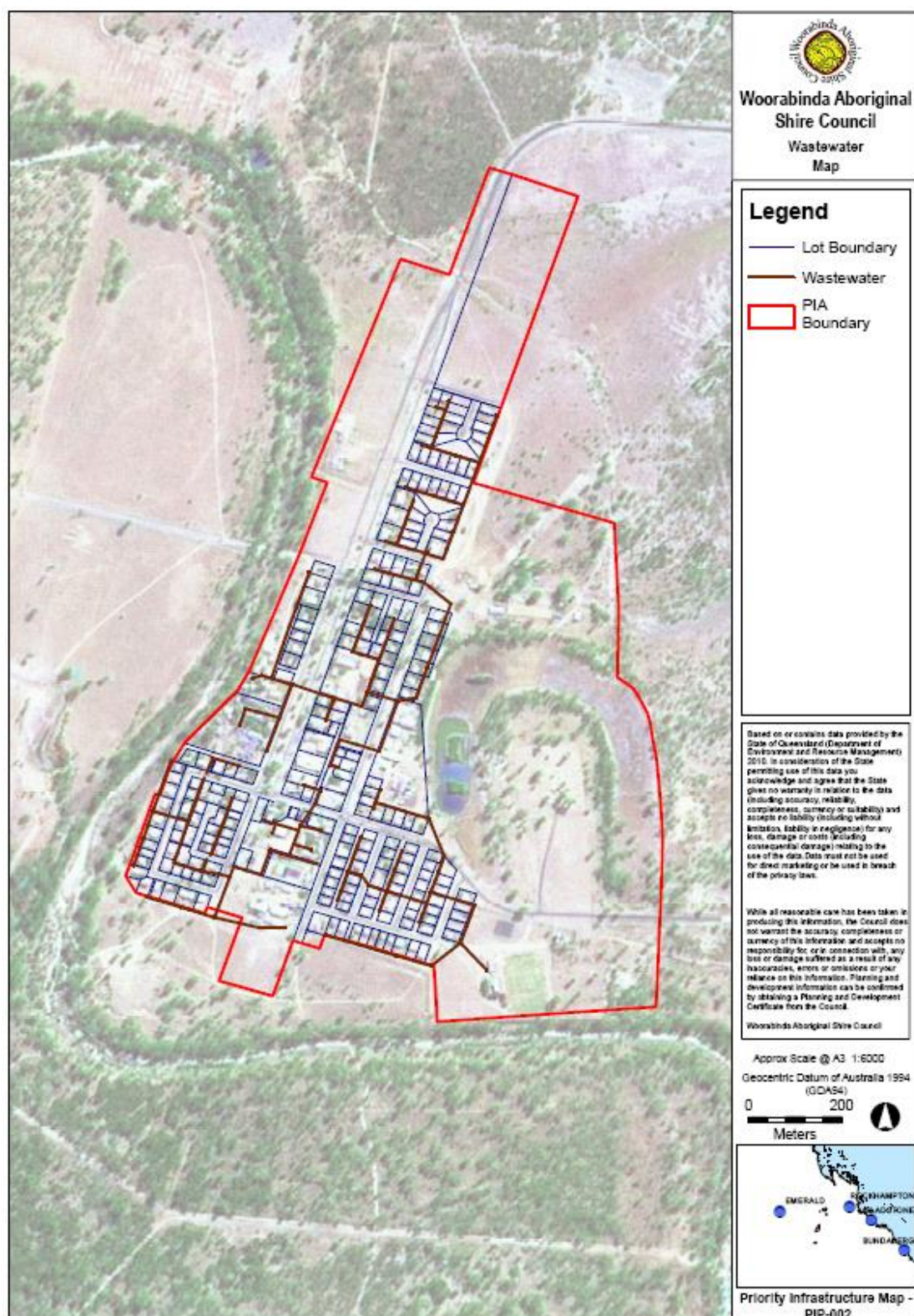
Table SC3.1.1—Map index

Map number	Map title	Gazettal date
Priority infrastructure plan maps		
PIP-001	PIP Map – Water supply	29 August, 2014
PIP-002	PIP Map – Wastewater	29 August, 2014
PIP-003	PIP Map – Stormwater	29 August, 2014
PIP-004	PIP Map – Public parks and community facilities	29 August, 2014

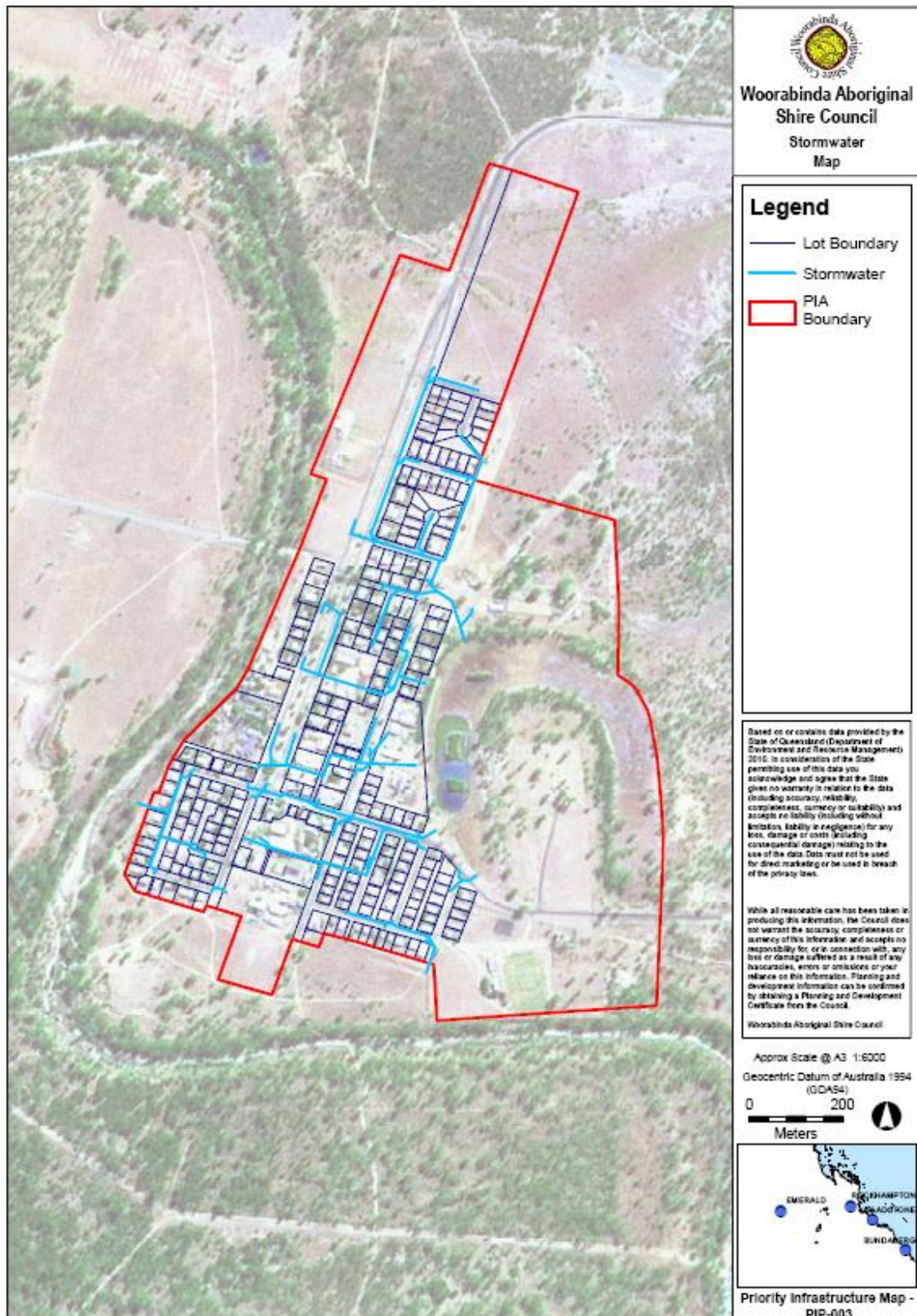
PIP-001 PIP Map – Water supply



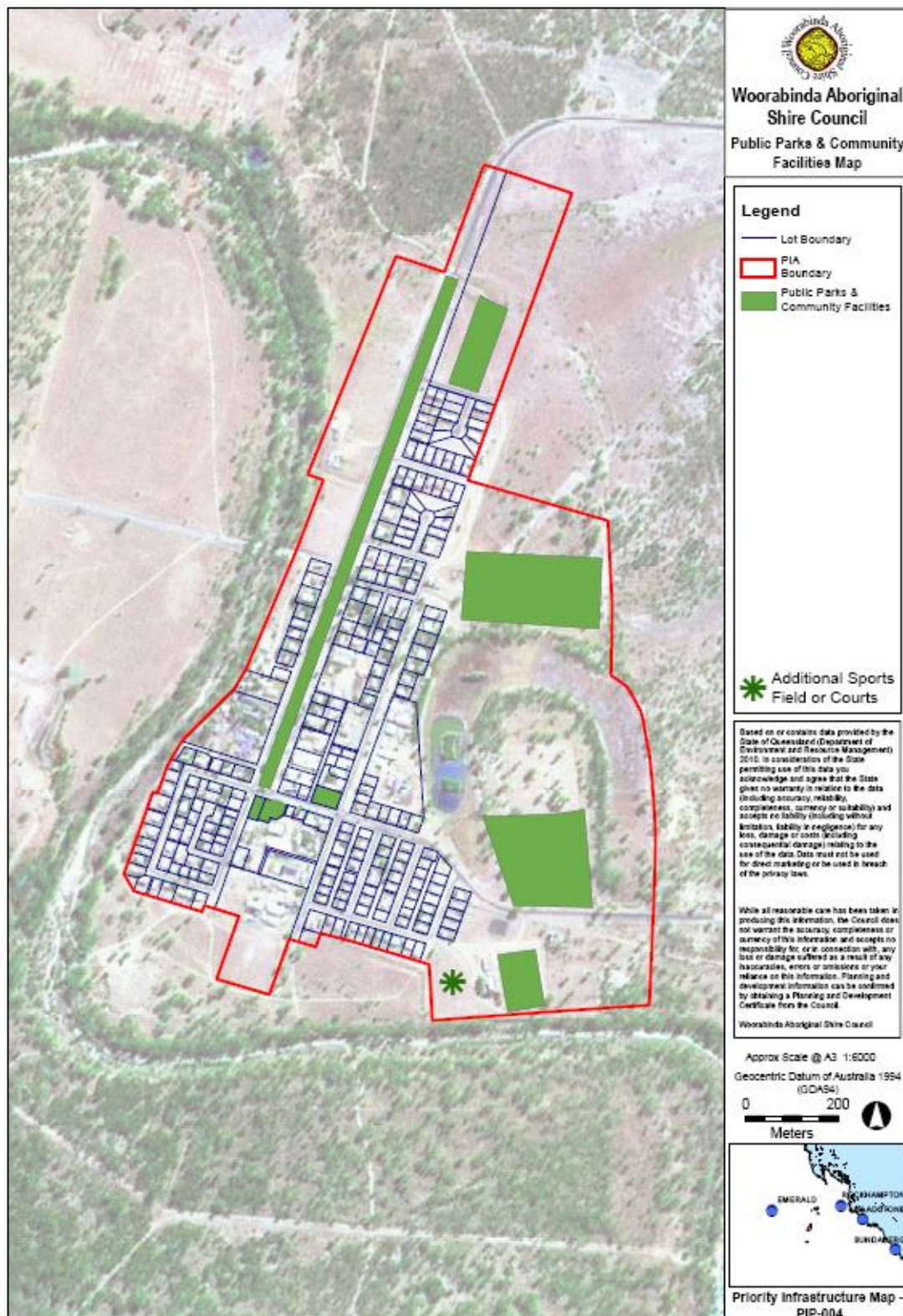
PIP-002 PIP Map – Wastewater



PIP-003 PIP Map – Stormwater



PIP-004 PIP Map – Public parks and community facilities





Schedule 4 Notations required under the Sustainable Planning Act 2009

SC4.1 Notation of decisions affecting the planning scheme under section 391 of the Act

Table SC4.1.1—Notation of decisions under section 3.1 of the Act

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

SC4.2 Notation of resolution(s) under section 648D of the Act

Table SC4.2.1—Notation of resolutions under section 648D of the Act

Date of resolution	Date of effect	Details	Contact information
TBA			

Schedule 5 Land designated for community infrastructure

There is no land designated for community infrastructure in the local government area.

Schedule 6 Planning scheme policies

There are no planning scheme policies for the planning scheme.

END OF PLANNING SCHEME



Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/ acronym	Description
DSS	desired standard of service
MCU	Material change of use as defined in the <i>Sustainable Planning Act 2009</i>
PFTI	plans for trunk infrastructure
PIP	priority infrastructure plan
PIA	priority infrastructure area
ROL	Reconfiguring a lot as defined in the <i>Sustainable Planning Act 2009</i>
SPA	Sustainable Planning Act 2009

Appendix 2 Table of amendments

Date of adoption	Planning scheme version number	Amendment type	Summary of amendments
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A