



CARPENTARIA SHIRE
Outback by the Sea[®]

**CARPENTARIA SHIRE
PLANNING SCHEME 2024**

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NOT YET COMMENCED

1.0 Introduction and administrative matters

1.1 Acknowledgement of traditional owners

Carpentaria Shire is the traditional country of the Gkuthaarn, Kukatj and Kurtijar people who have inhabited and cared for this ancient landscape for thousands of years. Carpentaria Shire Council acknowledges the connection of these nations to this land and the continuation of cultural, spiritual and educational practices of Aboriginal peoples.

Council will work with Traditional Owners to advance Aboriginal and Torres Strait Islander Interests in land use planning to value, protect and promote Aboriginal and Torres Strait Islander knowledge, culture and tradition.

1.2 Application and commencement

- (1) This planning scheme was prepared under the Planning Act 2016 using the regulated requirements under the Planning Regulation 2017. It applies to the whole of the local government area of Carpentaria Shire other than strategic port land pursuant to section 287 of the Transport Infrastructure Act 1994.

Editor's notes –

- *The boundaries of the local government area to which this planning scheme applies are described by the maps referred to in the Local Government Regulation 2012.*
- *Strategic port land is located at Karumba.*

- (2) The planning scheme was adopted by notice in the Government Gazette No. <insert> on <insert date> and commenced on <insert date>.

Editor's note – *Amendments to the planning scheme may be made from time to time. When they occur copies of the amendments and superseded versions of the planning scheme will be made available on Carpentaria Shire Council's website at <https://www.carpentaria.qld.gov.au>.*

1.3 State planning instruments

1.3.1 State planning policy

- (1) The Minister has agreed that all aspects of the State Planning Policy (July 2017 version) have been reflected in the planning scheme.
- (2) Accordingly, no aspects of the State Planning Policy (July 2017 version) will be relevant to the assessment of assessable development under sections 26 and 27 or 30 and 31 of the Planning Regulation 2017.

Editor's note – *Assessable development may need to be assessed against or have regard to any future versions of the State Planning Policy until all relevant aspects are incorporated into the planning scheme.*

1.3.2 Regional plan

- (1) The Minister has agreed that this planning scheme appropriately reflects the non-statutory Gulf Regional Development Plan (2000).
- (2) Accordingly, no aspects of the Gulf Regional Development Plan (2000) will be relevant to the assessment of code assessable development under sections 26 and 27 of the Planning Regulation 2017. However, the assessment of impact assessable development must have regard to the regional plan in accordance with section 31 of the Planning Regulation 2017.

Editor's note – Assessable development may need to be assessed against or have regard to any future regional plan until all relevant aspects are incorporated into the planning scheme.

1.3.3 The regulated requirements

- (1) The regulated requirements under section 16 of the Planning Act and section 5 of the Planning Regulation 2017 are adopted in this planning scheme.

Editor's note – Under section 16 (3) of the Act, the contents of the regulated requirements prevail over this planning scheme to the extent of any inconsistency.

1.4 Local government infrastructure plan

- (1) This planning scheme does not contain a local government infrastructure plan. Accordingly, under section 111 of the Planning Act 2016, infrastructure charges will not be levied on new development.

1.5 Definitions and other interpretation matters

- (1) Definitions of terms used in this planning scheme are contained in schedule 1.
- (2) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (3) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (4) A reference to the "Act" or the "Regulation" in this planning scheme means the Planning Act 2016 and the Planning Regulation 2017 respectively unless the context expressly means otherwise.
 - (a) Notes are identified by the title 'note' and are part of the planning scheme.

Note - This is an example of a note.
 - (b) Editor's notes and footnotes are extrinsic material in accordance with the Acts Interpretation Act 1954 and do not have the force of law.

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

- (c) Punctuation:
 - (i) a word followed by ';' or ', and' is taken to be 'and';
 - (ii) a word followed by ';' or 'or' means either option can apply.

1.6 Roads, waterways and reclaimed land

- (1) The following applies to a waterway other than the Coleman River, road, closed road, or reclaimed land in the planning scheme area:
 - (a) if adjoined on both sides by land in the same zone—the road, closed road, waterway or reclaimed land is in the same zones as the adjoining land;
 - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries;
 - (c) if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land; and
 - (d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.
- (2) The extent of the Coleman River that forms part of Carpentaria Shire is to be taken to be included in the rural zone.

1.7 Building work regulated under this planning scheme

- (1) For the purposes of section 7 of the Building Regulation 2021, land in a bushfire hazard category shown on the bushfire hazard overlay map OM4 (including medium, high and very high hazard and potential impact buffer categories) is the designated bushfire prone area.
- (2) For the purposes of section 8 of the Building Regulation 2021, the area covered by the flood hazard overlay map is the designated flood hazard area. Requirements for floor levels and other matters are set out in the building assessment provisions for building work in the flood hazard area. The defined flood level is the level described in schedule SC1.4.
- (3) For the purposes of section 8 of the Building Regulation 2021, a freeboard of 500mm is declared for vulnerable uses.

Editor's notes

There are no provisions in the building assessment provisions which cover the area subject to storm tide inundation. Instead, this assessment benchmark sets requirements for floor levels within this area.

- (4) This planning scheme varies certain provisions of the Queensland Development Code MP1.1, MP1.2 and MP1.3 under section 6 of the Building Regulation 20217, section 33 of the Building Act 1975 and P10 of MP1.3. The variations are set out in the assessment benchmarks for the relevant zone.

Editor's notes -

- *Except where allowed under the Building Act, the planning scheme may not*
 - *include a provision about building work, to the extent the building work is regulated under the building assessment provisions under the Planning Act 2016 section 8 (5);*
or
 - *be inconsistent with the effect of building assessment provisions under the Planning Regulation 2017 section 17(b).*
- *The building assessment provisions are stated in Section 30 of the Building Act 1975 and are assessment benchmarks for the carrying out of building assessment work (see also Section 31 of the Building Act 1975).*
- *Refer to Schedule 9 of the Planning Regulation 2017 to determine assessable building work, the category of assessment and any referrals applying to the building work.*
- *An applicant may request preliminary approval for building work as part of an application for a material change of use. The decision on that development application can also be taken to be a referral agency's response under Section 56 of the Act for building work assessable against the Building Act 1975.*
- *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.*

2.0 Strategic Framework

2.1 Overview

- (1) The strategic framework expresses the desired future state for Carpentaria Shire over the next 25 years and sets the policy directions which all other parts of the planning scheme are intended to implement.
- (2) For the purposes of section 16(1)(a) of the Act, the strategic outcomes for this planning scheme are set out under each theme heading.

EXTRINSIC MATERIAL

CARPENTARIA SHIRE CONTEXT AND VISION

Carpentaria Shire is the traditional country of the Gkuthaarn, Kukatj and Kurtijar people who have inhabited and cared for this ancient landscape for thousands of years. Today over 40% of Carpentaria's people identify as Indigenous.

The Shire covers an area of approximately 65,000 square kilometres on the crossroads of the Savannah Way, linking Cairns to Broome in Western Australia and the Matilda Way, stretching from Bourke, in New South Wales to the Gulf. Its landscapes range from inland plains to mangrove forests to deltas and saltpans along the coastal areas of the Gulf of Carpentaria.

Normanton is the region's administrative centre, while Karumba is a focus for port based commercial activity (exporting zinc, lead and live cattle) tourism and a strong fishing industry. Rural parts of the Shire support several large cattle stations and a range of other agricultural activities.

Normanton and Karumba were both established over 150 years ago and are home to most of the population of around 2000 people in 2021. The population is expected to remain relatively stable over the next 20-25 years.

Carpentaria Shire Council's Vision

We are unique in Queensland. We are the only place where the 'Outback meets the Sea'. We are the only place in the Gulf where it is possible to drive on a bitumen road to a major port that has ready access to Asian markets.

We are the only place where tourists can experience both the Outback and the majesty of sunsets over the Gulf. It is a place where residents can still go down to the river after work and catch a fish. It is a place that our children can grow up still experiencing the safe lifestyle that we enjoyed in earlier generations while still accessing modern town facilities.

'Outback by the Sea – It's a great place to work, live and play.'

2.2 Strategic outcomes: Normanton and Karumba

2.2.1 Centres

- (1) Normanton and Karumba continue to function as Carpentaria Shire's service centres, with a concentration of government offices, commercial and community facilities and tourist accommodation and attractions.
- (2) The towns' main streets are contained within the centre zone and accommodate a mix of shops, offices, hotels, cafes and community and tourist services and facilities as well as housing and tourist accommodation. These activities are designed and managed to minimise impacts on nearby residential uses.
- (3) Centre zoned land retains a main street character, with buildings built to the street alignment along their primary frontage and providing awnings over footpaths. Car parking is generally located to the side or rear of buildings.

2.2.2 Residential areas

- (1) Residential areas (land included in the general residential zone) support a range of housing types and lot sizes, including dwelling houses, dual occupancies, multiple dwellings, retirement and residential care facilities and rooming accommodation to cater for all groups, including those on low to moderate incomes and including social housing.
- (2) Home-based businesses may occur throughout the towns at a scale and intensity which do not impact on residential amenity.
- (3) Short term accommodation, tourist parks as well as workforce accommodation and community support activities may also be established within the general residential zone. These are to be designed and managed to minimise impacts on neighbours.
- (4) Land is allocated for new housing in the rural residential zone at Lilyvale as well as in the general residential zone in Normanton and Karumba. These areas are to be subdivided when needed in a way that creates walkable new neighbourhoods.

2.2.3 Industry

- (1) Industrial development is to be consolidated within the industry zone and is to avoid or minimise impacts on nearby sensitive land uses and the natural environment.
- (2) Uses involving hazardous materials, chemicals, dangerous goods, combustibles or flammables are located, designed and managed to minimise risk to public health and safety.
- (3) Should there be a need for additional industrial land in Karumba, it is to be accommodated on land contiguous with zoned industry land, well separated from residential zoned land and able to be efficiently serviced with road access, water supply and sewerage.
- (4) Workforce accommodation may establish in the industry zone or on nearby land, provided it is able to be efficiently serviced with road access, water supply and sewerage and minimise impacts on nearby residential land.
- (5) Shops and offices (other than where ancillary to an industry), community activities, tourist accommodation and facilities are not to be established in the industrial zone.

2.3 Strategic outcomes: rural areas

- (1) Carpentaria Shire's rural areas support a diverse agricultural base alongside thriving cattle stations. Animal husbandry, cropping and rural workers' accommodation may occur throughout the rural area.
- (2) Agricultural land classification class A and B and important agricultural areas are to be protected from encroachment by uses that may be adversely affected by impacts such as spray drift, noise, dust or odour associated with agricultural activities.
- (3) Natural resources including mineral, energy and extractive resources are to be protected from encroachment of uses that may be adversely affected by impacts of resource extraction or use or may otherwise preclude or diminish sustainable resource use. The safety of people and property is also to be protected from the impacts of existing or former extraction or mining activity.
- (4) Development does not compromise the stock route network shown on overlay map OM2 for the moving and agistment of livestock, or diminish its recreation, tourism, environmental, grazing and heritage values.
- (5) Some land that has been the subject of historic subdivision but is substantially affected by flooding and coastal hazards is retained in the rural zone. No dwelling houses or other non-rural development is to occur on these lots.
- (6) Land in the rural zone may accommodate activities such as tourism attractions and experiences together with associated tourist accommodation, tourist parks, intensive animal industries, intensive horticulture, aquaculture and rural industry, transport depots, extractive industry and renewable energy facilities, provided they:
 - (a) minimise impacts on nearby farming activities;
 - (b) maintain water quality;
 - (c) avoid or minimise impacts on values of environmental significance;
 - (d) are within the capacity of the road network on which they rely and maintain the safety of those roads; and
 - (e) are sufficiently separated from town areas and sensitive land uses.
- (7) Industrial uses are located in the industry zone rather than in rural areas, except where a rural industry, extractive industry, renewable energy facility or other use that requires a location remote from urban areas.

2.4 Strategic outcomes: infrastructure

- (1) Development occurs in a way that ensures the safe, efficient and cost-effective provision and operation of infrastructure.
- (2) Rural residential development is provided with a reticulated water supply and requires an on-site sewage treatment systems sufficient for residential purposes.
- (3) Where utilised, on-site provision of water, wastewater and stormwater infrastructure is to ensure that public and environmental health, safety, water quality and amenity are maintained.
- (4) Development is to occur at a scale that is commensurate with the capacity of the road network and provides access in a manner that protects the safety and efficiency of the network.
- (5) Development is to be designed to mitigate noise and other impacts from State controlled road and rail corridors.
- (6) Development contributes to a connected footpath network that is safe, direct, accessible and convenient for all users.
- (7) Community infrastructure is well located and accessible. Wherever practical, these facilities are established in the centre zone or are co-located with existing community facilities to create hubs of activity and social interaction.
- (8) The safety, efficiency and operational integrity of the Normanton and Karumba airports are protected. Development is not to impede operational airspace or increase risk to public safety.
- (9) The safety, efficiency and functionality of strategic port land at Karumba and the Century mine slurry pipeline is to be protected. Development is not to impede port operations or increase risk to public safety and is to be designed to mitigate impacts from port operations.
- (10) Regional infrastructure sites and corridors identified on overlay map OM9, are protected from encroachment by development that would compromise the ability of the infrastructure to function safely, efficiently and effectively.

2.5 Strategic outcomes: natural hazards

Editor's note - There are no identified landslide hazards in Carpentaria Shire.

2.5.1 Flood and storm tide hazard areas

- (1) New subdivision in the general residential, rural residential, centre or industrial zones in Normanton:
 - (a) does not occur in an area subject to storm tide hazard; and
 - (b) may only occur within flood hazard area where only where floor levels can be established at a height that provides protection from inundation events.
- (3) New subdivision in in the general residential, centre or industrial zones in Karumba may only occur within a storm tide or flood hazard area where floor levels can be established at a height that provides protection from inundation events.
- (4) Other new development on land that is subject to storm tide or flood hazard in either Normanton or Karumba is to occur in a way that is consistent with the intentions for the zone but protects the safety of people and the resilience of property to the greatest extent possible.
- (5) Urban or rural residential development does not occur outside relevantly zoned areas in either Normanton or Karumba.
- (6) Flood flow conveyance paths and flood storage volumes of the floodplain are maintained.

2.5.2 Erosion prone areas

- (1) In the erosion prone area that falls within the coastal management district, development does not occur unless the development cannot feasibly be located elsewhere and is:
 - (a) coastal-dependent development; or
 - (b) temporary, able to be abandoned or readily relocatable; or
 - (c) essential community infrastructure; or
 - (d) minor redevelopment of an existing building or structure.
- (2) Land in an erosion prone area is not to be used for urban purposes, unless the land is located in an urban zone.
- (3) Development occurs in a way that maintains natural coastal processes, landforms and vegetation within the coastal management district, and minimises the need for coastal protection works.

2.5.3 Bushfire hazard

Editor's note - *There are no mapped bushfire hazards in Karumba and surrounds.*

- (1) Development in a bushfire hazard area is to occur in a way that is consistent with the intentions for the zone but is designed to ensure the safety of people and the resilience of property to the greatest extent possible.

2.5.4 All natural hazard areas

- (1) Critical or vulnerable uses are not to be established in areas subject to hazards unless necessary to meet a significant community need and there is no alternative suitable location. Where they already exist, any change occurs in a way that maintains the safety of people and reduces service disruption to the greatest extent possible.
- (2) The storage of hazardous materials does not increase the risk to public safety or the environment in a natural hazard event.
- (3) Development does not worsen the severity of or exposure to the hazard either on the site or at other properties, including protected areas or areas of environmental significance.
- (4) Development does not impede effective and efficient disaster management response and recovery capabilities.
- (5) The function of vegetation and natural landforms in providing protection from natural hazards is maintained.
- (6) The cost to the public of measures to mitigate risks of natural hazards or respond to natural disasters is minimised.

2.6 Strategic outcomes: natural environmental

2.6.1 Wetlands and waterways

- (1) Carpentaria Shire contains seven major rivers systems - Mitchell, Norman, Staaten, Gilbert, Flinders, Leichardt and Coleman Rivers. It contains the largest continuous marine intertidal flat system in northern Australia which includes extensive mangroves, saltmarsh and coastal wetlands. All development is to occur in a way that protects the water quality, natural hydrology and ecological values and processes of these wetlands and waterways.
- (2) Development with the potential to disturb acid sulfate soils, raise groundwater levels or increase salinity of the water table is located, designed and managed to ensure these impacts do not occur
- (3) Development is not to involve the creation of non-tidal artificial waterways or the reclamation of land under tidal water other than for the purposes of coastal dependant development, public marine development or essential community infrastructure and there is no reasonable alternative.
- (4) Development is not to impede the public's use of, and access to, the foreshore or significantly impact on coastal landscape character.

2.6.2 Other matters of environmental significance

- (1) Carpentaria Shire includes land that is in the protected area estate, declared fish habitat areas and the Gulf Country strategic environmental areas. Development within or near these areas, is not to diminish their biodiversity or habitat values or ecological or hydrological processes.
- (2) Ecological corridors connect habitat areas and accommodate species movement and migration. Development ensures the ecological function and viability of corridors through the landscape are maintained.
- (3) Development avoids impacts on matters of environmental significance, or where development that is envisaged under the relevant zone is not able to avoid impacts, impacts are minimised and mitigated.

Editor's notes -

- *Land in the protected area estate includes the Mutton Hole Wetlands Conservation Park, Staaten River National Park, Errk Oykangand National Park, Olkola National Park, Rutland Plains Nature Refuge, Dinah Island Nature Refuge, Finucane Island National Park.*
- *Declared fish habitat areas include the Morning Inlet – Bynoe River, Staaten-Gilbert and Nassau River fish habitat areas.*
- *Gulf Country strategic environmental areas are designated under the Regional Planning Interests Regulation 2014*

2.7 Strategic outcomes: cultural heritage

- (1) Features, places and landscapes of Indigenous cultural heritage significance are recognised and protected.
- (2) The significant historical or cultural values of heritage places are not compromised, diminished or obscured by development on or near the place.
- (3) Heritage places are adaptively reused in a manner that is compatible with the heritage values of the place.

Editor's notes

- *Aboriginal and Torres Strait Islander cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003 and Torres Strait Islander Cultural Heritage Act 2003. These acts require anyone who carries out a land use or activity to exercise a duty of care, which means all reasonable and practicable measures must be taken to ensure Aboriginal or Torres Strait Islander cultural heritage is not harmed.*
- *State heritage places are regulated under the Queensland Heritage Act 1992.*

3.0 Tables of Assessment

3.1 Reading the tables of assessment

3.1.1 Assessable development

- (1) The tables of assessment identify whether an application and development permit are needed for development to occur (that is, whether development is assessable).
- (2) If development is assessable, the tables also identify which assessment benchmarks the development will be assessed against.
- (3) There are two categories of assessment for assessable development: code assessment and impact assessment. The tables identify which of these applies.

3.1.2 Accepted development

- (1) The tables of assessment identify accepted development which does not require an application or development approval. However, in some instances development may only qualify as accepted development if certain requirements are met. The tables identify whether such requirements apply.
- (2) If accepted development does not comply with any of the identified requirements, it will become code assessable unless otherwise stated in the table of assessment.

3.1.3 Determining the categories of development or assessment

- (1) Development may involve one or a combination of development types: material change of use, building work, reconfiguring a lot or operational work.
- (2) To determine whether a proposal requires assessment or is accepted development:
 - (i) refer to the Act's definition of development;
 - (ii) if the proposal is a material change of use, refer to the use definitions in schedule 1;
 - (iii) determine the zone or zones the land is included in by reference to the planning scheme maps in schedule 2;
 - (iv) refer to the tables of assessment in section 3.2 relevant to the zone and the type of development proposed;
 - (v) determine if an overlay applies to the land by reference to the planning scheme maps in schedule 2; and
 - (vi) refer to the tables in section 3.2 relevant to the overlays that apply to determine if the overlay varies the category of development or assessment.
- (3) Whether or not there is a change to the category of development or assessment, the overlay tables of assessment will identify if additional assessment benchmarks (or requirements for accepted development) may apply.

Note: Overlays will only elevate the category of development and assessment. For example, if a development is impact assessable under a zone table of assessment and is listed as code assessable in an overlay table of assessment, the higher level of assessment applies and the additional assessment benchmarks identified in the overlay table of assessment will also apply to the development.

- (4) A zone or overlay is applicable to the extent that any aspect or feature of the development is located within the mapped area of the zone or overlay.

- (5) Where different categories of development or assessment apply to a development proposal, the highest category applies.
- (6) To remove any doubt, the hierarchy of categories of development and assessment (from lowest to highest) is:
 - (a) accepted development that is not subject to any particular requirements;
 - (b) accepted development that is subject to particular requirements;
 - (c) code assessment;
 - (d) impact assessment.

3.1.4 Development categorised by the State Government

- (1) Some development is categorised by the State Government. This includes:
 - (a) Development that a planning scheme cannot make assessable development. Where any relevant criteria for this development set by the State are not met, this planning scheme may categorise these forms of development as set out in the assessment tables in this section.

Editor's note - Development that cannot be made assessable (and any associated circumstances or requirements) are identified in schedule 6 of the Planning Regulation 2017.

- (b) Development that is accepted development for the State's purposes. Some development categorised as accepted development by the State may still be categorised as assessable under this planning scheme.

Editor's note - Schedule 7 of the Planning Regulation 2017 identifies development that the state categorises as accepted development.

- (c) Development that is categorised as assessable under the Planning Regulation 2017. This development may also be categorised under this planning scheme.

Editor's note - Schedules 8, 9, 10 and 12 of the Planning Regulation 2017 identify development made assessable by the State and the associated assessment benchmarks, assessment managers and referral agencies.

- (d) Development that is prohibited. This planning scheme cannot categorise this development as accepted or assessable.

Editor's note - Schedule 10 of the Planning Regulation 2017 identifies prohibited development.

3.2 Tables of assessment for material change of use in zones

3.2.1 Table of assessment for material change of use in the general residential zone

Uses	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
Accepted development		
Dwelling house Dual occupancy Park	<p>Accepted</p> <div data-bbox="544 555 1366 969" style="border: 1px solid black; padding: 5px;"> <p>Editor's Notes</p> <ul style="list-style-type: none"> • This planning scheme varies Queensland Development Code (QDC) MP1.1 & MP1.2 for dwelling houses and MP1.3 for dual occupancies in the general residential zone. These variations are identified in the assessment benchmarks for the rural residential zone (section 4.2.1.4). • The coastal hazard overlay assessment benchmark in this planning scheme establishes floor level requirements within areas subject to storm tide inundation (see assessment table for coastal hazard overlay). However, the building assessment provisions set requirements for floor levels and other matters in the flood hazard area. </div>	No requirements apply.
Utility installation	<p>Accepted if undertaken by Carpentaria Shire Council</p> <div data-bbox="544 1081 1366 1211" style="border: 1px solid black; padding: 5px;"> <p>Editor's note - Advice regarding safety planning for hazardous chemicals should be sought from the Office of Industrial Relations Major Hazard Facilities Unit</p> </div>	No requirements apply.
Home-based business	Accepted development subject to requirements	Requirements identified in the assessment benchmarks for the general residential zone
Assessable development – code assessment		
Child care centre Community care centre Community use Dwelling unit Educational establishment Multiple dwelling Relocatable home park Residential care facility Retirement facility Short term accommodation	Code assessable	<p>All code assessable development:</p> <ul style="list-style-type: none"> • assessment benchmarks for the general residential zone • General development assessment benchmarks

Uses	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
Telecommunications facility Tourist park		
Emergency services Major electricity infrastructure Substation	Code assessable if undertaken by a public sector entity	
Utility installation	Code assessable if undertaken by a public sector entity other than Carpentaria Shire Council	
Community residence Rooming accommodation	Code assessable if not meeting the description or criteria in the Planning Regulation 2017, schedule 6	
<p><i>Editor's note - The Planning Regulation 2017, schedule 6 makes community residences and rooming accommodation accepted development in a residential zone provided certain criteria are met. Code assessment is only required under this table if those criteria are not met.</i></p>		
Assessable development – impact assessable		
Any use not listed or not meeting the description in this table Any use not listed in this table	The planning scheme	

3.2.2 Table of assessment for material change of use in the rural residential zone

Uses	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
Accepted development		
Dwelling house Park	<p>Accepted</p> <div data-bbox="587 510 1369 880" style="border: 1px solid black; padding: 5px;"> <p>Editor's Notes</p> <ul style="list-style-type: none"> • This planning scheme varies QDC MP1.2 for dwelling houses in the rural residential zone. These variations are identified in the assessment benchmarks for the rural residential zone (section 4.2.2.4). • The coastal hazard overlay assessment benchmark in this planning scheme establishes floor level requirements within areas subject to storm tide inundation (see assessment table for coastal hazard overlay). However, the building assessment provisions set requirements for floor levels and other matters in the flood hazard area. </div>	No requirements apply.
Utility installation	Accepted if undertaken by Carpentaria Shire Council	No requirements apply.
Animal husbandry Cropping Home-based business Roadside stall	Accepted development subject to requirements	Requirements identified in the assessment benchmarks for the rural development zone
Animal keeping	Accepted development subject to requirements if not a cattery or kennel	Requirements identified in the assessment benchmarks for the rural development zone
Assessable development – code assessment		
Animal keeping	Code assessable if a cattery or kennel	All code assessable development: <ul style="list-style-type: none"> • assessment benchmarks for the rural residential zone • General development assessment benchmarks
Community care centre Community use Dual occupancy Telecommunications facility	Code assessable	
Emergency services Major electricity infrastructure Substation	Code assessable if undertaken by public sector entity	
Utility installation	Code assessable if undertaken by a public sector entity other than Carpentaria Shire Council	

Uses	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
Short term accommodation	Code assessable if in the form of bed and breakfast or homestay accommodation catering for a maximum of 6 guests	
Community residence	Code assessable if not meeting the criteria in the Planning Regulation 2017, schedule 6, section 6 (1)	
Impact assessment		
Any use not listed or not meeting the description in this table Any use not listed in this table	The planning scheme	

3.2.3 Table of assessment for material change of use in the centre zone

Uses	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
Accepted development		
Dwelling house Dual occupancy Park	Accepted	No requirements apply.
<p><i>Editor's notes</i></p> <ul style="list-style-type: none"> <i>This planning scheme varies QDC MP1.1, MP1.2 and MP1.3 for dwelling houses and dual occupancies in the centre zone. These variations are identified in the assessment benchmarks for the centre zone (section 4.2.3.4).</i> <i>The coastal hazard overlay assessment benchmark in this planning scheme establishes floor level requirements within areas subject to storm tide inundation (see assessment table for coastal hazard overlay). However, the building assessment provisions set requirements for floor levels and other matters in the flood hazard area.</i> 		
Utility installation	Accepted if undertaken by Carpentaria Shire Council	No requirements apply.
Home-based business	Accepted development subject to requirements	Requirements identified in the assessment benchmarks for the centre zone
Adult store Agricultural supplies store Bar Caretakers' accommodation Childcare centre Club Community care centre Community use Dwelling unit Educational establishment Emergency services Food and drink outlet Function facility Funeral parlour Garden centre Hardware and trade supplies Health care facility Hospital Hotel	Accepted development subject to requirements if <ul style="list-style-type: none"> (a) changing from an existing listed use to a new listed use or adding a new listed use to an existing listed use; and (b) involving no building work or only minor building work 	Requirements identified in the assessment benchmarks for the centre zone

Uses	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
Indoor sport and recreation Market Multiple dwelling Office Outdoor sales Place of worship Rooming accommodation Retirement facility Residential care facility Sales office Service industry Shop Shopping centre Short term accommodation Showroom Theatre Veterinary service Workforce accommodation		
Assessable development - code assessable		
Adult store Agricultural supplies store Bar Caretakers' accommodation Childcare centre Club Community care centre Community use Dwelling unit Educational establishment Emergency services Food and drink outlet Function facility Funeral parlour Garden centre Hardware and trade supplies Health care facility	Code assessable if not meeting the circumstances to be accepted development subject to requirements above	All code assessable development: <ul style="list-style-type: none"> • assessment benchmarks for the centre zone • General development assessment benchmarks

Uses	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
Hospital Hotel Indoor sport and recreation Market Multiple dwelling Office Outdoor sales Place of worship Rooming accommodation Retirement facility Residential care facility Sales office Service industry Shop Shopping centre Short term accommodation Showroom Theatre Veterinary service Workforce accommodation		
Nightclub entertainment facility Service station Telecommunications facility	Code assessable	All code assessable development: <ul style="list-style-type: none"> assessment benchmarks for the centre zone general development assessment benchmarks
Warehouse	Code assessable if a self-storage facility	
Major electricity infrastructure Substation Parking station	Code assessable if undertaken by public sector entity	
Utility installation	Code assessable if undertaken by a public sector entity other than Carpentaria Shire Council	
Community residence	Code assessable if not meeting the criteria in the	

Uses	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
	Planning Regulation 2017, schedule 6, section 6 (1)	
Assessable development - impact assessable		
Any use not listed or not meeting the description in this table Any use not listed in this table	The planning scheme	

NOT YET COMMENCED

3.2.4 Table of assessment for material change of use in the industry zone

Uses	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
Accepted development		
Caretaker's accommodation Park	Accepted	No requirements apply.
Emergency services Major electricity infrastructure Substation Telecommunications facility	Accepted if undertaken by a public sector entity	No requirements apply.
Cemetery Utility installation	Accepted if undertaken by Carpentaria Shire Council	No requirements apply.
Landing	Accepted	No planning scheme requirements apply
<i>Editor's note— Prescribed tidal works are regulated under the Prescribed Tidal Works Code contained in Schedule 3 of the Coastal Protection and Management Regulation 2017.</i>		
Agricultural supplies store Bulk landscape supplies Car wash Garden centre Hardware and trade supplies Low impact industry Marine industry Medium impact industry Outdoor sales Port service Research and technology industry Sales office Service industry Warehouse Wholesale nursery Winery	Accepted subject to requirements if in an existing building and involving no building work or only minor building work	Requirements identified in the assessment benchmarks for the industry zone
Assessable development - code assessment		
Agricultural supplies store	Code assessable if not meeting the circumstances to	

Uses	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
Bulk landscape supplies Car wash Garden centre Hardware and trade supplies Low impact industry Marine industry Medium impact industry Outdoor sales Port service Research and technology industry Sales office Service industry Warehouse Wholesale nursery Winery	be accepted development subject to requirements above	All code assessable development: <ul style="list-style-type: none"> • assessment benchmarks for the industry zone • general development assessment benchmarks
Animal keeping Aquaculture Air service Crematorium Funeral parlour Indoor sport and recreation Intensive horticulture High impact industry Renewable energy facility Service station Transport depot Workforce accommodation	Code assessable	
Emergency services Major electricity infrastructure Substation Telecommunications facility	Code assessable if not undertaken by a public sector entity	
Utility installation	Code assessable if not undertaken by Carpentaria Shire Council	

Uses	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
Educational establishment	Code assessable if associated with trade related training	
Assessable development - impact assessment		
Any use not listed or not meeting the description in this table Any use not listed in this table	The planning scheme	

NOT YET COMMENCED

3.2.5 Table of assessment for material change of use in the community facilities zone

Uses	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
Accepted development		
Landing	Accepted	No planning scheme requirements apply
<p><i>Editor's note— Prescribed tidal works are regulated under the Prescribed Tidal Works Code contained in Schedule 3 of the Coastal Protection and Management Regulation 2017.</i></p>		
Dwelling house Park	Accepted	No requirements apply
<p>Editor's notes</p> <ul style="list-style-type: none"> • This planning scheme varies QDC MP1.1 and MP1.2 for dwelling houses in the community facilities zone. These variations are identified in the assessment benchmarks for the community facilities zone (section 4.2.5.4). • The coastal hazard overlay assessment benchmark in this planning scheme establishes floor level requirements within areas subject to storm tide inundation (see assessment table for coastal hazard overlay). However, the building assessment provisions set requirements for floor levels and other matters in the flood hazard area. 		
Cemetery Utility installation Parking station	Accepted If undertaken by Carpentaria Shire Council	No requirements apply
Home-based business	Accepted development subject to requirements	Requirements identified in the assessment benchmarks for the community facilities zone
Caretakers' accommodation Child care centre Club Community care centre Community use Dwelling unit Emergency services Health care facility Theatre	Accepted development subject to requirements if involving no building work or only minor building work.	Requirements identified in the assessment benchmarks for the community facilities zone
Indoor sport and recreation Outdoor sport and recreation	Accepted development subject to requirements if: (a) on the site of an existing sport and recreation	Requirements identified in the assessment benchmarks for the community facilities zone

Uses	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
	facility as noted on the zoning maps; and (b) involving no building work or only minor building work.	
Assessable development - code assessable		
Caretakers accommodation Child care centre Club Community care centre Community use Dwelling unit Emergency services Funeral parlour Health care facility Indoor sport and recreation Outdoor sport and recreation Theatre	Code assessable if not meeting the circumstances to be accepted development subject to requirements above	All code assessable development: <ul style="list-style-type: none"> • assessment benchmarks for the community facilities zone • general development assessment benchmarks
Air service Crematorium Dual occupancy Educational establishment Food and drink outlet Function facility Hospital Market Multiple dwelling Office Place of worship Roadside stall Rooming accommodation Retirement facility Residential care facility Service industry Shop Telecommunications facility	Code assessable	

Uses	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
Short term accommodation Tourist attraction	Code assessable if directly associated with and subordinate to the purpose of land indicated on the zoning maps.	
Community residence	Code assessable if not meeting the criteria in the Planning Regulation 2017, schedule 6, section 6 (1)	
<p><i>Editor's note - The Planning Regulation 2017, schedule 6 makes community residences accepted development in the community facilities zone provided certain criteria are met.</i></p>		
Utility installation Parking station	Code assessable if not undertaken by Carpentaria Shire Council	
Major electricity infrastructure Substation	Code assessable if: (a) the proposed electricity infrastructure is not closer than 100m to land in the general residential zone; and (b) undertaken by a public sector entity.	
Assessable development - impact assessment		
Any use not listed or not meeting the description in this table Any use not listed in this table	The planning scheme	

3.2.6 Table of assessment for material change of use in the rural zone

Uses	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
Accepted development		
Animal husbandry Aquaculture Caretaker's accommodation Home-based business Outstation Park Permanent plantation	Accepted	No requirements apply
Landing	Accepted	No planning scheme requirements apply
<p><i>Editor's note— Prescribed tidal works are regulated under the Prescribed Tidal Works Code contained in Schedule 3 of the Coastal Protection and Management Regulation 2017.</i></p>		
Cropping	Accepted if not involving forestry for wood production	No requirements apply
Animal keeping	Accepted if not a cattery or kennel	No requirements apply
Dwelling house	Accepted if on a lot of 5000m ² or more	No requirements apply
<p><i>Editor's notes</i></p> <ul style="list-style-type: none"> <i>This planning scheme varies QDC MP1.2 for dwelling houses in the rural zone. These variations are identified in the assessment benchmarks for the rural zone (section 4.2.6.4).</i> <i>The coastal hazard overlay assessment benchmark in this planning scheme establishes floor level requirements within areas subject to storm tide inundation (see assessment table for coastal hazard overlay). However, the building assessment provisions set requirements for floor levels and other matters in the flood hazard area.</i> 		
Cemetery Utility installation Transport depot	Accepted if undertaken by Carpentaria Shire Council	No requirements apply
Roadside stall Rural workers' accommodation	Accepted development subject to requirements	Requirements identified in the assessment benchmarks for the rural zone

Uses	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
Assessable development - code assessable		
Animal keeping	Code assessable if a cattery or kennel	All code assessable development: <ul style="list-style-type: none"> • assessment benchmarks for the rural zone • general development assessment benchmarks
Air service Agricultural supplies store Bulk landscape supplies Community care centre Community use Educational establishment Emergency services Environment facility Extractive industry Intensive animal industry Intensive horticulture Major electricity infrastructure Nature-based tourism Outdoor sport and recreation Renewable energy facility Rural industry Substation Telecommunications facility Tourist park Tourist attraction Transport depot Veterinary service Wholesale nursery Winery Workforce accommodation	Code assessable	
Utility installation	Code assessable if undertaken by a public sector entity other than Carpentaria Shire Council	All code assessable development: <ul style="list-style-type: none"> • assessment benchmarks for the rural zone • general development assessment benchmarks
Cropping that involves forestry for wood production	Code assessable if not complying with the criteria in	

Uses	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
	schedule 13 of the Planning Regulation	
Community residence	Code assessable if not meeting the criteria in the Planning Regulation 2017, schedule 6, section 6 (1)	
Dwelling house	Code assessable if on a lot less than 5000m ²	
Assessable development - impact assessment		
Any use not listed or not meeting the description in this table Any use not listed in this table	The planning scheme	

3.3 Tables of assessment for other development

3.3.1 Reconfiguring a lot

Development	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
Reconfiguring a lot	Code assessable	Assessment benchmarks for the relevant zone Reconfiguring a lot assessment benchmarks General development assessment benchmarks
Impact assessment		
Any reconfiguration not listed or not meeting the description in this table		The planning scheme

Editor's notes-

- *Some reconfiguration is accepted under the Planning Regulation 2017 schedule 6 part 4, section 22, including amalgamation of lots.*
- *The assessment benchmarks in the Planning Regulation 2017 schedule 12 apply in the industry zone or general residential zone for the subdivision of one into two lots that are at least the minimum lot size.*
- *The assessment benchmarks in the Planning Regulation 2017 schedule 12A apply in the general residential zone for the creation of two or more lots.*

3.3.2 Operational work or building work

Note – This planning scheme does not make assessable any operational work listed as accepted development in schedule 7 of the Planning Regulation 2017.

Development	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
Assessment benchmarks for work made assessable under the Planning Regulation 2017		
Operational work for reconfiguring a lot code	<p>Note: Schedule 10, part 12 of the Planning Regulation makes operational work for reconfiguring a lot code assessable if the reconfiguration itself is assessable. This table identifies the assessment benchmarks in this planning scheme which will apply to work made assessable under schedule 10 of the Planning Regulation.</p>	<p>Assessment benchmarks for the relevant zone</p> <p>Reconfiguring a lot assessment benchmarks</p> <p>General development assessment benchmarks</p>
Work made assessable under this planning scheme		
<p>Work (whether operational or building work) being earthworks or forming retaining walls</p> <div data-bbox="188 1261 480 1453" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><i>Editor's note— The assessment tables for various overlays may also make earthworks assessable.</i></p> </div>	<p>Code assessable if:</p> <p>(a) in the rural zone and:</p> <p style="padding-left: 20px;">(i) there will be a change of more than 2m in the level of any part of the site; or</p> <p style="padding-left: 20px;">(ii) the work involves cutting or filling more than 100m³.</p> <p>Or</p> <p>(b) if in any other zone and:</p> <p style="padding-left: 20px;">(i) the work is not for a swimming pool; and</p> <p style="padding-left: 20px;">(ii) the work involves:</p> <p style="padding-left: 40px;">a. a change of more than 1m in the level of any part of the site; or</p> <p style="padding-left: 40px;">b. cutting or filling more than 50m³.</p>	<p>Assessment benchmarks for the relevant zone</p> <p>General development assessment benchmarks</p>
Operational work being connections, extensions or upgrades of water, sewer or stormwater systems	Code assessable	<p>Assessment benchmarks for the relevant zone</p> <p>General development assessment benchmarks</p>

Development	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
<p>Note – To remove any doubt, this planning scheme does not make assessable any work regulated under the Plumbing and Drainage Act.</p>		

***Editor's note** – Under the Planning Act 2016 section 44 (6) (a), development that is not listed in this table is accepted development, unless made assessable under the Planning Regulation 2017 or other relevant planning instrument.*

NOT YET COMMENTED

3.4 Table of assessment for overlays

Note – The table of assessment for overlays deals with those overlays which change categories of development or assessment from those set out in section 3.2 and 3.3 or within which additional assessment benchmarks may apply to assessable development.

To remove any doubt, there are no changes to categories of development or assessment and no additional assessment benchmarks associated with those overlays which are not listed. These include the agricultural land, regional infrastructure and road hierarchy overlays.

Development	Category of development and category of assessment	Assessment benchmarks and requirements for accepted development
Acid sulfate soils overlay		
Earthworks being: <ul style="list-style-type: none"> (a) excavating or otherwise removing 100m³ or more of soil or sediment on land below 5m AHD; (b) filling of land involving 500m³ or more of material with an average depth of 0.5m or greater on land below 5m AHD; or (c) Excavating or otherwise removing 100m³ or more of soil or sediment at or below 5m AHD on land between 5m and 20m AHD. 	Code assessable	General development assessment benchmarks
Airport overlay		
Telecommunications facility	Code assessable	Assessment benchmarks for the airport overlay
All assessable development	No change to the category of assessment established in another assessment table	Assessment benchmarks for the airport overlay
Bushfire hazard overlay		
Material change of use for: <ul style="list-style-type: none"> • Emergency Services • Major electricity infrastructure • Substation 	Code assessable	Assessment benchmarks for the bushfire hazard overlay

<ul style="list-style-type: none"> • Telecommunications facility 		
All assessable development	No change to the category of assessment established in another assessment table	Assessment benchmarks for the bushfire hazard overlay
Coastal hazard overlay		
Material change of use or building work for: <ul style="list-style-type: none"> • Caretaker's accommodation • Dual occupancy • Dwelling house 	Accepted subject to requirements	Requirements identified in the assessment benchmarks for the coastal hazard and flood hazard overlays
All assessable development	No change to the category of assessment established in another assessment table	Assessment benchmarks for the coastal hazard and flood hazard overlays
Flood hazard overlay		
All assessable development	No change to the category of assessment established in another assessment table	Assessment benchmarks for the coastal hazard and flood hazard overlays
Environmental significance overlay		
All assessable development	No change to the category of assessment established in another assessment table	Assessment benchmarks for the environmental significance overlay
Heritage overlay		
<p>Note - Schedule 10, part 8 of the Planning Regulation makes development on a state listed heritage place code assessable and assessable against the relevant state development and assessment provisions. Accordingly, this planning scheme does not further regulate these places.</p>		
Building work involving demolition, partial demolition, removal or raising of a local heritage place	Impact assessable	The planning scheme
All other development on a local heritage place	<p>Note - Schedule 10, part 8 of the Planning Regulation makes development on a local heritage place code assessable unless a local categorising instrument makes it impact assessable. Accordingly, all other development on a local heritage place not mentioned in this table is code assessable.</p>	Assessment benchmarks for the heritage overlay

4.0 Assessment benchmarks

4.1 Preliminary

4.1.1 List of assessment benchmarks

- (1) Zone assessment benchmarks, which are contained in section 4.2, include:
 - (a) assessment benchmarks for the general residential zone;
 - (b) assessment benchmarks for the rural residential zone;
 - (c) assessment benchmarks for the centre zone;
 - (d) assessment benchmarks for the industry zone;
 - (e) assessment benchmarks for the community facility zone; and
 - (f) assessment benchmarks for the rural zone.
- (2) Overlay assessment benchmarks, which are contained in section 4.3, include:
 - (a) assessment benchmarks for the airport overlay;
 - (b) assessment benchmarks for the bushfire hazard overlay;
 - (c) assessment benchmarks for the coastal hazard and flood hazard overlays;
 - (d) assessment benchmarks for the environmental significance overlay; and
 - (e) assessment benchmarks for the heritage overlay.
- (3) There are no overlay assessment benchmarks for the following overlays. Requirements relevant to these features are included in the relevant zone or other development assessment benchmarks:
 - (b) acid sulfate soils overlay;
 - (c) agricultural land overlay; and
 - (d) regional infrastructure overlay.
- (4) Other development assessment benchmarks, which are contained in section 4.4, include:
 - (a) general development assessment benchmarks; and
 - (b) reconfiguring a lot assessment benchmarks.

Editor's note – Refer to the tables of assessment in section 3 to determine which assessment benchmarks apply to a development proposal. Where development is impact assessable, the whole of the planning scheme will apply.

4.1.2 Complying with the assessment benchmarks

- (1) The assessment benchmarks for zones, overlays and other development consist of a purpose statement and a set of specific assessment benchmarks.
- (2) To comply with the assessment benchmarks, development must comply with both the purpose and the specific assessment benchmarks.

Editor's note - Discretion is available under the Planning Act decision rules for code and impact assessment (refer sections 45 and 60) to approve development that does not comply with the relevant benchmarks. In applying this discretion, Council may consider whether non-compliance is warranted in the particular circumstances of the site and development proposal, whether an alternative may produce a better outcome and whether there would be any increase in the impacts of the development.

4.2 Assessment benchmarks for zones

4.2.1 Assessment benchmarks for the general residential zone

4.2.1.1 Purpose of the zone

4.2.1.1.1 Purpose statement from the regulated requirements

- (1) The purpose of the general residential zone is to provide for—
 - (a) residential uses; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

Editor's note – *This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.*

4.2.1.1.2 Carpentaria Shire purpose statement

- (1) The general residential zone applies to residential areas in the towns of Normanton and Karumba. It is intended to accommodate a mix of housing and a limited range of community support uses.
- (2) Housing will primarily take the form of dwelling houses and dual occupancies. Multiple dwellings, residential care facilities and retirement facilities and rooming accommodation, short stay accommodation, tourist parks as well as workforce accommodation may also occur where they are designed to be compatible.
- (3) Home-based businesses may occur throughout the towns at a scale and intensity which do not impact on residential amenity. Other businesses should be located in the centre or industrial zones consistent with the intentions for those zones.
- (4) Development will be regulated in this zone primarily to ensure a high level of residential amenity is maintained.

4.2.1.2 Specific assessment benchmarks for assessable development

Editor's note—*The provisions in 4.2.1.2 apply to code and impact assessable development. Development that is accepted or accepted subject to requirements in the zone does not need to comply with these provisions. Requirements for accepted development are set in section 4.2.1.3.*

- (1) New residential subdivision is to be developed in a way that:
 - (a) facilitates the efficient provision of urban infrastructure;
 - (b) creates walkable new neighbourhoods; and
 - (c) provides optimum integration of movement networks and open space between existing and future urban development.
- (2) Lot sizes support a range of housing types, with a minimum size of 400m² when accommodating a dwelling house. Smaller lots sizes may be contemplated when accommodating attached housing.
- (3) Development is to be located, designed and managed to ensure it does not unreasonably detract from residential privacy and amenity.

- (4) Separation between buildings must be provided to maintain a low density environment, maximise privacy, sunlight and breezes and provide opportunities for landscaping and open space.
- (5) Buildings are to be setback (measured to the wall and not to overhanging eaves or shade structures):
 - (a) 6m from the primary frontage;
 - (b) 2m from side boundaries or any secondary road frontage; and
 - (c) 6m from rear boundaries.
- (6) Building height is not to exceed 3 storeys or 12m, whichever is the lesser.
- (7) Site cover is not to exceed 60%.
- (8) Buildings are to be of a house-compatible scale, face the street, be well articulated and have no blank facades.
- (9) Landscaping is to be provided along the full frontage of a development site (apart from access ways) and is to include shade trees.
- (10) Screen fencing is to be provided along side and rear boundaries with:
 - (a) a minimum height of 1.8m where development is for the purposes of visitor or worker accommodation or a non-residential use-;
 - (b) where development is for residential purposes – a minimum height of 1.2m; and
 - (c) for any use - a maximum gap between palings of 10mm.
- (11) The safe and efficient operation of roads and railways is to be maintained
- (12) Development is not to significantly impact on the residential amenity of the locality as a result of noise, lighting, odour, dust, volume or type of traffic, loss of privacy or other cause.
- (13) Development is to be designed to achieve safety for all users having regard to:
 - (a) maximising casual surveillance and sight lines;
 - (b) avoiding personal concealment and entrapment locations;
 - (c) exterior building design that promotes safety;
 - (d) adequate lighting;
 - (e) appropriate signage and wayfinding; and
 - (f) clearly defined building entrances.

Editor's note – Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.

- (14) Home-based businesses are to occur in a way that maintains the residential appearance and character of the dwelling and does not noticeably impact on the amenity of the neighbourhood as a result of noise, lighting, odour, dust, volume or type of traffic, loss of privacy or other cause.

4.2.1.3 Requirements for accepted development

Note – The requirements for accepted development are listed below. Should the proposed development fail to meet one or more of these requirements, an application for code assessment will be required and will be assessed against the assessment benchmarks in 4.2.1.1 and 4.2.1.2.

4.2.1.3.1 Home-based business

- (1) The home-based business:
 - (a) is carried out by a permanent resident of the dwelling;

- (b) is carried out within a residential dwelling or in a separate building on the same land;
- (c) has signage limited to a single sign with a maximum face area of 0.5m² and no illumination;
- (d) does not involve release of any trade wastes or contaminants as defined by the *Environmental Protection Act 1994*;
- (e) where involving the visitation of customers or the use of any machinery or vehicles, has operational hours limited to 8am to 5pm Monday to Friday and 8am to 2pm Saturday;
- (f) does not noticeably increase noise levels at the boundary of the site;
- (g) does not increase traffic flows by more than five vehicular trips to and from the site per day;
- (h) does not involve the use or storage of heavy vehicles; and
- (i) does not impose a load on infrastructure greater than that associated with the residential use of the dwelling.

Editor's note—A heavy vehicle is a vehicle with more than 4.5 tonnes GVM (gross vehicle mass), GCM (gross combination mass) or more than 2 tonnes ATM (aggregate trailer mass).

4.2.1.4 Variations to Queensland Development Code MP1.1 and MP1.2 for dwelling houses and MP1.3 for dual occupancies

Note – The following provisions vary Queensland Development Code (QDC) MP1.1, MP1.2 and MP1.3 in the general residential zone.

- (1) Building height is not to exceed 3 storeys or 12m, whichever is the lesser.

Editor's note—Where a dwelling house or dual occupancy does not comply with these quantifiable standards, a variation may be sought by way of a referral of the relevant building works application to Carpentaria Shire Council in accordance with schedule 9, table 3 of the *Planning Regulation 2017*. To remove any doubt, dwelling houses and dual occupancies do not require a separate application to Council for assessment against the planning scheme.
<https://www.business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code#mandatory-parts>

4.2.2 Assessment benchmarks for the rural residential zone

4.2.2.1 Purpose of the zone

4.2.2.1.1 Purpose statement from the regulated requirements

- (1) The purpose of the rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

Editor's note – *This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.*

4.2.2.1.2 Carpentaria Shire purpose statement

- (1) The rural residential zone is intended to accommodate very low density housing within a semi-rural neighbourhood and community support uses including a community care centre, community use, emergency services and necessary infrastructure.
- (2) Housing will predominantly take the form of dwelling houses. Residential care facilities and retirement facilities. Multiple dwellings and rooming accommodation, tourist parks, workforce accommodation and short term accommodation (other than small scale bed and breakfasts or homestays) are not intended to occur within this zone.
- (3) Home-based businesses, cropping, animal husbandry, animal keeping and roadside stalls may occur at a scale and intensity which do not impact on the residential amenity and semi-rural character. Other businesses should be located in the centre or industrial zones consistent with the intentions for those zones, while other rural activities may occur within the rural zone.
- (4) Development will be regulated in this zone primarily to ensure a high level of residential amenity is maintained.

4.2.2.2 Specific assessment benchmarks for assessable development

Editor's note–*The provisions in 4.2.2.2 apply to code and impact assessable development. Development that is accepted or accepted subject to requirements in the zone does not need to comply with these provisions. Requirements for accepted development are set in section 4.2.2.3.*

- (1) New rural residential subdivision is to be developed in a way that provides optimum integration of movement networks and open space between existing and future rural residential development.
- (2) Lot sizes are to have a minimum size of 0.5ha to maintain a very low density, semi-rural character.
- (3) Development is to be located, designed and managed to ensure it does not unreasonably detract from residential privacy and amenity.
- (4) Separation between buildings must be provided to maintain a very low density, semi-rural environment, maximise privacy, sunlight and breezes and provide opportunities for landscaping and open space.
- (5) Except where greater setbacks are required to minimise impacts, buildings are to be setback:
 - (a) 10m from the primary frontage or any secondary road frontage;
 - (b) 20m from side or rear boundaries.

- (6) Building height is not to exceed 3 storeys or 12m, whichever is the lesser.
- (7) Site cover is not to exceed 10%.
- (8) Buildings are to be of a house-compatible scale, be well articulated and have no blank facades.
- (9) Development does not significantly impact on the residential amenity of the locality as a result of noise, lighting, odour, dust, volume or type of traffic, loss of privacy or other cause.
- (10) Where development is for a non-residential use, screen fencing and landscaping is to be provided to appropriately screen or improve the visual amenity of the use.
- (11) The safe and efficient operation of roads and railways is to be maintained
- (12) Development is designed to achieve safety for all users having regard to:
 - (a) maximising casual surveillance and sight lines;
 - (b) avoiding personal concealment and entrapment locations;
 - (c) exterior building design that promotes safety;
 - (d) adequate lighting;
 - (e) appropriate signage and wayfinding; and
 - (f) clearly defined building entrances.

Editor's note – Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.

- (13) Cropping, animal husbandry, animal keeping and roadside stalls are not to occur at a scale or intensity that noticeably impacts on the residential amenity or safety of the locality.
- (14) Home-based businesses are to occur in a way that maintains the residential character and appearance of the dwelling and semi-rural character of the locality, and does not noticeably impact on amenity as a result of noise, lighting, odour, dust, volume or type of traffic, loss of privacy or other cause

4.2.2.3 Requirements for accepted development

Note – The requirements for accepted development are listed below. Should the proposed development fail to meet one or more of these requirements, an application for code assessment will be required and will be assessed against the assessment benchmarks in 4.2.2.1 and 4.2.2.2.

4.2.2.3.1 Requirements for animal husbandry, animal keeping, cropping and roadside stalls

- (1) Non-residential buildings or structures (including roadside stalls), animal enclosures, storage facilities and waste disposal areas are set back 50m from any dwelling on an adjoining or nearby site.
- (2) Cropping does not involve chemical spraying unless a 40m wide vegetated buffer is provided on the site between the crops which are being sprayed and adjoining land.
- (3) Roadside stalls:
 - (a) have a maximum gross floor area of 20m²;
 - (b) are accessed via a driveway access to the property;
 - (c) involve the display or sale of produce or goods grown or made on the same site.

4.2.2.3.2 Home-based business

- (1) The home-based business:
 - (a) is carried out by a permanent resident of the dwelling;
 - (b) is carried out within a residential dwelling or in a separate building on the same land;

- (c) has signage limited to a single sign with a maximum face area of 0.5m² and no illumination;
- (d) does not involve release of any trade wastes or contaminants as defined by the *Environmental Protection Act 1994*;
- (e) where involving the visitation of customers or the use of any machinery or vehicles, has operational hours limited to 8am to 5pm Monday to Friday and 8am to 2pm Saturday;
- (f) does not noticeably increase noise levels at the boundary of the site;
- (g) do not increase traffic flows by more than five vehicular trips to and from the site per day;
- (h) does not involve parking of more than two vehicles associated with the business on the premises or its street frontage at any one time;
- (i) does not involve more than two heavy vehicles on the site at any one time; and
- (j) while on-site, heavy vehicles:
 - (i) are not operated between the hours of 10pm and 6am;
 - (ii) are not left idling for more than five minutes at any one time; and
 - (iii) do not have a refrigeration unit running; and
- (k) does not impose a load on infrastructure greater than that associated with the residential use of the dwelling.

Editor's note—A heavy vehicle is a vehicle with more than 4.5 tonnes GVM (gross vehicle mass), GCM (gross combination mass) or more than 2 tonnes ATM (aggregate trailer mass).

4.2.2.4 Variations to Queensland Development Code MP1.2 for dwelling houses

Note – The following provisions vary Queensland Development Code (QDC) MP1.2 for dwelling houses in the rural residential zone.

- (1) Buildings are to be setback:
 - (a) 10m from the primary frontage or any secondary road frontage;
 - (b) 20m from side or rear boundaries.
- (2) Building height is not to exceed 3 storeys or 12m, whichever is the lesser.
- (3) Site cover is not to exceed 10%.

Editor's note—Where a dwelling house does not comply with these quantifiable standards, a variation may be sought by way of a referral of the relevant building works application to Carpentaria Shire Council in accordance with schedule 9, table 3 of the Planning Regulation 2017. To remove any doubt, dwelling houses do not require a separate application to Council for assessment against the planning scheme.

<https://www.business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code#mandatory-parts>

4.2.3 Assessment benchmarks for the centre zone

4.2.3.1 Purpose of the zone

4.2.3.1.1 Purpose statement from the regulated requirements

- (1) The purpose of the centre zone is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

Editor's note – *This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.*

4.2.3.1.2 Carpentaria Shire purpose statement

- (1) The centre zone accommodates a mix of shops, businesses and community and tourist services, housing and tourist accommodation in a main street environment.
- (2) Development will be regulated in this zone primarily to ensure centres are attractive and safe places that provide the main focal point for the community and to minimise impacts on surrounding land.

4.2.3.2 Specific assessment benchmarks for assessable development

Editor's note–*The provisions in 4.2.3.2 apply to code and impact assessable development. Development that is accepted or accepted subject to requirements in the zone does not need to comply with these provisions. Requirements for accepted development are set in section 4.2.3.3.*

- (1) Non-residential development in the centre zone is to create an active main street character along Landsborough Street in Normanton and Yappar Street and Palmer Street in Karumba, and on corner sites, by:
 - (a) buildings built to the street alignment with awnings over footpaths along Landsborough Street in Normanton and along Yappar Street between Massey Drive and Gilbert Street in Karumba;
 - (b) a high proportion of glazed or openable building façade at street level; and
 - (c) minimising vehicle access points.
- (2) On other streets:
 - (a) development is to face the street with its main openings at the street frontage and pedestrian entry points easily identified and directly accessed from the street; and
 - (b) landscaping is to be provided within any front setback which provides shade for pedestrians and enhances the appearance of development.
- (3) Awning posts within the footpath are to be avoided.
- (4) Development is not to create blank, unbroken walls along street frontages.
- (5) Residential development is to have dwellings that face the street and may be setback up to 3m to incorporate a transition between public and private space.
- (6) Car parking is to be located to the side or rear of buildings and is not to be provided between the building and the street.
- (7) Building caps and rooftops are to create an attractive roofscape and screen plant and equipment.

- (8) Development is to be designed to achieve safety for all users having regard to:
- (a) maximising casual surveillance and sight lines;
 - (b) avoiding personal concealment and entrapment locations;
 - (c) exterior building design that promotes safety;
 - (d) adequate lighting;
 - (e) appropriate signage and wayfinding; and
 - (f) clearly defined building entrances.

Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.

- (9) Development is not to create significant impacts on the amenity of nearby land in the general residential or community facilities zones as a result of noise, lighting, odour, dust, volume of traffic generated, loss of privacy or other cause.
- (10) Development adjoining general residential zoned land is to maintain the amenity and privacy of nearby dwellings through:
- (a) buildings setback a minimum of:
 - (i) 3m or half the building height, whichever is greater, to the side boundary; and
 - (ii) 6m or half the building height, whichever is greater, to the rear boundary;
 - (b) ensuring building height is no more than 3 storeys or 12m in height within 10m of adjoining the common site boundaries;
 - (c) providing a screen fence with minimum height of 1.8m and maximum gap of 10mm along the common site boundaries; and
 - (d) providing fixed screening that is a maximum of 50% transparent on windows that have a direct view into adjoining residential land.
- (11) Materials that are capable of generating air or odour impacts are to be wholly enclosed in a building or covered structure.
- (12) All external areas are to be sealed, turfed or landscaped.
- (13) Home based businesses are to occur in a way that maintains the residential character and appearance of the dwelling and character of the locality, and does not noticeably impact on amenity as a result of noise, lighting, odour, dust, volume or type of traffic, loss of privacy or other cause.

4.2.3.3 Requirements for accepted development

Note – The requirements for accepted development are listed below. Should the proposed development fail to meet one or more of these requirements, an application for code assessment will be required and will be assessed against the assessment benchmarks in 4.2.3.1 and 4.2.3.2.

4.2.3.3.1 Home-based business

- (1) The home-based business:
- (a) is carried out by a permanent resident of the dwelling;
 - (b) is carried out within a residential dwelling or in a separate building on the same land;
 - (c) does not involve release of any trade wastes or contaminants as defined by the *Environmental Protection Act 1994*;
 - (d) does not noticeably increase noise levels at the boundary of the site;
 - (e) does not involve the use or storage of heavy vehicles; and
 - (f) does not impose a load on infrastructure greater than that associated with the residential use of the dwelling.

Editor's note—A heavy vehicle is a vehicle with more than 4.5 tonnes GVM (gross vehicle mass), GCM (gross combination mass) or more than 2 tonnes ATM (aggregate trailer mass).

4.2.3.3.2 Other development

- (1) Minor building work associated with the change of use does not involve:
 - (a) any structural change, extension or change in setback to the frontage of the site; or
 - (b) any reduction of side or rear setbacks where adjoining land in the general residential zone; or
 - (c) any change to building height.
- (2) There is no change to vehicle access to the site.
- (3) There is no reduction in car parking numbers or service areas on the site.
- (4) No new car parking spaces are provided between the building and the street.
- (5) No trees are removed between the building and the street.
- (6) The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.
- (7) The premises are connected to a reticulated water supply and reticulated sewerage system.

4.2.3.4 Variations to Queensland Development Code MP1.1 and MP1.2 for dwelling houses and MP1.3 for dual occupancies

Note – The following provisions vary Queensland Development Code (QDC) MP1.1, MP1.2 and MP1.3 in the centre zone.

- (1) Building height is not to exceed 3 storeys or 12m, whichever is the lesser.

Editor's note—Where a dwelling house or dual occupancy does not comply with these quantifiable standards, a variation may be sought by way of a referral of the relevant building works application to Carpentaria Shire Council in accordance with schedule 9, table 3 of the Planning Regulation 2017. To remove any doubt, dwelling houses do not require a separate application to Council for assessment against the planning scheme.

<https://www.business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code#mandatory-parts>

4.2.4 Assessment benchmarks for the industry zone

4.2.4.1 Purpose of the zone

4.2.4.1.1 Purpose statement from the regulated requirements

- (2) The purpose of the industry zone is to provide for:
- (a) a variety of industry activities; and
 - (b) other uses and activities that—
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

Editor's note – This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.

4.2.4.1.2 Carpentaria Shire purpose statement

- (3) The industry zone accommodates a mix of industries, compatible enterprises that are not better located in the centre zone and activities which directly support industry such as workforce accommodation.
- (4) Development will be regulated in this zone primarily to ensure industrial areas are functional and safe and to minimise impacts on surrounding land, nearby sensitive land uses and the natural environment.

4.2.4.2 Specific assessment benchmarks for assessable development

Editor's note—The provisions in 4.2.4.2 apply to code and impact assessable development. Development that is accepted or accepted subject to requirements in the zone does not need to comply with these provisions. Requirements for accepted development are set in section 4.2.4.3.

- (2) Industrial activities are to be protected from intrusion of incompatible uses that may constrain their on-going operation and future expansion.
- (3) Lots are to be of a size that provide for large scale industrial uses.
- (4) Development is to be located, designed and managed to ensure that public health and safety are maintained at all times.
- (5) High impact industry, special industry and other uses involving hazardous materials and chemicals and dangerous goods are to be separated by at least 500m from land in the general residential zone.

Editor's note – The Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 contain requirements for the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at: www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting

- (6) Workforce accommodation may establish in the industry zone. However, other residential uses or short term accommodation are not to be established.

- (7) Activities that involve sales to the public requiring a very large land area such as large showrooms, outdoor sales, agricultural supplies stores, bulk landscaping supplies, garden centres, hardware and trade supplies and wholesale nurseries may also be established in the zone. However, other than where ancillary to an industry, shops and offices, community activities, and tourist facilities are not to be established in the industrial zone.
- (8) Other non-industrial uses are limited to those which are ancillary to and directly support the industrial functions of the area.
- (9) Development is to ensure the collection, treatment and disposal of wastes or other sources of contamination so that off-site releases of contaminants do not occur.
- (10) Buildings are to be setback a minimum of 10m from a boundary shared with land in a general residential or community facilities zone.
- (11) A screen fence with a minimum height of 1.8m and maximum gaps of 10mm is to be provided along boundaries shared with land in a general residential or community facilities zone.
- (14) Development is designed to achieve safety for all users having regard to:
 - (a) maximising casual surveillance and sight lines;
 - (b) avoiding personal concealment and entrapment locations;
 - (c) exterior building design that promotes safety;
 - (d) adequate lighting;
 - (e) appropriate signage and wayfinding; and
 - (f) clearly defined building entrances.

Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.

4.2.4.1 Requirements for accepted development

Note – The requirements for accepted development are listed below. Should the proposed development fail to meet one or more of these requirements, an application for code assessment will be required and will be assessed against the assessment benchmarks in 4.2.4.1 and 4.2.4.2.

4.2.4.1.1 All development

- (1) Minor building work associated with the change of use does not involve any reduction of side or rear setbacks where adjoining land in the general residential zone.
- (2) There is no change to vehicle access to the site.
- (3) There is no reduction in car parking numbers or service areas on the site.
- (4) The site is securely fenced.
- (5) A screen fence with a height of 1.8m and maximum gaps of 10mm is to be provided along boundaries shared with land in a general residential or community facilities zone.
- (6) Development achieves the noise standards set out in the Environmental Protection (Noise) Policy 2019 and the Environmental Protection Act 1994.
- (7) Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2019.

- (8) The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.
- (9) Materials that may generate contaminants, dust or air emissions are wholly enclosed in a building or covered structure.
- (10) The premises are connected to a reticulated water supply and reticulated sewerage system.

NOT YET COMMENCED

4.2.5 Assessment benchmarks for the community facilities zone

4.2.5.1 Purpose of the zone

4.2.5.1.1 Purpose statement from the regulated requirements

- (1) The purpose of the community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example—
 - (a) educational establishments; and
 - (b) hospitals; and
 - (c) transport and telecommunication networks; and
 - (d) utility installations.

Editor's note – This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.

4.2.5.1.2 Carpentaria Shire purpose statement

- (1) The community facilities zone accommodates a range of community facilities and infrastructure, including air services, community uses, educational establishments, emergency services, government offices, hospitals, health care services, utility installations, outdoor sport and recreation and parks. These facilities are to be designed to meet community needs and may be supported by ancillary activities that are directly related to the primary use.
- (2) Development will be regulated in this zone primarily to ensure these community facilities and infrastructure can continue to provide safe, efficient and effective services for the community and to minimise impacts on surrounding land.

4.2.5.2 Specific assessment benchmarks for assessable development

Editor's note—The provisions in 4.2.5.2 apply to code and impact assessable development. Development that is accepted or accepted subject to requirements in the zone does not need to comply with these provisions. Requirements for accepted development are set in section 4.2.5.3.

- (1) Land within this zone is to accommodate community facilities and infrastructure in a manner that safely and efficiently meets community needs.
- (2) Other uses may also be established within the zone, where they:
 - (a) directly support the primary community facility or infrastructure on the site;
 - (b) are subordinate to and compatible with the primary use;
 - (a) would not be better located in the industry or centre zone; and
 - (b) would not increase impacts on adjoining land.
- (3) Within the Normanton airport site, new industrial development may be contemplated where appropriately separated from nearby residential land and airport operations and navigation systems are not affected.
- (4) Development is not to prejudice the ongoing operation and possible expansion of existing community facility or infrastructure on the site.
- (5) Development is to create a safe and attractive environment.

- (6) Development is to be located, designed and managed to ensure that public health and safety are maintained at all times.
- (7) Development is to be located, designed and operated to minimise impacts on surrounding land.
- (8) Other than where inconsistent with the primary purpose of the land:
 - (a) buildings are to face the street with its main openings at the street frontage and pedestrian entry points easily identified and directly accessed from the street;
 - (b) blank, unbroken walls are not to be created along street frontages;
 - (c) landscaping is to be provided which provides shade for pedestrians, enhances the appearance of development especially in parking and service areas and screens servicing components;
 - (d) car parking, vehicular access and driveways are not to detract from or dominate the street frontage;
 - (e) building caps and rooftops are to create an attractive roofscape and screen plant and equipment; and
 - (f) all external areas are to be sealed, turfed or landscaped.
- (9) Development is to be designed to achieve safety for all users having regard to:
 - (a) maximising casual surveillance and sight lines;
 - (b) avoiding personal concealment and entrapment locations;
 - (c) exterior building design that promotes safety;
 - (d) adequate lighting;
 - (e) appropriate signage and wayfinding; and
 - (f) clearly defined building entrances.

Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.

- (10) Development is not to create significant impacts on the amenity of nearby land in the general residential or centre zones as a result of noise, lighting, odour, dust, volume of traffic generated, loss of privacy or other cause.
- (11) Development adjoining general residential zoned land is to maintain the amenity and privacy of nearby dwellings through:
 - (a) buildings setback a minimum of:
 - (i) 3m or half the building height, whichever is greater, to the side boundary; and
 - (ii) 6m or half the building height, whichever is greater, to the rear boundary;
 - (b) ensuring building height is no more than 3 storeys or 12m in height within 10m of adjoining the common site boundaries;
 - (c) providing a screen fence with minimum height of 1.8m and maximum gap of 10mm along the common site boundaries; and
 - (d) providing fixed screening that is a maximum of 50% transparent on windows that have a direct view into adjoining residential land.
- (12) Home based businesses are to occur in a way that maintains the residential character and appearance of the dwelling and character of the locality, and does not noticeably impact on amenity as a result of noise, lighting, odour, dust, volume or type of traffic, loss of privacy or other cause.

4.2.5.3 Requirements for accepted development

Note – The requirements for accepted development are listed below. Should the proposed development fail to meet one or more of these requirements, an application for code assessment will be required and will be assessed against the assessment benchmarks in 4.2.5.1 and 4.2.5.2.

4.2.5.3.1 Home-based business

- (1) The home-based business:
 - (a) is carried out by a permanent resident of the dwelling;
 - (b) is carried out within a residential dwelling or in a separate building on the same land;
 - (c) does not involve release of any trade wastes or contaminants as defined by the *Environmental Protection Act 1994*;
 - (d) where involving the visitation of customers or the use of any machinery or vehicles, has operational hours limited to 8am to 5pm Monday to Friday and 8am to 2pm Saturday;
 - (e) does not noticeably increase noise levels at the boundary of the site;
 - (f) does not involve the use or storage of heavy vehicles; and
 - (g) does not impose a load on infrastructure greater than that associated with the residential use of the dwelling.

Editor's note—A heavy vehicle is a vehicle with more than 4.5 tonnes GVM (gross vehicle mass), GCM (gross combination mass) or more than 2 tonnes ATM (aggregate trailer mass).

4.2.5.3.2 Other development

- (1) Minor building work associated with the change of use does not involve:
 - (a) any structural change, extension or change in setback to the frontage of the site; or
 - (b) any reduction of side or rear setbacks where adjoining land in the general residential zone; or
 - (c) any change to building height.
- (2) Hours of operation are limited to 8am to 5pm Monday to Friday and 8am to 2pm Saturday.
- (3) Development does not involve obtaining a liquor license.
- (4) There is no change to vehicle access to the site.
- (5) There is no reduction in car parking numbers or service areas on the site.
- (6) No new car parking spaces are provided between the building and the street.
- (7) No trees are removed between the building and the street.
- (8) The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.
- (9) The premises are connected to a reticulated water supply and reticulated sewerage system.

4.2.5.4 Variations to Queensland Development Code MP1.1 and MP1.2 for dwelling houses

Note – The following provisions vary Queensland Development Code (QDC) MP1.1 and MP1.2 for dwelling houses in the community facilities zone.

- (1) Building height is not to exceed 3 storeys or 12m, whichever is the lesser.

Editor’s note—Where a dwelling house does not comply with these quantifiable standards, a variation may be sought by way of a referral of the relevant building works application to Carpentaria Shire Council in accordance with schedule 9, table 3 of the Planning Regulation 2017. To remove any doubt, dwelling houses do not require a separate application to Council for assessment against the planning scheme. <https://www.business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code#mandatory-parts>

NOT YET COMMENCED

4.2.6 Assessment benchmarks for the rural zone

4.2.6.1 Purpose of the zone

4.2.6.1.1 Purpose statement from the regulated requirements

- (1) The purpose of the rural zone is to:
 - (a) provide for rural uses and activities; and
 - (b) provide for other uses and activities that are compatible with—
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and
 - (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

Editor's note – *This purpose statement is required to be used for the zone under the regulated requirements set out in the Planning Regulation 2017.*

4.2.6.1.2 Carpentaria Shire purpose statement

- (1) The rural zone accommodates a wide range of rural activities, including agriculture and large cattle stations. It includes land included in agricultural land classification class A and B and important agricultural areas which are shown on overlay map OM2.0. The rural zone also contains areas and features of environmental significance and with important cultural association for Traditional Owner groups.
- (2) Aquaculture, cropping, animal husbandry, animal keeping and uses which support and facilitate primary industries will occur within the zone. Some non-rural activities may also occur within the zone where they require a non-urban location due to their nature, impacts or association with natural resources or the natural environment.
- (3) Development will be regulated in this zone to ensure the productive capacity and natural resource, environmental and cultural values of Carpentaria Shire's rural and natural areas are protected.

4.2.6.2 Specific assessment benchmarks for assessable development

Editor's note—*The provisions in 4.2.6.2 apply to code and impact assessable development. Development that is accepted or accepted subject to requirements in the zone does not need to comply with these provisions. Requirements for accepted development are set in section 4.2.6.3.*

- (1) Lot sizes are to be a minimum of 1000ha, other than where rearranging lot boundaries in a way that substantially improves the management of the land or the protection of its environmental values.

Editor's note—*Applicants would need to demonstrate the nature of the improvement, such as amalgamating lots to create a large balance area for an environmental reserve or that is managed in accordance with an appropriate land management plan.*

- (2) Land that has been the subject of small lot subdivision is not to be used for residential or other non-rural purposes. This includes flood affected land within the environs of Normanton, as well as small lot clusters close to the Norman River.

- (3) Residential and visitor accommodation uses in the rural zone include:
 - (a) dwelling houses that are ancillary to cropping or animal husbandry use of the land;
 - (b) caretaker's accommodation or rural workers' accommodation where they directly support primary production activities in the locality; and
 - (c) tourist parks and small scale short term accommodation in the form bed and breakfasts, farm/home stay, cabins and camping; and
 - (d) workforce accommodation where they directly support an infrastructure project or industry, tourism or recreation use established in the rural zone.
- (4) Development for tourist parks and small scale short term accommodation, tourist attractions and recreational activities, such as nature-based tourism, outdoor sport and recreation and environment facilities or similar cultural attractions are to involve only a limited development footprint, small scale buildings and structures and are not to involve significant vegetation clearing or modification of the natural landform.
- (5) Industries which may establish in the rural zone include only:
 - (a) a rural industry; or
 - (b) an industry processing agricultural products which requires a rural location to ensure a clean environment separate from other industrial activities; or
 - (c) an extractive industry, intensive animal industry or other industry that requires separation from urban or rural residential areas which cannot be achieved in the industry zone;
 - (d) a transport depot requiring a location outside of the towns' industry zoned land; or
 - (e) a renewable energy facility.
- (6) Rural and community support uses such as an agricultural supplies store, community care centre, community use, educational establishment, emergency services and other infrastructure may be established in the rural zone where they primarily service the non-urban population or businesses.
- (7) Development is to be located and designed to ensure it will not be adversely impacted by aquaculture, animal husbandry, animal keeping, cropping intensive animal industry, intensive horticulture operations, including as a result of spray drift, noise, dust, odour or other reason.
- (8) Development must not prejudice or detract from the productive use of land included in agricultural land classification class A and B or important agricultural areas (shown on overlay map OM2.0).
- (9) Development must not prejudice or detract from the operation of the stock route network (shown on overlay map OM2.0) for the moving and agistment of livestock, or diminish its recreation, tourism, environmental, grazing and heritage values.
- (10) Development must be buffered from and not adversely impact on national parks and other land in the protected estate.
- (11) Development in or near the Coleman River does not detract from recreational and cultural use of the river by Indigenous communities.
- (12) Development is not to significantly impact on:
 - (a) water and soil quality;
 - (b) public health or safety;
 - (c) the amenity of nearby sensitive land uses and urban and rural residential areas as a result of noise, odour, dust volume of traffic generated or other cause;

- (d) the cultural, landscape and natural resource values of the locality;
 - (e) values of environmental significance; and
 - (f) the capacity and safety of the road network on which it relies.
- (13) Sensitive land uses are to be sufficiently separated from activities or infrastructure likely to generate impacts, to protect the safety and amenity of residents and to protect the ongoing operation of those activities or infrastructure. Separation is to ensure that no significant noise, odour or other emissions are likely to be experienced at the sensitive receptor.

Editor’s note—Applicants seeking approval for intensive animal industries should refer to the ‘National Guidelines for Beef Cattle Feedlots in Australia, National Beef Cattle Feedlot Environmental Code of Practice’, ‘Queensland Dairy Farming Environmental Code of Practice’, ‘National Environmental Guidelines for Piggeries’ and ‘Queensland Guidelines Meat Chicken Farms and that applicants consult with the relevant State government department prior to the lodgement of a development application. For other uses council may require a study that, amongst other matters, identifies how the development meets Environmental Protection (Air) Policy 2019 or Environmental Protection (Noise) Policy 2019.

- (14) Buildings and open use areas are to be setback from site boundaries not less than:
- (a) 50m from all site boundaries; and
 - (b) 100m from any existing dwelling on an adjoining or nearby site.
- (15) Roadside stalls and rural workers’ accommodation are not to noticeably impact on the amenity, character or safety of the locality.

4.2.6.3 Requirements for accepted development

Note – The requirements for accepted development are listed below. Should the proposed development fail to meet one or more of these requirements, an application for code assessment will be required and will be assessed against the assessment benchmarks in 4.2.6.1 and 4.2.6.2.

4.2.6.3.1 Roadside stalls and rural workers accommodation

- (1) Buildings and open use areas are setback from site boundaries not less than:
- (a) 50m from all site boundaries; and
 - (b) 100m from any dwelling on an adjoining or nearby site; and
 - (c) are accessed via an existing driveway access to the property.
- (2) Additionally, roadside stalls:
- (a) have a maximum gross floor area of 20m²; and
 - (b) Involve the display or sale of produce or goods grown or made on the same site.

4.2.6.4 Variations to Queensland Development Code MP1.2 for dwelling houses

Note – The following provisions vary Queensland Development Code (QDC) MP1.2 for dwelling houses in the rural zone.

- (1) Buildings are to be setback:
- (a) 10m from the primary frontage or any secondary road frontage;
 - (b) 20m from side or rear boundaries.
- (2) Building height is not to exceed 3 storeys or 12m, whichever is the lesser.

Editor's note—Where a dwelling house does not comply with these quantifiable standards, a variation may be sought by way of a referral of the relevant building works application to Carpentaria Shire Council in accordance with schedule 9, table 3 of the Planning Regulation 2017. To remove any doubt, dwelling houses do not require a separate application to Council for assessment against the planning scheme. <https://www.business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code#mandatory-parts>

NOT YET COMMENCED

4.3 Assessment benchmarks for overlays

4.3.1 Assessment benchmarks for the airport overlay

4.3.1.1 Purpose of the overlay

- (1) The purpose of the overlay is to ensure the safety, efficiency and operational integrity of significant aviation facilities within Carpentaria are protected.

4.3.1.1 Specific assessment benchmarks for assessable development

- (1) Development within a building restricted areas must not interfere with the function of aviation facilities as a result of:
 - (c) physical intrusions into the 'line of sight' between transmitting and receiving devices;
 - (d) radio frequency interference;
 - (e) electromagnetic emissions that will interfere with signals transmitted by the facility;
 - (f) reflective surfaces that could deflect or interfere with signals transmitted by the facility
 - (g) plume rises.
- (2) Development does not create physical intrusions or otherwise compromise aircraft safety in operational airspace.
- (3) Development is not to create light sources or reflection that could distract or confuse pilots.
- (4) Development does not increase risks to public safety associated with airport operation.

Editor's note – *The functioning of Australia's network of aviation facilities is protected under the Air Services Act 1995, Civil Aviation Act 1988 and the Defence Act 1903, by the Australian Government. Council is required to refer any development proposal that may intrude into a building restricted area (BRA) or interfere with the function of an aviation facility to Airservices Australia and the airport operator for assessment in accordance with National Airports Safeguarding Framework Guideline G, Attachment 3.*

Radio frequency interference with an aviation facility may also invoke powers under the Australian Communications and Media Authority Act 2005 and is regulated by the Australian Communications and Media Authority (ACMA). Separate approvals may be required from the relevant authorities.

4.3.2 Assessment benchmarks for the bushfire hazard overlay

Note - The hazard area shown on the bushfire hazard overlay map is the bushfire prone area for the purposes of section 7 of the Building Regulation 2021. The bushfire hazard area (bushfire prone area) includes land covered by the very high, high and medium hazard areas as well as the potential impact buffer category on the overlay map.

Editor's notes - *Medium, high and very high bushfire hazard categories shown on the overlay map represent the area subject to bushfire hazard. The potential impact buffer area is also part of the hazard area because risks to life and property loss may also be experienced within this area.*

4.3.2.1 Purpose of the overlay

- (1) The purpose of the overlay is to ensure development in areas at risk from bushfire is designed to avoid or reduce exposure and ensure the safety of people.

4.3.2.2 Specific assessment benchmarks for assessable development

- (1) Critical or vulnerable uses are not to be located on land subject to bushfire hazard, unless:
 - (a) involving a minor extension to or redevelopment of an existing use and not substantially increasing the number of people requiring evacuation from the site; or
 - (b) necessary to meet a significant community need and there is no alternative suitable location.

Editor's notes

- *Critical and vulnerable uses are defined in schedule 1.*
- *This overlay only applies to a part of a site that falls within the overlay area. A development mentioned in this benchmark might occur if it did not utilise areas affected by the overlay for any substantive purpose.*

- (2) Development may occur in a way that is consistent with the intentions for the relevant zone where the bushfire hazard is minimised and mitigated by achieving the following:
 - (a) A building envelope that is of sufficient size to accommodate all habitable and non-habitable buildings and any water sources relied on for firefighting is to be provided within a development site or proposed lot;
 - (b) The building envelope is to achieve the following radiant heat flux level at any point:
 - (i) 10kW/m² where the use involves the accommodation or congregation of vulnerable sectors of the community such as child care centres, community care centres, educational establishments, detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities; or
 - (ii) 29kW/m² otherwise.

Editor's note—*The radiant heat flux that will be experienced during a bushfire is a measure of heat energy impact expressed as kW/m². The radiant heat flux levels and separation distances are to be established in accordance with method 2 set out in AS3959-2018.*

- (c) Where a separation distance to achieve the relevant radiant heat flux level is to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation.

Editor's note—For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.

- (d) Within an urban or rural residential zone in Normanton:
- (i) the development is to be provided with a reticulated water supply;
 - (ii) fire hydrants are to be provided in adjoining roads at intervals and of a standard suitable for fire-fighting requirements;
 - (iii) habitable buildings are connected to a public road by a short, direct, easily traversable accessway; and
 - (iv) more than one safe evacuation route is available.
- (e) Where reconfiguring land within an urban or rural residential zone in Normanton, the lot layout:
- (i) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation;
 - (ii) avoids the creation of bottle-neck points in the movement network; and
 - (iii) establishes direct access to a safe assembly /evacuation area in the event of an approaching bushfire.

Editor's note—For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots.

- (f) Other than where it would not serve a practical fire management purpose, a constructed perimeter road or a formed, all weather fire trail is provided between hazardous vegetation and the site boundary or building envelope and is readily accessible at all times.

Editor's note—Fire trails are unlikely to be required where a site is less than 2.5ha.

- (g) When provided, a public road or fire trail which has:
- (i) a reserve or easement width of at least 20m;
 - (ii) a minimum trafficable (cleared and formed) width of 4m
 - (iii) a cleared working area on each side of the trafficable area of at least 3m width each side;
 - (iv) no cut or fill embankments or retaining walls adjacent to the trafficable path;
 - (v) a minimum 4.8m vertical clearance;
 - (vi) turning areas suitable for fire-fighting appliances;
 - (vii) a maximum gradient of 12.5%;
 - (viii) a crossfall of no greater than 10 degrees;
 - (ix) drainage and erosion control devices;
 - (x) vehicular access at each end which is connected to the public road network at intervals of no more than 200m;
 - (xi) designated fire trail signage;
 - (xii) if a fire trail, has an access easement that is granted in favour of council and Qld Fire and Emergency Services.

Editor's note – refer to *Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots, Queensland Fire and Emergency Services, 2015.*

- (h) In the area between a building envelope and the hazardous vegetation, landscaping and open space areas are to consist of discontinuous, low threat vegetation managed in a minimal fuel condition which does not increase bushfire hazard.
- (i) Development for a fence or any structural landscaping within 20m of any building used for accommodation comprises non-combustible or fire-retardant materials.
- (j) Where increasing the number of dwellings or the number of people staying, working or congregating on a site, an evacuation plan is in place which includes a mechanism for the early evacuation of occupants on days when severe, extreme or catastrophic fire weather is notified or adverse fire activity occurs.

Editor's note – *Severe, extreme or catastrophic fire weather include site-specific fire weather severity or FFDI greater than or equal to 64.*

- (3) Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications is sited, designed and managed to reduce risk of its ignition.
- (4) Development:
 - (a) is not to involve the manufacture or storage of hazardous materials at 10% or more than their aggregate threshold quantity identified in the Work Health and Safety Regulation, schedule 15; or
 - (b) where the storage or manufacture of hazardous materials does occur, is designed to ensure such storage is protected from heat, ember attack and other fire damage to avoid ignition or degradation that might produce hazardous vapours, dusts or hazardous reactions.

Editor's notes

- *Where the storage or manufacture of hazardous materials does occur, examples of risk mitigation measures include a combination of firebreaks, fire resistant containers for hazardous materials, fire resistant buildings, underground tanks for flammable liquids, active water-cooling sprays over vulnerable areas.*
- *The Work Health and Safety Act 2011 and associated regulation and guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 contain requirements for the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at: www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting*
- *Building assessment provisions under the Building Act 1975 also contain requirements for particular buildings or structures associated with hazardous facilities.*
- *Advice may be sought from Office of Industrial Relations Major Hazard Facilities Unit hcfplanning@oir.qld.gov.au.*

- (5) Development does not worsen the severity of or exposure to the hazard either on the site or at other properties.
- (6) Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality
- (7) Development does not impede effective and efficient disaster management response and recovery capabilities.

- (8) The cost to the public of measures to mitigate bushfire risks or respond to natural disasters is minimised.

Editor's note—A site based assessment may ground truth the extent of hazardous vegetation and extent and nature of the bushfire hazard area (bushfire prone area). In addition, a bushfire management plan prepared by a suitably qualified person may be required to demonstrate compliance with these assessment benchmarks. The bushfire management plan should be developed in accordance with the Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan. Advice should be sought from the Queensland Fire and Emergency Services, as appropriate.

NOT YET COMMENCED

4.3.3 Assessment benchmarks for the coastal hazard and flood hazard overlays

Notes

- For the purposes of section 8 of the Building Regulation 2021 the area covered by the flood overlay maps is the designated flood hazard area. Requirements for floor levels and other matters are set out in the building assessment provisions for building work in the flood hazard area. The defined flood level is the level described in schedule SC1.4 Administrative Definitions;
- For the purposes of section 8 of the Building Regulation 2021, a freeboard of 500mm is declared for vulnerable uses.

Editor's notes

There are no provisions in the building assessment provisions which cover the area subject to storm tide inundation. Instead, this assessment benchmark sets requirements within this area.

4.3.3.1 Purpose of the overlay

- (1) The purpose of the overlay is to ensure areas at risk from coastal and flood hazards are managed to avoid or reduce exposure and ensure the safety of people.

4.3.3.2 Specific assessment benchmarks for assessable development

- (1) Critical or vulnerable uses are not to be located on land subject to flood or coastal hazard, unless:
 - a. involving a minor extension to or redevelopment of an existing use and not substantially increasing the number of people requiring evacuation from the site; or
 - b. necessary to meet a significant community need and there is no alternative suitable location.

Editor's notes

- *Critical or vulnerable uses are defined in schedule 1.*
- *This overlay only applies to a part of a site that falls within the overlay area. A development mentioned in this benchmark might occur if it did not utilise areas affected by the overlay for any substantive purpose.*

- (2) Critical uses are to be designed so that they are able to function effectively during and immediately after a flood or coastal hazard event.
- (3) Floor levels of vulnerable uses are to be established with a freeboard of at least 500mm above the defined flood level.
- (4) New lots in the general residential, rural residential or industrial zones in Normanton:
 - (a) are not to be created in an area subject to storm tide hazard; and
 - (b) may only occur within a flood hazard area where a building envelope with floor levels above the defined flood level can be provided.
- (5) New lots in the general residential or industrial zones in Karumba, may only occur within a storm tide or flood hazard area where a building envelope with floor levels above the defined flood level can be provided.

- (6) In the erosion prone area that falls within the coastal management district, development does not to occur unless the development cannot feasibly be located elsewhere and is:
- (a) coastal-dependent development; or
 - (b) temporary, able to be abandoned or readily relocatable; or
 - (c) essential community infrastructure; or
 - (d) minor redevelopment of an existing building or structure.

Editor's notes

- *Coastal dependent development and temporary, able to be abandoned or readily relocatable are terms defined in the State Planning Policy. The State Planning Policy also provides guidance on what may constitute minor redevelopment, stating:*
“Minor redevelopment in an erosion prone area in a coastal management district, includes replacing an existing permanent building/structure with a building/structure that is the same, or substantially the same, in location and size, and monetary value of the existing building or structure is more than the cost of the associated coastal protection works. Examples of minor redevelopment may include adding less than 50m² to an existing building footprint, or an additional storey to a single storey building.”
- *Essential community infrastructure is defined in the State Planning Policy as including:*
 - (a) *emergency services infrastructure*
 - (b) *emergency shelters*
 - (c) *police facilities*
 - (d) *hospitals and associated facilities*
 - (e) *power stations and substations*
 - (f) *major switch yards*
 - (g) *communications facilities*
 - (h) *sewage treatment plants*
 - (i) *water treatment plants.*
- *In erosion prone areas, building work must also meet requirements under the Building Act 1975 and National Construction Code in consideration of landslip and structural stability.*

- (7) Development:
- (a) is not to involve the manufacture or storage of hazardous materials at 10% or more than their aggregate threshold quantity identified in the *Work Health and Safety Regulation*, schedule 15; or
 - (b) where the storage or manufacture of hazardous materials does occur, is designed to prevent the release, damage or hazardous reaction of hazardous materials during an inundation event.

Editor's notes

- *Where the storage or manufacture of hazardous materials does occur, examples of risk mitigation measures, include storing them securely above the event, securing containers against movement by floodwaters, preventing ingress of water into containers, protecting storage areas with walls or bunds or other means achieving equivalent protection.*

(cont.)

Editor's notes

- *The Work Health and Safety Act 2011 and associated regulation and guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 contain requirements for the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at: www.business.qld.gov.au/running-business/protecting-business/risk-management/hazardous-chemicals/storing-transporting*
- *Building assessment provisions under the Building Act 1975 also contain requirements for particular buildings or structures associated with hazardous facilities.*
- *Advice may be sought from Office of Industrial Relations Major Hazard Facilities Unit hcplanning@oir.qld.gov.au.*

- (8) Other new development on an existing urban or rural residential zoned lot in either Normanton or Karumba may occur in a way that is consistent with the intentions for the zone, provided that risks are minimised and mitigated.
- (9) Effective provision is to be made for evacuating residents and users or for sheltering in place during a flood or coastal hazard event.
- (10) Development in storm tide hazard areas is to be located and designed to ensure structures can sustain inundation from a storm tide event.
- (11) Infrastructure that is likely to become a public asset is to be designed to withstand hydrodynamic forces of a flood or coastal hazard event.
- (12) Flood flow conveyance paths and flood storage volumes of the floodplain are to be maintained.
- (13) Development is not to change hazard characteristics outside the development site such that it would:
 - (a) adversely change the behaviour of the hazard; or
 - (b) increase the category of hazard or level of risk; or
 - (c) reduce warning times; or
 - (d) increase the duration of the hazard.
- (14) Any structures or works intended to mitigate the risk or impacts of flood or coastal hazard on a development site are to be located wholly on private land.
- (15) The cost to the public of measures to mitigate risks associated with flood or coastal hazard or respond to natural disasters is to be minimised.
- (16) Risk mitigation treatments are not to significantly impact on the natural environment or landscape character of the locality and the function of vegetation and natural landforms in providing protection from natural hazards is to be maintained.
- (17) Development is not to impede effective and efficient disaster management response and recovery capabilities.

- (18) Coastal protection work in an erosion prone area is only to be undertaken where there is an imminent threat to public safety or existing buildings and structures, and all of the following apply:
- (a) the building or structure being protected cannot reasonably be relocated or abandoned;
 - (b) any erosion control structure is located as far landward as practicable on the lot;
 - (c) works do not interfere with physical coastal processes beyond the development site; and
 - (d) works are consistent with any shoreline erosion management plan that has been adopted for the area.

4.3.3.3 Requirements for accepted development

Note – The requirements for accepted development are listed below. Should the proposed development fail to meet one or more of these requirements, an application for code assessment will be required and will be assessed against the assessment benchmarks in 4.3.3.1 and 4.3.3.2.

Editor's notes - *There are no flood or inundation related requirements in the building assessment provisions which cover the area subject to storm tide inundation. Instead, the following requirements apply.*

- (1) Development in storm tide hazard areas is to be provided with a floor level established at the defined flood level set out in schedule SC1.4 Administrative Definitions plus a freeboard of 300mm.
- (2) Development in storm tide hazard areas is to meet the acceptable solutions of the Queensland Development Code MP3.5.

4.3.4 Assessment benchmarks for the environmental significance overlay

Editor's notes

- *The Vegetation Management Act 1999, Nature Conservation Act 1992, Biosecurity Act 2014 and other State legislation regulate matters of state environmental significance. Refer also to schedule 10 of the Planning Regulation 2017 for State assessment and referral requirements. Matters of national environmental significance are identified on the Commonwealth Protected Matters Search Tool and interactive mapping. Activities potentially affecting these matters are regulated under the Environment Protection and Biodiversity Conservation Act 1999.*
- *Matters of state environmental significance (MSES) are defined in the State Planning Policy 2017.*

4.3.4.1 Purpose of the overlay

- (1) The purpose of the overlay is to ensure matters of environmental significance and their associated ecological functions and biophysical processes are protected from the impacts of development.

4.3.4.2 Specific assessment benchmarks for assessable development

- (1) Development is to be located, designed and operated to:
 - (a) retain and protect significant values, including areas of habitat that support vulnerable or threatened species or ecological communities, migratory species or critical life cycle stages such as feeding, breeding or roosting; and
 - (b) maintain underlying ecological functions and biophysical processes.
- (2) The functionality, diversity and viability of habitat areas and the values they support are to be protected.
- (3) Development within or near protected areas, declared fish habitat areas and Gulf Country strategic environmental areas is not to diminish their biodiversity or habitat values or ecological or hydrological processes.
- (4) Ecological corridors that facilitate viable wildlife movement between habitat areas, habitat diversity and health are to be retained.
- (5) Development is not to impact on the physical and hydrological integrity, water quality or ecological functions and values of waterways and wetlands.
- (6) Development is to maintain natural surface water and groundwater hydraulic regimes of wetlands and waterways.
- (7) Development is to maintain a vegetated buffer to wetlands and waterways of at least:
 - (a) 50m of the defining banks of the Mitchell, Norman, Staaten, Gilbert, Flinders and Leichardt Rivers;
 - (b) 25m of the defining banks of any other waterway;
 - (c) 50m from the maximum water level of freshwater wetlands; and
 - (d) 100m from the highest astronomical tide line of a tidal wetland.

Note—The defining bank can either be the bank or terrace that confines the water before the point of flooding or where there is no bank, the seasonal high water line which represents the point of flooding.

- (8) Development is not to result in the introduction or spread of pest species (plant or animal), that pose a risk to ecological integrity or disturbance to native flora and fauna.
- (9) Development is to minimise potential for disturbance of wildlife as a result of noise, light, vibration or other sources.
- (10) Development is to minimise and mitigate any other potential direct and indirect impacts on matters of environmental significance.

Editor's note—*Environmental offsets for significant residual impacts on matters of state environmental significance are regulated by the Environmental Offsets Act 2014 and Environmental Offsets Regulation 2014.*

NOT YET COMMENCED

4.3.5 Assessment benchmarks for the heritage overlay

4.3.5.1 Purpose of the overlay

- (1) The purpose of the overlay is to ensure the significant historical or cultural values of heritage places are not to be compromised, diminished or obscured by development on or near the place.

4.3.5.2 Specific assessment benchmarks for assessable development

- (1) Features, places and landscapes of Indigenous cultural heritage significance are to be recognised and protected.

Editor's notes

- *Aboriginal and Torres Strait Islander cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003 and Torres Strait Islander Cultural Heritage Act 2003. These acts require anyone who carries out a land use or activity to exercise a duty of care, which means all reasonable and practicable measures must be taken to ensure Aboriginal or Torres Strait Islander cultural heritage is not harmed*
- *State heritage places are regulated under the Queensland Heritage Act 1992.*





- (2) Heritage places are adaptively reused in a manner that is consistent with the relevant zone and compatible with the heritage values of place.
- (3) Development is undertaken in a way that:
 - (a) is sympathetic to and consistent with the character and appearance of the heritage place;
 - (b) minimises disturbance to the original fabric of the heritage place;
 - (c) provides a sensitive visual distinction between the original heritage place and new work;
 - (d) maintains the visual prominence of the heritage place and its values;
 - (e) does not intrude into important vistas to an existing heritage place; and
 - (f) ensures mechanical plant and other new services have minimal impact on the appearance and integrity of the building.
- (4) Reconfiguring a lot may occur provided it reflects the pattern and lot layout of the original subdivision in the locality and does not:
 - (a) reduce public access to the place; or
 - (b) obscure, diminish or destroy the historical context, the landscape settings or the scale and consistency of the built environment.
- (5) The removal or partial or total demolition, or relocation of a structure at a heritage place only occurs if it can be demonstrated that the:
 - (a) loss of the building or structure will not cause loss of cultural heritage values; or
 - (b) there is no prudent or feasible alternative.

Editor's note – *In considering whether there are prudent or feasible alternatives, Council will have regard to whether the place is capable of structural repair as well as safety, health and economic or other relevant considerations.*

- (6) When demolition or relocation of a heritage place occurs, appropriate archival recording is undertaken and new development on the original site incorporates some commemorative element.

Note – Local heritage places and heritage areas are identified on the overlay map and listed below.

Table 4.3.5.1 Carpentaria Shire local heritage register

Local place	Description
<p>Aboriginal Burial Grounds (Normanton)</p> 	<p>The burial grounds reflects the development of the region from the establishment and early development of the town. The place has a strong or special association for Aboriginal people and is important in reflecting the cultural development of the town.</p> <p>Some graves are marked with white crosses and although no names are recorded.</p> <p>The land is owned by the Normanton Aboriginal Land Trust.</p>
<p>Stone Pitched Culverts and stone pitched kerb and channelling</p> 	<p>The stone culverts, kerb and channel date from the 1880s, early in the town's settlement. They were constructed from stone from the Normanton Quarry located behind the hospital. The gutters start at the Burns Philp Building and can be seen either side of Landsborough Street to the Westpac Bank.</p> <p>The culverts provided early road access to the Normanton wharf and the current hospital site.</p>
<p>Chinese Market Gardens</p> 	<p>This is the site of market gardens established by early Chinese settlers in Normanton. The land features stone drainage channels.</p>  <p>Hon. J. Mullan Queensland Attorney-General visiting Chinese market gardens in Normanton, 1935. (source: Picture Queensland, State Library of Queensland)</p>

Editor's note - State listed heritage places are also shown on the overlay map and include:

- Burke and Wills' Camp B/CXIX and Walker's Camp, Little Bynoe River
- Burns Philp Building (former)
- Normanton Cemetery
- Normanton Gaol
- Normanton Railway Terminus
- Normanton to Croydon Railway Line
- Westpac Bank, Normanton

4.4 Other assessment benchmarks

4.4.1 General development assessment benchmarks

4.4.1.1 Purpose

- (1) The purpose of the code is to ensure that development provides services to a standard which is efficient, effective and reflects community expectations, enhances the lifestyle of the community, and minimises impacts on neighbours, the streetscape and the environment.
- (2) Development will be regulated to ensure:
 - (a) the safe, efficient and cost-effective provision and operation of infrastructure networks;
 - (b) the location and design of infrastructure or works minimise impacts on amenity and landscape character;
 - (c) site disturbance and impacts on the natural environment are minimised;
 - (d) infrastructure is provided that is adequate to meet the demand likely to be generated by the development;
 - (e) it is at a scale that is commensurate with the capacity of the strategic road network and provides access in a manner that protects the safety and efficiency of the network;
 - (f) a high standard of water quality and the environmental health of waterways is maintained; and
 - (g) public health and safety are protected.

4.4.1.2 Specific assessment benchmarks for assessable development

4.4.1.2.1 Earthworks

- (1) Excavation and filling is to be undertaken in a way that maintains the amenity and utility of adjoining land, does not introduce contaminants and does not cause any land instability or public safety risk.
- (2) Excavation and filling is not to be carried out within 1.5m of any site boundary;
- (3) Where they constitute operational works, earthworks and retaining structures are to be carried out in accordance with:
 - (a) Australian Standard 3798:1996- Guidelines on earthworks for commercial and residential development; and
 - (b) Section 3 of Australian Standard 4678:2002- Earth retaining structures.

Editor's note—Requirements for building works are established by the building assessment provisions.

- (4) In the general residential, rural residential, centre and community facilities zones, retaining walls and other structures used to support filled and excavated areas are to be no more than 750mm in height.
- (5) Earthworks are not to result in ponding on the site or on nearby land, adversely affect the flow of water through an overland flow path.
- (7) The risk of erosion and sedimentation is to be minimised by:
 - (a) progressive rehabilitation of disturbed areas occurs;
 - (b) avoiding long term stockpiling of soil;
 - (c) diverting drainage paths around disturbed areas; and
 - (d) preventing sediments from leaving the site.

4.4.1.2.2 Water supply, sewerage and stormwater Infrastructure

- (1) Development in the general residential, centre, community facilities and industry zones is to be connected to reticulated water and sewerage. Development in the rural residential zone is to be connected to reticulated water.
- (2) Elsewhere, development is to be provided with:
 - (c) a reliable water supply that is sufficient for the demands generated on site, including a dedicated water supply for fire-fighting purposes of 10,000L; and
 - (d) an on-site system of sewage treatment and disposal that is sufficient for the level of waste water generated on the site.
- (3) Reticulated services are to be provided in a way that is:
 - (a) safe and efficient;
 - (b) maintains the integrity of the external network;
 - (c) does not impose a load on external networks that exceed their capacity; and
 - (d) can be safely, conveniently and cost effectively maintained.
- (4) Where provided on-site, water, waste water and stormwater infrastructure are to be established in a way that ensures public and environmental health, safety, water quality and amenity are maintained.
- (5) All infrastructure required to service development is to be provided in accordance with the standards set out in the FNQROC Development Manual.
- (6) Premises are to be connected to an electricity supply approved by the relevant authority.

4.4.1.2.3 Traffic and access

- (1) Development is to be located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics of the road hierarchy shown on Overlay Map OM10.0 – Road Hierarchy.
- (2) Development is to ensure a safe environment for pedestrians, cyclists and vehicles on the site and external to the site.
- (3) Development is to be provided with vehicle access and manoeuvring sufficient to accommodate the anticipated traffic demand and servicing requirements safely and efficiently.
- (4) Development is to provide parking on-site to accommodate the anticipated demand safely and efficiently. Car parking is to be provided at the rates set out table 4.4.1.1–Vehicle Parking Rates.
- (5) Circulation areas, turning areas and driveways are to comply with Australian Standards AS2890.1 and AS2890.2.
- (6) On-site parking is to be clearly defined, safe and easily accessible. Parking areas are to comply with Australian Standards AS2890.1 and AS2890.2.
- (7) Transport network infrastructure is otherwise to be provided in accordance with the standards set out in the FNQROC Development Manual.

Table 4.4.1.1–Vehicle Parking Rates

Use	Minimum Car Parking Spaces Required
Any use	<ul style="list-style-type: none"> Where within the centre zone, no minimum car parking is required.
Otherwise:	
Entertainment, food and drink, shop, office, Community, education, health or recreational uses	<ul style="list-style-type: none"> 1 space per 100m² gross floor area
Industry activities	<ul style="list-style-type: none"> 1 space per 200m² gross floor area
Residential, short term or workforce accommodation or retirement facility	<ul style="list-style-type: none"> 1 space per dwelling or accommodation unit

4.4.1.2.4 Healthy waters

Editor’s note—A property management plan or environmental management plan, illustrating how environmental impacts will be minimised, may be required to support the proposed development.

- (1) Development is to be located, designed and operated to avoid adverse impacts on environmental values and water quality of groundwater, waterways and surface water storages arising from:
 - (a) altered stormwater quality and hydrology;
 - (b) waste water;
 - (c) the creation or expansion of non-tidal artificial waterways; or
 - (d) the release and mobilisation of nutrients and sediments.
- (2) Development is to achieve the relevant Queensland water quality objectives from the Environmental Protection (Water and Wetland Biodiversity) Policy 2019 when releasing to waters.
- (3) Development involving a site area greater than 2,500m² and in the general residential, centre, community facilities and industry zones is to achieve:
 - (a) during construction - the stormwater management design objectives set out in table 4.4.1.2; and
 - (b) post construction - the stormwater management design objectives set out in table 4.4.1.3 or a locally appropriate solution off-site that achieves an equivalent or improved water quality outcome than the objectives set out in table 4.4.1.3.
- (4) Stormwater drainage is provided that has sufficient capacity to safely remove stormwater run-off, in a way that:
 - (a) minimises risk to public safety and property;
 - (b) provides a lawful point of discharge from each lot;
 - (c) minimises ponding;
 - (d) allows for risk associated with potential failures within the system; and
 - (e) allows for practical access for maintenance.

- (4) Within the areas identified on overlay map OM1.0—acid sulfate soils, the generation or release of acid and metal contaminants into the environment from acid sulfate soils is to be avoided by:
- a. not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, excluding tidal water or filling land; or
 - b. where disturbance of acid sulfate soils cannot be avoided, development:
 - (i) neutralises existing acidity and prevents the generation of acid and metal contaminants; and
 - (ii) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment.

Editor's notes

- *Where assessable works are proposed within the areas identified on overlay map OM1.0 – acid sulfate soils, applicants should undertake an on-site acid sulfate investigation. This is to determine the presence of acid sulfate soil. Applicants should also refer to the National Acid Sulfate Soil Sampling and Identification Methods Manual.
https://www.waterquality.gov.au/sites/default/files/documents/sampling-identification-methods_1.pdf*
- *Where acid sulfate soils cannot reasonably be avoided, investigation results assist in the planning of treatment and remedial activities and must be undertaken in accordance with the Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines
<https://www.publications.qld.gov.au/dataset/cf17fb49-0ea5-4dee-82c9-32e09bf1eab5/resource/6d880993-4b80-45e3-9110-5c24fa7a7e75/download/queensland-ass-management-guideline-2014.pdf>.*
- *It is highly recommended that the applicant prepare a practical Acid Sulfate Soil Management Plan for use in monitoring and treating acid sulfate soils*
- *Management may involve:*
 - (a) *treating all disturbed acid sulfate soils are adequately so that they can no longer release acid or heavy metals;*
 - (b) *maintaining the pH of any water including discharges and seepage to groundwater between 6.5 and 8.5 (or an agreed pH in line with natural background);*
 - (c) *ensuring waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals;*
 - (d) *ensuring there are no visible iron stains, flocs or sums in discharge water;*
 - (e) *taking all reasonable actions to ensure that aquatic health is safeguarded; and*
 - (f) *protecting infrastructure such as buried services, pipes, culverts and bridges from acid attack.*

Table 4.4.1.2— Stormwater management design objectives Construction phase

Editor’s note – Drainage, erosion and sediment controls should be appropriate to the risk posed by the activity for the relevant climatic region e.g. considering the potential soil loss rate, monthly erosivity or average monthly rainfall.

Part 1: Stormwater management design objectives

Issue	Desired outcomes
Drainage control	<ul style="list-style-type: none"> (a) Manage stormwater flows around or through areas of exposed soil to avoid contamination. (b) Manage sheet flows in order to avoid or minimise the generation of rill or gully erosion. (c) Provide stable concentrated flow paths to achieve the construction phase stormwater management design objectives for temporary drainage works (part 2). (d) Provide emergency spillways for sediment basins to achieve the construction phase stormwater management design objectives for emergency spillways on temporary sediment basins (part 3).
Erosion control	<ul style="list-style-type: none"> (a) Stage clearing and construction works to minimise the area of exposed soil at any one time. (b) Effectively cover or stabilise exposed soils prior to predicted rainfall. (c) Prior to completion of works for the development, and prior to removal of sediment controls, all site surfaces must be effectively stabilised using methods which will achieve effective short-term stabilisation. <p>Editor’s note—An effectively stabilised surface is defined as one that does not or is not likely to result in visible evidence of soil loss caused by sheet, rill or gully erosion or lead to sedimentation water contamination.</p>
Sediment control	<ul style="list-style-type: none"> (a) Direct runoff from exposed site soils to sediment controls that are appropriate to the extent of disturbance and level of erosion risk. (b) All exposed areas greater than 2,500m² must be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L total suspended solids (TSS) or less, and pH in the range (6.5–8.5).
Litter, hydrocarbons and other contaminants	<ul style="list-style-type: none"> (a) Remove gross pollutants and litter. (b) Avoid the release of oil or visible sheen to released waters. (c) Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	<ul style="list-style-type: none"> (a) Where measures are required to meet post-construction waterway stability objectives (specified in table 4.4.2, these are either installed prior to land disturbance and are integrated with erosion and sediment controls, or equivalent alternative measures are implemented during construction. (b) Earthworks and the implementation of erosion and sediment controls are undertaken in ways which ensure flooding characteristics (including stormwater quantity characteristics) external to the development site are not worsened during construction for all events up to and including the 1 in 100 year ARI (1% AEP).

Part 2: Stormwater management design objectives for temporary drainage works

Temporary drainage works	Anticipated operation design life and minimum design storm event		
	< 12 months	12–24 months	> 24 months
Drainage structure	1 in 2 year ARI/50% AEP	1 in 5 year ARI/20% AEP	1 in 10 year ARI/10% AEP
Where located immediately up-slope of an occupied property that would be adversely affected by the failure or overtopping of the structure	1 in 10 year ARI/10% AEP		
Culvert crossing	1 in 1 year ARI/100% AEP		

Part 3: Stormwater management design objectives for emergency spillways on temporary sediment basins

Drainage structure	Anticipated operation design life and minimum design storm event		
	< 3 months	3–12 months	> 12 months
Emergency spillways on temporary sediment basins	1 in 10 year ARI/10% AEP	1 in 20 year ARI/5% AEP	1 in 50 year ARI/2% AEP

Editor's note – Refer to IECA 2008 Best Practice Erosion and Sediment Control for details on the application of the construction phase requirements. Advice should be obtained from a suitably qualified person e.g. certified practitioner in erosion and sediment control, or registered professional engineer Queensland, with appropriate knowledge and experience in erosion and sediment control design and implementation.

Table 4.4.1.3–Post construction phase: stormwater management design objectives

Design objectives				
Reductions in mean annual load from unmitigated development (%)				
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross pollutants >5mm	Waterway stability management
80	60	40	90	Limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI discharge

Editor's notes –

- In lieu of modelling, the default bio-retention treatment area to comply with load reduction targets in 1.5 per cent of the contributing catchment area;
- Water stability objective applies if development drains to an unlined waterway within or downstream of the site where a risk of increased erosion exists due to changes in hydrology.
- The waterway stability objective also applies where there are planned future rehabilitation works to return a lined channel to a natural channel design;
- The SPP State Interest Water Quality Supplementary Implementation Guidance provides advice on the measures that demonstrate compliance with table 4.4.1.3.
https://environment.des.qld.gov.au/__data/assets/pdf_file/0026/234755/spp-2017-state-interest-wq-supplementary-implementation-guideline.pdf

4.4.1.2.5 Waste and pollutant management

- (1) Development is to provide on-site facilities for the storage and collection of solid wastes that are secure and avoid potential for nuisance.
- (2) Liquid wastes produced by development are to be managed and disposed of so that no risk of nuisance or environmental harm is created.
- (3) Development involving the handling of potential pollutants is to be designed and operated to ensure spills and on-site surface water are captured and treated prior to release to the environment.

4.4.1.2.6 Landscaping

- (1) Landscaping is to be designed, established and maintained to:
 - (a) reinforce existing streetscape character;
 - (b) provide effective shade and screening; and
 - (c) use native and endemic species where possible; and
 - (d) be suited to the tropical climate and able to be maintained with minimal reliance on irrigation.

4.4.1.2.7 Protection of regional infrastructure and stock routes

- (1) Regional infrastructure sites and corridors identified on overlay map OM9 are to be protected from encroachment of development that would compromise the ability of the infrastructure to function safely, efficiently and effectively.
- (2) Development must not prejudice or detract from the operation of the stock route network shown on overlay map OM2 for the moving and agistment of livestock, or diminish its recreation, tourism, environmental, grazing and heritage values.
- (3) The safety of people and property are to be protected from the impacts of existing or former extraction or mining activity.

4.4.1.2.8 Fire hydrants in urban areas for buildings accessed by common private title

- (1) Development is to ensure fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently.
- (2) Road widths and construction within the development are to be adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.
- (3) Fire hydrants are to be suitably identified so that fire services can locate them at all hours.

4.4.2 Reconfiguring a lot assessment benchmarks

4.4.2.1 Purpose

- (1) The purpose of the reconfiguring a lot code is to facilitate the development of attractive, accessible, safe and functional neighbourhoods, centres and industrial areas that are consistent with the intended outcomes for the zone in which the land is located.
- (2) Reconfiguration will be regulated to ensure it occurs in a way that makes efficient use of land, facilitates cost effective provision of infrastructure; and protects waterways, wetlands, ecological corridors for the movement of fauna and other significant environmental values.

4.4.2.2 Specific assessment benchmarks for assessable development

Editor's notes-

- *Some reconfiguration is accepted under the Planning Regulation 2017 schedule 6 part 4, section 22, including amalgamation of lots.*
- *The assessment benchmarks in the Planning Regulation 2017 schedule 12 apply in the industry zone or general residential zone for the subdivision of one into two lots that are at least the minimum lot size.*
- *The assessment benchmarks in the Planning Regulation 2017 schedule 12A apply in the general residential zone for the creation of two or more lots*

- (1) Lots are to be of a size and dimensions that support the uses intended and create the character and density intended for the zone in which the land is located. Minimum frontage and lot size is to be in accordance with table 4.4.2.1, unless stated otherwise in a zone code.

Table 4.4.2.1 – Lot Size and Frontage

Zone	Frontage (m)	Area
General residential zone	12	400m ²
Rural residential zone	40	5,000m ²
Centre zone	10	400m ²
Industry zone	20	2,000m ²
Community facilities zone	12	400m ²
Rural zone	200	1000ha

- (2) Where creating new neighbourhoods, the subdivision layout is to ensure public open space and movement networks are interconnected with the surrounding area, are convenient, safe and meet community needs, and provide:
 - (a) a clear hierarchy of roads linking safely and directly with external roads;
 - (b) an open space network that links with other existing or potential open space;
 - (c) a local park within 400m of all new lots in the general residential zone; and
 - (e) a constructed footpath on at least one side of new roads in the general residential zone.
- (3) Vehicle, cyclist and pedestrian networks are to reduce need for local vehicle trips and ensure walking and cycling are prioritised.
- (4) Subdivision layout is to incorporate effective separation of sensitive land uses from land uses or infrastructure within or external to the site which may impact on their safety or amenity including, but not limited to, regional infrastructure sites and corridors identified on overlay map OM9.

- (5) Subdivision layout is to retain significant ecological corridors and ensure that development is set back from and protects the habitat values and ecological function values of waterways.
- (6) Street and lot orientation is to facilitate energy-efficient building and site design by:
 - (a) maximising lot orientation to the north and minimising orientation to the west; and
 - (b) maximising access to prevailing breezes.
- (7) All new lots are to be provided with legal access to a constructed public road. A constructed road means:
 - (a) in the general residential, centre, community facilities and industry zone, a sealed road with kerbing and channelling;
 - (b) in a rural residential zone, a sealed road with kerbing and channelling or table drain or similar; and
 - (c) a formed and trafficable road elsewhere.
- (8) The design of each new street, road or intersections is to comply with “Austroads Guide to Traffic Engineering Practice Manuals” to ensure new transport networks are appropriate to their intended use.
- (9) Road reserves are to be designed to accommodate co-location of infrastructure services.
- (10) New roads within the general residential, community facilities or centre zones are to be provided with at least one street tree per 15m on each side.
- (11) A local park is to be provided within 400m of all new lots in the general residential zone.
- (12) Development is not to alter the hydrological regime external to the site and minimises erosion and sediment run-off, including by:
 - (a) minimising clearing and earthworks, and when they occur, ensuring adequate compensatory measures for the hydrological regime;
 - (b) not increasing the rate or volume of run-off;
 - (c) utilising natural flow paths;
 - (d) minimising impervious surfaces;
 - (e) incorporating erosion and sediment control devices to detain and treat run-off to remove sediments and gross pollutants.
- (13) Stormwater drainage is to be provided that has sufficient capacity to safely remove stormwater run-off, in a way that:
 - (a) minimises risk to public safety and property;
 - (b) does not cause nuisance or damage to other lots;
 - (c) minimises ponding;
 - (d) allows for risk associated with potential failures within the system; and
 - (e) allows for practical access for maintenance requirements.

SCHEDULES

Schedule 1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
 - (a) the Planning Act 2016 (the Act)
 - (b) the Interpretation Act 1954
 - (c) the Planning Regulation 2017 (the Regulation)
 - (d) the definitions in Schedule 1 of the planning scheme
 - (e) the ordinary meaning where that term is not defined in any of the above
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.4(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.

SC1.1 Use definitions

Editor's note—Use terms are defined in the Planning Regulation 2017 - Regulated Requirements

Column 1 Use term	Column 2 Definition
Adult store	means the use of premises for the primary purpose of displaying or selling— (a) sexually explicit materials; or (b) products and devices that are associated with, or used in, a sexual practice or activity.
Agricultural supplies store	means the use of premises for the sale of agricultural supplies and products. <i>Examples of agricultural supplies and products— animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds</i>
Air service	means the use of premises for— (a) the arrival or departure of aircraft; or (b) housing, servicing, refuelling, maintaining or repairing aircraft; or (c) the assembly and dispersal of passengers or goods on or from an aircraft; or (d) training and education facilities relating to aviation; or (e) aviation facilities; or (f) an activity that— (i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and (ii) directly services the needs of aircraft passengers. <i>Examples of an air service— airport, air strip, helipad</i>

Column 1 Use term	Column 2 Definition
Animal husbandry	<p>means the use of premises for—</p> <p>(a) producing animals or animal products on native or improved pastures or vegetation; or</p> <p>(b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of animal husbandry— cattle stud, grazing of livestock, non-feedlot dairy</i></p>
Animal keeping	<p>means the use of premises for—</p> <p>(a) boarding, breeding or training animals; or</p> <p>(b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of animal keeping— aviary, cattery, kennel, stables, wildlife refuge</i></p>
Aquaculture	<p>means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.</p> <p>See the Fisheries Act, schedule 1</p>
Bar	<p>means the use of premises, with seating for 60 or less people, for—</p> <p>(a) selling liquor for consumption on the premises; or</p> <p>(b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p>
Brothel	<p>See the Prostitution Act 1999, schedule 4.</p>
Bulk landscape supplies	<p>means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix or mulch.</p>
Caretaker's accommodation	<p>means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.</p>
Car wash	<p>means the use of premises for the commercial cleaning of motor vehicles.</p>
Cemetery	<p>means the use of premises for the interment of bodies or ashes after death.</p>
Childcare centre	<p>means the use of premises for the care, education and minding, but not residence, of children.</p> <p><i>Examples of a childcare centre— before or after school care, crèche, early childhood centre, kindergarten, vacation care</i></p>
Club	<p>means the use of premises for—</p> <p>(a) an association established for social, literary, political, sporting, athletic or other similar purposes; or</p>

Column 1 Use term	Column 2 Definition
	(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a)
Community care centre	<p>(a) means the use of premises for—</p> <ul style="list-style-type: none"> (i) providing social support to members of the public; or (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but <p>(b) does not include the use of premises for providing accommodation to members of the public.</p> <p><i>Examples of a community care centre— disability support service, drop-in centre, respite centre, Indigenous support centre</i></p>
Community residence	<p>(a) means the use of premises for residential accommodation for—</p> <ul style="list-style-type: none"> (i) no more than— <ul style="list-style-type: none"> (A) 6 children, if the accommodation is provided as part of a program or service under the Youth Justice Act 1992; or (B) 6 persons who require assistance or support with daily living needs; and (ii) no more than 1 support worker; and <p>(b) includes a building or structure that is reasonably associated with the use in paragraph (a).</p>
Community use	<p>means the use of premises for—</p> <ul style="list-style-type: none"> (a) providing artistic, social or cultural facilities or community services to the public; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a). <p><i>Examples of a community use— art gallery, community centre, community hall, library, museum</i></p>
Crematorium	means the use of premises for the cremation or aquamation of bodies.
Cropping	<p>means the use of premises for—</p> <ul style="list-style-type: none"> (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or (b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or (c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a). <p><i>Examples of cropping— forestry for wood production, fodder and pasture production, producing fruit, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard</i></p>
Detention facility	<p>means the use of premises for the lawful detention of persons.</p> <p><i>Example of a detention facility—</i></p>

Column 1 Use term	Column 2 Definition
	<i>correctional facility</i>
Dual occupancy	(a) means a residential use of premises involving— (i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and (ii) any domestic outbuilding associated with the dwellings; but (b) does not include a residential use of premises that involves a secondary dwelling.
Dwelling house	means a residential use of premises involving— (a) 1 dwelling and any domestic outbuildings associated with the dwelling; or (b) 2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.
Dwelling unit	means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.
Educational establishment	means the use of premises for— (a) training and instruction to impart knowledge and develop skills; or (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a). <i>Examples of an educational establishment— college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university</i>
Emergency services	means the use of premises by a government entity or community organisation to provide— (a) essential emergency services; or (b) disaster management services; or (c) management support facilities for the services. <i>Examples of emergency services— ambulance station, evacuation centre, fire station, police station</i>
Environment facility	(a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but (b) does not include the use of premises to provide accommodation for tourists and travellers.
Extractive industry	means the use of premises for— (a) extracting or processing extractive resources; and (b) any related activities, including, for example, transporting the resources to market.
Food and drink outlet	means the use of premises for— (a) preparing and selling food and drink for consumption on or off the premises; or

Column 1 Use term	Column 2 Definition
	<p>(b) providing liquor for consumption on or off the premises, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a food and drink outlet— cafe, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom</i></p>
Function facility	<p>means the use of premises for—</p> <p>(a) receptions or functions; or</p> <p>(b) preparing and providing food and liquor for consumption on the premises as part of a reception or function</p>
Funeral parlour	<p>(a) means the use of premises for—</p> <p>(i) arranging and conducting funerals, memorials and other similar events; or</p> <p>(ii) a mortuary; or</p> <p>(iii) storing and preparing bodies for burial or cremation; but</p> <p>(b) does not include the use of premises for the burial or cremation of bodies.</p>
Garden centre	<p>means the use of premises for—</p> <p>(a) selling plants; or</p> <p>(b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or</p> <p>(c) a food and drink outlet that is ancillary to the use in paragraph (a).</p>
Hardware and trade supplies	<p>means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.</p>
Health care service	<p>means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.</p> <p><i>Examples of a health care service— dental clinic, medical centre, physiotherapy clinic</i></p>
High impact industry	<p>means the use of premises for an industrial activity—</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is a high impact industry; and</p> <p>(c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity</p>

Column 1 Use term	Column 2 Definition
Home-based business	means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.
Hospital	means the use of premises for— (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or (b) providing accommodation for patients; or (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).
Hotel	(a) means the use of premises for— (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but (b) does not include a bar.
Indoor sport and recreation	means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors. <i>Examples of indoor sport and recreation— amusement parlour, bowling alley, gymnasium, squash court</i>
Intensive animal industry	(a) means the use of premises for— (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but (b) does not include the cultivation of aquatic animals. <i>Examples of intensive animal industry— feedlot, piggery, poultry and egg production</i>
Intensive horticulture	(a) means the use of premises for— (i) the intensive production of plants or plant material carried out indoors on imported media; or (ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or (iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph (i) or (ii); but (b) does not include the cultivation of aquatic plants. <i>Examples of intensive horticulture— greenhouse, hydroponic farm, mushroom farm</i>
Landing	means the use of premises for a structure— (a) for mooring, launching, storing and retrieving vessels; and (b) from which passengers embark and disembark.

Column 1 Use term	Column 2 Definition
Low impact industry	<p>means the use of premises for an industrial activity—</p> <ul style="list-style-type: none"> (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a low impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.
Major electricity infrastructure	<ul style="list-style-type: none"> (a) means the use of premises for— <ul style="list-style-type: none"> (i) a transmission grid or supply network; or (ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for a supply network or private electricity works stated in in the Planning Regulation 2017, schedule 6, section 26(5), unless the use involves— <ul style="list-style-type: none"> (i) a new zone substation or bulk supply substation; or (ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.
Major sport, recreation and entertainment facility	<p>means the use of premises for large-scale events, including, for example, major sporting, recreation, conference or entertainment events.</p> <p><i>Examples of a major sport, recreation and entertainment facility— convention centre, exhibition centre, horse racing facility, sports stadium</i></p>
Marine industry	<p>means the use of waterfront premises for—</p> <ul style="list-style-type: none"> (a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or (b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a). <p><i>Examples of marine industry— boat building, boat storage, dry dock</i></p>
Market	<p>means the use of premises on a regular basis for—</p> <ul style="list-style-type: none"> (a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or (b) providing entertainment, if the use is ancillary to the use in paragraph (a).
Medium impact industry	<p>means the use of premises for an industrial activity—</p> <ul style="list-style-type: none"> (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a medium impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example,

Column 1 Use term	Column 2 Definition
	thresholds relating to the number of products manufactured or the level of emissions produced by the activity.
Motor sport facility	<p>means the use of premises for—</p> <p>(a) organised or recreational motor sports; or</p> <p>(b) facilities for spectators, including, for example, stands, amenities and food and drink outlets, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a motor sport facility—</i> <i>car race track, go-kart track, trail bike park, 4WD park</i></p>
Multiple dwelling	means a residential use of premises involving 3 or more dwellings, whether attached or detached.
Nature-based tourism	<p>means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of—</p> <p>(a) an area of environmental, cultural or heritage value; or</p> <p>(b) a local ecosystem; or</p> <p>(c) the natural environment.</p> <p><i>Examples of nature-based tourism—</i> <i>environmentally responsible accommodation facilities including cabins, huts, lodges and tents</i></p>
Nightclub entertainment facility	<p>means the use of premises for—</p> <p>(a) providing entertainment that is cabaret, dancing or music; or</p> <p>(b) selling liquor, and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a)</p>
Office	<p>(a) means the use of premises for—</p> <p>(i) providing an administrative, financial, management or secretarial service or function; or</p> <p>(ii) the practice of a profession; or</p> <p>(iii) providing business or professional advice or services; but</p> <p>(b) does not include the use of premises for making, selling or hiring goods.</p> <p><i>Examples of an office— bank, real estate agency</i></p>
Outdoor sales	<p>means the use of premises for—</p> <p>(a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or</p> <p>(b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).</p>
Outdoor sport and recreation	means the use of premises for—

Column 1 Use term	Column 2 Definition
	<p>(a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or</p> <p>(b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of outdoor sport and recreation— cricket oval, driving range, golf course, swimming pool, tennis court</i></p>
Outstation	<p>means the use of premises for—</p> <p>(a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or</p> <p>(b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).</p>
Park	<p>means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.</p>
Parking station	<p>means the use of premises for parking vehicles, other than parking that is ancillary to another use.</p>
Party house	<p>means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if—</p> <p>(a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and</p> <p>(b) the accommodation or facilities are provided for a period of less than 10 days; and</p> <p>(c) the owner of the premises does not occupy the premises during that period.</p>
Permanent plantation	<p>means the use of premises for growing, but not harvesting, plants for carbon sequestration, biodiversity, natural resource management or another similar purpose</p>
Place of worship	<p>means the use of premises for—</p> <p>(a) organised worship and other religious activities; or</p> <p>(b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).</p>
Port service	<p>means the use of premises for—</p> <p>(a) the arrival and departure of vessels; or</p> <p>(b) the movement of passengers or goods on or off vessels; or</p> <p>(c) storing, servicing, maintaining or repairing vessels; or</p> <p>(d) ancillary uses that directly service the needs of passengers of the vessels.</p>
Relocatable home park	<p>means the use of premises for—</p> <p>(a) relocatable dwellings for long-term residential accommodation; or</p> <p>(b) amenity facilities, food and drink outlets, a manager’s residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).</p>

Column 1 Use term	Column 2 Definition
Renewable energy facility	<p>(a) means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bioenergy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but</p> <p>(b) does not include the use of premises to generate electricity or energy to be used mainly on the premises.</p>
Research and technology industry	<p>means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.</p> <p><i>Examples of research and technology industries —aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories</i></p>
Residential care facility	<p>means the use of premises for supervised accommodation, and medical and other support services, for persons who—</p> <p>(a) can not live independently; and</p> <p>(b) require regular nursing or personal care.</p> <p><i>Examples of a residential care facility — convalescent home, nursing home</i></p>
Resort complex	<p>means the use of premises for—</p> <p>(a) tourist and visitor accommodation that includes integrated leisure facilities; or</p> <p><i>Examples of integrated leisure facilities—bars, meeting and function facilities, restaurants, sporting and fitness facilities</i></p> <p>(b) staff accommodation that is ancillary to the use in paragraph (a); or</p> <p>(c) transport facilities for the premises, including, for example, a ferry terminal or air service.</p>
Retirement facility	<p>means a residential use of premises for—</p> <p>(a) accommodation for older members of the community, or retired persons, in independent living units or serviced units; or</p> <p>(b) amenity and community facilities, a manager’s residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).</p>
Roadside stall	<p>means the use of premises for the roadside display and sale of goods in a rural area.</p>
Rooming accommodation	<p>means the use of premises for—</p> <p>(a) residential accommodation, if each resident—</p> <p>(i) has a right to occupy 1 or more rooms on the premises; and</p> <p>(ii) does not have a right to occupy the whole of the premises; and</p> <p>(iii) does not occupy a self-contained unit, as defined under the Residential Tenancies and Rooming Accommodation Act 2008,</p>

Column 1 Use term	Column 2 Definition
	<p>schedule 2, or has only limited facilities available for private use; and</p> <p>(iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or</p> <p>(b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of rooming accommodation—boarding house, hostel, monastery, off-site student accommodation</i></p>
Rural industry	<p>means the use of premises for—</p> <p>(a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or</p> <p>(b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).</p>
Rural workers' accommodation	<p>means the use of premises for accommodation, whether or not self-contained, for employees of a rural use, if the premises, and the premises where the rural use is carried out, are owned by the same person.</p>
Sales office	<p>means the use of premises for the temporary display of land parcels or buildings that—</p> <p>(a) are for sale or proposed to be sold; or</p> <p>(b) can be won as a prize in a competition</p>
Service industry	<p>means the use of premises for an industrial activity that—</p> <p>(a) does not result in off-site air, noise or odour emissions; and</p> <p>(b) is suitable for location with other non-industrial uses.</p> <p><i>Examples of service industries— audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor</i></p>
Service station	<p>means the use of premises for—</p> <p>(a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or</p> <p>(b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).</p>
Shop	<p>means the use of premises for—</p> <p>(a) displaying, selling or hiring goods; or</p> <p>(b) providing personal services or betting to the public.</p> <p><i>Examples of a shop—betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket</i></p>

Column 1 Use term	Column 2 Definition
Shopping centre	means the use of premises for an integrated shopping complex consisting mainly of shops.
Short-term accommodation	<p>short-term accommodation—</p> <p>(a) means the use of premises for—</p> <ul style="list-style-type: none"> (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or (ii) a manager’s residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but <p>(b) does not include a hotel, nature-based tourism, resort complex or tourist park.</p>
Showroom	<p>showroom means the use of premises for the sale of goods that are of—</p> <ul style="list-style-type: none"> (a) a related product line; and (b) a size, shape or weight that requires— <ul style="list-style-type: none"> (i) a large area for handling, display or storage; and (ii) direct vehicle access to the building that contains the goods by members of the public, to enable the loading and unloading of the goods. <p><i>Examples of a showroom—bulk stationary supplies, bulky goods sales, bulk home supplies, motor vehicle sales showroom</i></p>
Special industry	<p>means the use of premises for an industrial activity—</p> <ul style="list-style-type: none"> (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a special industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity
Substation	<p>means the use of premises—</p> <ul style="list-style-type: none"> (a) as part of a transmission grid or supply network to— <ul style="list-style-type: none"> (i) convert or transform electrical energy from one voltage to another; or (ii) regulate voltage in an electrical circuit; or (iii) control electrical circuits; or (iv) switch electrical current between circuits; or (b) for a telecommunications facility for— <ul style="list-style-type: none"> (i) works as defined under the Electricity Act, section 12(1); or (ii) workforce operational and safety communications.
Telecommunications facility	means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.

Column 1 Use term	Column 2 Definition
Theatre	<p>means the use of premises for—</p> <p>(a) presenting movies, live entertainment or music to the public; or</p> <p>(b) the production of film or music; or</p> <p>(c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)—</p> <p>(i) preparing and selling food and drink for consumption on the premises;</p> <p>(ii) facilities for editing and post-production;</p> <p>(iii) facilities for wardrobe, laundry and make-up;</p> <p>(iv) set construction workshops;</p> <p>(v) sound stages.</p> <p><i>Example of a theatre—cinema, concert hall, film studio, music recording studio</i></p>
Tourist attraction	<p>means the use of premises for—</p> <p>(a) providing entertainment to, or a recreation facility for, the general public; or</p> <p>(b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a tourist attraction—theme park, zoo</i></p>
Tourist park	<p>means the use of premises for—</p> <p>(a) holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or</p> <p>(b) amenity facilities, a food and drink outlet, a manager’s residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).</p>
Transport depot	<p>means the use of premises for—</p> <p>(a) storing vehicles, or machinery, that are used for a commercial or public purpose; or</p> <p>(b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a transport depot—using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery</i></p>
Utility installation	<p>means the use of premises for—</p> <p>(a) a service for supplying or treating water, hydraulic power or gas; or</p> <p>(b) a sewerage, drainage or stormwater service; or</p> <p>(c) a transport service; or</p> <p>(d) a waste management service; or</p> <p>(e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).</p>
Veterinary service	<p>means the use of premises for—</p> <p>(a) the medical or surgical treatment of animals; or</p>

Column 1 Use term	Column 2 Definition
	(b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).
Warehouse	<p>means the use of premises for—</p> <p>(a) storing or distributing goods, whether or not carried out in a building; or</p> <p>(b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a warehouse—self-storage facility, storage yard</i></p>
Wholesale nursery	<p>means the use of premises for—</p> <p>(a) the wholesale of plants grown on or next to the premises; or</p> <p>(b) selling gardening materials, if the use is ancillary to the use in paragraph (a).</p>
Winery	<p>means the use of premises for—</p> <p>(a) making wine; or</p> <p>(b) selling wine that is made on the premise</p>
Workforce accommodation	<p>(a) means the use of premises for—</p> <p>(i) accommodation that is provided for persons who perform work as part of—</p> <p>(A) a resource extraction project; or</p> <p>(B) a project identified in a planning scheme as a major industry or infrastructure project; or</p> <p>(C) a rural use; or</p> <p>(ii) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include rural workers' accommodation.</p>

SC1.2 Grouped use definitions

Critical uses	<p>critical uses include:</p> <ul style="list-style-type: none"> (a) Emergency services (b) Hospital (c) Major electricity infrastructure (d) Renewable energy facility (e) Substation (f) Telecommunications facility (g) Utility installation
Vulnerable uses	<p>vulnerable uses include:</p> <ul style="list-style-type: none"> (a) Animal keeping (kennels or catteries) (b) Child care centre (c) Community care centre (d) Community residence (e) Community use (f) Crematorium (g) Detention facility (h) Educational establishment (i) Funeral parlour (j) Hospital (k) Relocatable home park (l) Residential care facility (m) Retirement facility (n) Rooming accommodation

SC1.3 Industry thresholds

The industry thresholds listed below are to be used in conjunction with the defined use terms for low impact industry, medium impact industry, high impact industry and special industry listed in SC1.1.

Column 1 Use	Column 2 Additional examples include
Low impact industry	<ul style="list-style-type: none"> (a) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting; (b) Repairing and servicing lawn mowers and outboard engines; (c) Fitting and turning workshop; (d) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting; (e) Assembling wood products not involving cutting, routing, sanding or spray painting; (f) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact industry	<ul style="list-style-type: none"> (a) Metal foundry producing less than 10 tonnes of metal castings per annum;

Column 1 Use	Column 2 Additional examples include
	<ul style="list-style-type: none"> (b) Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum; (c) Facility for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the <i>Work Health and Safety Act 2001</i>; (d) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum; (e) Enamelling workshop using less than 15,000 litres of enamel per annum; (f) Galvanising works using less than 100 tonnes of zinc per annum; (g) Anodising or electroplating workshop where tank area is less than 400 square metres; (h) Powder coating workshop using less than 500 tonnes of coating per annum; (i) Spray painting workshop (including spray painting vehicles; plant, equipment or boats) using less than 20,000 litres of paint per annum; (j) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components; (k) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum; (l) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum; (m) Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per annum; (n) Manufacturing wooden products including cabinet making, joinery and wood working, where producing less than 500 tonnes per annum; (o) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum; (p) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum; (q) Recycling and reprocessing batteries; (r) Repairing or maintaining boats; (s) Manufacturing substrate for mushroom growing; (t) Manufacturing or processing plaster, producing less than 5,000 tonnes per annum; (u) Recycling or reprocessing tyres including retreading; (v) Printing advertising material, magazines, newspapers, packaging and stationery; (w) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools); (x) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum; (y) Reconditioning metal or plastic drums;

Column 1 Use	Column 2 Additional examples include
	<ul style="list-style-type: none"> (z) Glass fibre manufacture less than 200 tonnes per annum; (aa) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum; (bb) Concrete batching and producing concrete products.
High impact industry	<ul style="list-style-type: none"> (a) Metal foundry producing 10 tonnes or greater of metal castings per annum; (b) Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum; (c) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes; (d) Scrap metal yard including a fragmentiser; (e) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum; (f) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum; (g) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per annum; (h) Manufacturing wooden products including cabinet making, joinery and wood working, producing greater than 500 tonnes per annum; (i) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum; (j) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum; (k) Manufacturing or processing plaster, producing greater than 5,000 tonnes per annum; (l) Enamelling workshop using 15,000 litres or greater of enamel per annum; (m) Galvanising works using 100 tonnes or greater of zinc per annum; (n) Anodising or electroplating workshop where tank area is 400 square metres or greater; (o) Powder coating workshop using 500 tonnes or greater of coating per annum; (p) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum; (q) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote; (r) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste; (s) Manufacturing fibreglass pools, tanks and boats; (t) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools); (u) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum;

Column 1 Use	Column 2 Additional examples include
	<ul style="list-style-type: none"> (v) Manufacturing tyres, asbestos products, asphalt, cement; glass or glass fibre, mineral wool or ceramic fibre; (w) Abattoir; (x) Recycling chemicals, oils or solvents; (y) Manufacturing batteries; (z) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum; (aa) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum; (bb) Glass fibre manufacture producing 200 tonnes or greater per annum; (cc) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum; (dd) Distilling alcohol in works producing greater than 2,500 litres per annum; (ee) Sugar milling or refining.
Special industry	<ul style="list-style-type: none"> (a) Oil refining or processing; (b) Producing, refining or processing gas or fuel gas; (c) Power station; (d) Producing, quenching, cutting, crushing or grading coke; (e) Waste incinerator; (f) Pulp or paper manufacturing; (g) Tobacco processing; (h) Tannery or works for curing animal skins, hides or finishing leather; (i) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing; (j) Rendering plant; (k) Manufacturing chemicals, poisons and explosives; (l) Manufacturing fertilisers involving ammonia; (m) Manufacturing polyvinyl chloride plastic.

SC1.4 Administrative definitions

Column 1 Administrative term	Column 2 Definition
Adjoining premises	means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Advertising device	(a) means a permanent sign, structure or other device used, or intended to be used, for advertising; and (b) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
Affordable housing	means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
Average width	of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.
Basement	means a space— (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level.
Boundary clearance	means the distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is— (a) an architectural or ornamental attachment; or (b) a rainwater fitting. Examples— 1 If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary. 2 If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.
Building height	of a building, means— (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys in the building above ground level.
Defined flood level	means the level to which it is reasonably expected flood waters may rise (under Building Regulation 2021, section 8). In Carpentaria Shire the defined flood level is taken to be:

Column 1 Administrative term	Column 2 Definition
	<p>(a) 8.8m AHD in Normanton, Lilyvale (being land in the rural residential zone), and surrounds shown on maps OM7.3 and 7.4;</p> <p>(b) 4.5m AHD in Karumba and surrounds shown on map OM7.5, 7.6 and 7.7; and</p> <p>(c) elsewhere the level to which water would rise in a 1% AEP event.</p> <p><i>Editor's note – Where (c) applies, the 1% AEP event level will need to be determined by a site specific flood study. Such a study is to be prepared by the development proponent to a standard acceptable to Council.</i></p>
Development footprint	<p>for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by—</p> <p>(a) buildings or structures, measured to their outermost projection; or</p> <p>(b) landscaping or open space; or</p> <p>(c) facilities relating to the development; or</p> <p>(d) on-site stormwater drainage or wastewater treatment; or</p> <p>(e) a car park, road, access track or area used for vehicle movement; or</p> <p>(f) another area of disturbance.</p>
Domestic outbuilding	<p>means a non-habitable class 10a building that is—</p> <p>(a) a shed, garage or carport; and</p> <p>(b) ancillary to a residential use carried out on the premises where the building is.</p>
Dwelling	<p>means all or part of a building that—</p> <p>(a) is used, or capable of being used, as a self-contained residence; and</p> <p>(b) contains—</p> <p>(i) food preparation facilities; and</p> <p>(ii) a bath or shower; and</p> <p>(iii) a toilet; and</p> <p>(iv) a wash basin; and</p> <p>(v) facilities for washing clothes.</p>
Gross floor area	<p>for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—</p> <p>(a) building services, plant or equipment; or</p> <p>(b) access between levels; or</p> <p>(c) a ground floor public lobby; or</p> <p>(d) a mall; or</p> <p>(e) parking, loading or manoeuvring vehicles; or</p> <p>(f) unenclosed private balconies, whether roofed or not.</p>

Column 1 Administrative term	Column 2 Definition
Ground level	means— (a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.
Household	means 1 or more individuals who live together in a dwelling.
Minor building work	means building work that increases the gross floor area of a building by no more than the lesser of the following— (a) 50m ² ; (b) an area equal to 5% of the gross floor area of the building.
Minor electricity infrastructure	development for a supply network or for private electricity works that form an extension of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for— (a) a new zone substation or bulk supply substation; or (b) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.
Outermost projection	outermost projection , of a building or structure, means the outermost part of the building or structure, other than a part that is— (a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment.
Plot ratio	plot ratio means the ratio of the gross floor area of a building on a site to the area of the site.
Secondary dwelling	means a dwelling on a lot that is used in conjunction with, but subordinate to, another dwelling on the lot, whether or not the dwelling is— (a) attached to the other dwelling; or (b) occupied by individuals who are related to, or associated with, the household of the other dwelling.
Sensitive land use	Has the meaning defined in the Planning Regulation 2017 Editor's note – <i>The definition in the Planning Regulation 2017 is as follows:</i> sensitive land use means— (a) caretaker's accommodation; or (b) a childcare centre; or (c) a community care centre; or

Column 1 Administrative term	Column 2 Definition
	(d) a community residence; or (e) a detention facility; or (f) a dual occupancy; or (g) a dwelling house; or (h) a dwelling unit; or (i) an educational establishment; or (j) a health care service; or (k) a hospital; or (l) a hotel, to the extent the hotel provides accommodation for tourists or travellers; or (m) a multiple dwelling; or (n) a relocatable home park; or (o) a residential care facility; or (p) a resort complex; or (q) a retirement facility; or (r) rooming accommodation; or (s) rural workers' accommodation; or (t) short-term accommodation; or (u) a tourist park; or (v) workforce accommodation.
Setback	setback , for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Site	site , of development, means the land that the development is to be carried out on. <i>Examples—</i> If development is to be carried out on part of a lot, the site of the development is that part of the lot. If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.
Site cover	site cover , of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is— (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or (b) a basement that is completely below ground level and used for car parking; or (c) the eaves of a building; or (d) a sun shade.
Storey	(a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than— (i) a space containing only a lift shaft, stairway or meter room; or

Column 1 Administrative term	Column 2 Definition
	<ul style="list-style-type: none"> (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or (iv) a basement with a ceiling that is not more than 1m above ground level; and <p>(b) includes—</p> <ul style="list-style-type: none"> (i) a mezzanine; and (ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.
Temporary use	<p>means a use that—</p> <ul style="list-style-type: none"> (a) is carried out on a non-permanent basis; and (b) does not involve the construction of, or significant changes to, permanent buildings or structures.

NOT YET COMPLETED

Schedule 2 Mapping Index

Map number	Map title
Strategic framework map series	
SFM1	Strategic Framework Map
Zone map series	
ZM1.0	Zoning Map
Overlay map series	
OM1.0	Acid Sulfate Soils Overlay Map
OM2.0	Agricultural Land Overlay Map
OM3.0	Airport Overlay Map
OM4.0	Bushfire Hazard Overlay Map
OM5.1	Coastal Hazard Overlay – Erosion Prone Areas Map
OM5.2	Coastal Hazard Overlay – Storm Tide Hazard Areas Map
OM6.0	Environmental Significance Overlay Map
OM7.0	Flood Hazard Overlay Map
OM8.0	Heritage Overlay Map
OM9.0	Regional Infrastructure Overlay Map
OM10.0	Road Hierarchy Overlay Map

Schedule 3 Notations required under the Planning Act 2016

SC3.1 Development approval substantially inconsistent with the planning scheme

No approvals substantially inconsistent with the planning scheme have been granted to date.

SC3.2 Variation approvals

No variation approvals have been granted to date.

SC3.3 Superseded planning scheme requests

No superseded planning scheme requests have been granted to date.

SC3.4 Notation for designation of premises for development of infrastructure

No premises have been the subject of an infrastructure designation

NOT YET COMMENCED