



Part 6. Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in **Schedule 2 (Mapping)**.
- (3) The categories of development and assessment for development in a zone are in **Part 5 Categories of development and assessment**.
- (4) Assessment benchmarks for zones are contained in the zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Assessment benchmarks for a precinct are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code; and
 - (d) the acceptable outcomes that achieve the performance outcomes;
- (8) The following are the zone codes for the planning scheme:
 - (a) Community facilities zone code;
 - (b) Emerging community zone code;
 - (c) Industry Investigation zone code;
 - (d) Recreation and open space zone code;
 - (e) Rural zone code;
 - (f) Rural residential zone code; and
 - (g) Township zone code.

6.2 Zone codes

6.2.1 Community facilities zone code

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

When using this code reference should be made to section 5.3 of the planning scheme.

6.2.1.1 Purpose

- (1) The purpose of the Community facilities zone code 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 telecommunications; and
 - (d) utility installation.
- (2) Barcaldine Regional Council's purpose of the Community facilities zone code is to ensure that community facilities are appropriately located and utilised to service the current and future needs of the local and regional population.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development in the zone cater primarily for specified uses, facilities and works which include:
 - (i) land used, owned or operated by Commonwealth, State or Local Government, or Government owned corporations for purposes such as air services, cemeteries, community uses, educational establishments, emergency services, municipal services, primary health care and public hospitals, utility installations, substations and transport networks;
 - (ii) Uses, facilities and works which by virtue of their location, intensity, combination or uses, operations or site characteristics are best managed in a use specific land use allocation; or
 - (iii) Private community services and facilities including educational establishments, places of worship, utilities and community uses;
 - (b) the viability of special uses is protected by excluding development that could limit the ongoing operation of existing special uses or prejudice appropriate new activities;
 - (c) any expansion or redevelopment of community facilities is in keeping with the purpose and character of the facility and with community needs;
 - (d) other complementary uses may occur within this zone, where community-related activities and facilities remain the primary use and continue to effectively meet community needs;
 - (e) community facilities are located in highly accessible locations and are designed to promote safe and efficient public use through walking and cycling;

- (f) adverse impacts on areas of environmental significance, cultural significance, natural features and processes are avoided;
- (g) sustainable practices are encouraged including water re-use, climate-based design, and solar generation facilities; and
- (h) development provides a sensitive design transition between community facilities and residential uses.

6.2.1.2 Specific Benchmarks for assessment

Table 6.2.1.2—Performance outcomes and acceptable outcomes

Performance outcomes		Acceptable outcomes	
Requirements for Accepted development and assessment benchmarks for Assessable development			
Built form			
PO1	Buildings and structures have a height, bulk and form that: <ul style="list-style-type: none"> (a) is consistent with a low-rise built form; (b) is compatible with the intended character of the surrounding area; (c) is reflective of the utility of the site; (d) is consistent with the intended function of the building or structure; (e) does not result in unacceptable amenity impacts having regard to light, air, outlook and privacy; (f) provides an appropriate balance between built and natural elements; and (g) provides sufficient land area for landscaping, open space, services and facilities associated with the development. 	AO1.1	Buildings and structures have a maximum height of 12 metres.
		AO1.2	Site cover does not exceed: <ul style="list-style-type: none"> (a) 90% where adjoining the side boundary of land in the Township zone Commercial Precinct; or (b) 50% where adjoining the side boundary of land in the Township Zone; or (c) 20% where not adjoining the side boundary of land in the Township zone.
PO2	Buildings and structures are setback from site boundaries such that: <ul style="list-style-type: none"> (a) they are consistent with the character of the surrounding area; (b) an interface with any road corridor is achieved that is consistent with the role and function of that corridor, having regard to physical improvements, character, building lines, vehicular activity and pedestrian activity; 	AO2.1	Building and structures include a minimum setback of: <ul style="list-style-type: none"> (a) four (4) metres to the primary street frontage; and (b) three (3) metres to all other road frontages.
		AO2.2	Buildings and structures have a minimum setback to side and rear boundaries of: <ul style="list-style-type: none"> (a) six (6) metres where the boundary is shared with a sensitive land use; or (b) three (3) metres otherwise.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> (c) appropriate access to daylight and sunlight is achieved; (d) air circulation is promoted; (e) an articulated built form, variation and visual interest is achieved; (f) overshadowing and overlooking is managed; (g) sufficient land is provided for on-site services, landscaping and open space areas associated with the development; and (h) the safe operation of the land use is facilitated at all times. 	AO2.3	Car parking and set down areas are setback a minimum of: <ul style="list-style-type: none"> (a) three (3) metres from the road frontage; (b) six (6) metres from a side or rear boundary shared with a sensitive land use; and (c) two (2) metres from side and rear boundaries otherwise.
Amenity			
PO3	Building services, equipment, waste disposal, servicing areas, plant, equipment and operational areas are located and designed so that they: <ul style="list-style-type: none"> (a) do not detract from the character of the locality; (b) do not impact on the amenity of existing or future uses on the site or in the surrounding area; and (c) contribute to the attractiveness of the town. 	AO3.1	Building services, equipment, waste disposal, servicing areas, plant, equipment and operational areas: <ul style="list-style-type: none"> (a) are screened so as not to be visible from any road, other public area or sensitive land use; and (b) located within or behind the building.
PO4	Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO4.1	Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.
		AO4.2	Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.
Use – Caretaker’s accommodation			
PO5	Development: <ul style="list-style-type: none"> (a) does not compromise the ongoing use of the land for community purposes; and (b) is subordinate to the primary use of the site. 	AO5.1	No more than one (1) Caretaker’s accommodation dwelling/unit is established on the site.
		AO5.2	Caretaker’s accommodation has a maximum gross floor area of 100m ² .
Use – Child Care Centre			
PO6	Child care centres including access and parking arrangements that minimise:	AO6.1	A Child care centre is not accessed from: <ul style="list-style-type: none"> (a) State-controlled roads; or (b) <i>urban feeder</i> roads.

Performance outcomes		Acceptable outcomes	
	<p>(a) any interface between development traffic and heavy vehicles; and</p> <p>(b) onsite conflict between children's activities, pedestrian movement, vehicle movement and car parking.</p>	AO6.2	Parking spaces are located so that children are not required to cross the driveway or vehicle access way to reach the building.
Land use			
PO7	Non-residential land uses are designed and located so that adverse privacy and amenity impacts on nearby sensitive land uses are avoided or otherwise minimised.	AO7.1	A minimum 1.8 metre high solid screen fence is provided along all boundaries between a non-residential use and a sensitive land use.
		AO7.2	Windows of a non-residential building that have a direct view into an adjoining sensitive land use are provided with fixed screening that is a maximum of 50% transparent.
Hours of operation			
PO8	<p>The hours of operation of a land use:</p> <p>(a) are consistent with the level of activity in the surrounding area at various times during the day and week;</p> <p>(b) support the generation of activity at different times where this is appropriate to the character of the setting; and</p> <p>(c) do not result in adverse impacts on other land uses or surrounding land, particularly sensitive land uses, having regard to emissions of noise, light, odour and dust.</p>	AO8.1	Hours of operation are limited to: <p>(a) 7:00am to 6:00pm where development adjoins a sensitive land use; or</p> <p>(b) 6:00am to 10:00pm otherwise.</p>
		AO8.2	Where development adjoins a sensitive land use, loading and unloading of goods is limited to the following times: <p>(a) 7:00am to 6:00pm, Monday to Friday;</p> <p>(b) 8:00am to 5:00pm on Saturdays; and</p> <p>(c) no loading or unloading occurs on Sundays or public holidays.</p>
Access and services			
PO9	Development provides adequate space for vehicles to access and utilise the site without having an adverse impact on the safety or efficiency of the surrounding traffic network.	AO9.1	Vehicle parking areas, road, driveway crossovers and paths are constructed in accordance with PSP1 – Development Works Planning Scheme Policy .
		AO9.2	Vehicles are able to enter and exit the site in a forward gear.
		AO9.3	Loading and unloading of goods is undertaken onsite.
PO10	<p>Uses are provided with a supply of on-site car parking that:</p> <p>(a) is sufficient to meet the demand generated by the use;</p>	AO10	Uses are provided with a supply of on-site car parking spaces that meets or exceeds the minimum supply calculated in accordance with PSP1 –

Performance outcomes		Acceptable outcomes	
	(b) does not result in negative amenity impacts on the locality; and (c) does not impact on the safety or efficiency of the road network.		Development Works Planning Scheme Policy.
PO11	Development has adequate services to: (a) cater for the demand generated by the use; and (b) ensure there are no adverse impacts external to a site.	AO11.1	Development is provided with a reticulated water connection.
		AO11.2	Development is provided with: (a) where inside a sewer catchment area, a reticulated sewer connection; or (b) where outside a sewer catchment area, an onsite effluent disposal system in accordance with AS/NZ1546.1:2008; AS/NZ1547:2012; <i>Plumbing and Drainage Act 2018</i> and Queensland plumbing and wastewater code. Note – The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.
		AO11.3	Stormwater is directed to a lawful point of discharge.
		AO11.4	All premises have a supply of electricity.
		AO11.5	Refuse storage areas are provided with an impervious wash down area for self-contained cleaning.
Assessment benchmarks for Assessable development only			
Land use			
PO12	Non-community related activities only occur where they: (a) support or are otherwise complementary to the community related activities or facilities on the site; or (b) support the provision of a community service.	AO12.1	Cropping is located on a lot greater than 2.5 hectares in area.
		AO12.2	Animal husbandry is: (a) located on a lot greater than 2.5 hectares in area; and (b) is limited to the grazing of livestock.
		AO12.3	Development for a Food and drink outlet or Shop: (a) has a maximum gross floor area of 150m ² ; and (b) is located in a building that contains community related activities.
		AO12.4	Where development does not involve Animal husbandry, Cropping, Food

Performance outcomes		Acceptable outcomes	
			and drink outlet or Shop, no acceptable outcome is nominated.
PO13	Development facilitates opportunities for appropriate co-location of community related activities or facilities.		No acceptable outcome nominated.
Building Design (not applicable to CF1, CF5 or CF7 Precincts)			
PO14	Buildings are appropriately designed to: <ul style="list-style-type: none"> (a) provide a high level of amenity which complements the established character of the local area; (b) incorporate visual interest and architectural variation; (c) provide accessible spaces for the local community; (d) provide opportunities for causal surveillance; (e) include a human scale; and (f) encourage occupation of outdoor space. 	AO14.1	Buildings address the primary frontage of the site through the location of windows and pedestrian access.
		AO14.2	Buildings do not include blank walls to road frontages exceeding three (3) metres.
		AO14.3	Upper levels incorporate articulation including windows, openings and changes in material.
		AO14.4	Awnings are utilised to provide shelter for pedestrians.
PO15	Development complements and integrates with the established built character of the immediate surrounds, having regard to: <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 		No acceptable outcome nominated.
Effects of development			
PO16	Development appropriately responds to the characteristics and constraints of the site, having regard to: <ul style="list-style-type: none"> (a) topography and drainage patterns; (b) utility services; (c) the form and function of the surrounding movement network; (d) vehicular and pedestrian access, circulation; (e) existing vegetation; (f) adjoining and surrounding land uses, including avoiding land use conflicts through the provision of adequate buffering, screening or separation; 		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> (g) any hazards to people or property; (h) the minimisation of earthworks or other alterations to the natural environment; (i) the risk of introducing or spreading weeds and pest animals; and (j) noise, vibration or dust emissions associated with transport infrastructure such as major roads or railway lines. 		
Amenity			
PO17	<p>Development maintains a high level of amenity within the site and within the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) noise and air quality; (b) traffic and parking; (c) visual impact; (d) privacy, overlooking and outlook; (e) access to daylight, sunlight and air circulation; (f) hours of operation; (g) odour and emissions; and (h) lighting. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.</p>		No acceptable outcome nominated.
Environmental significance			
PO18	<p>Development on land containing a Matter of State Environmental Significance (MSES), including as identified on SPP mapping – Environment and Heritage (Biodiversity) or within an MSES watercourse buffer areas, maintains or enhances the environmental values through minimising potential impacts on these values.</p> <p>Note—A site investigation may be required to establish the values of the land.</p>		No acceptable outcome nominated.

6.2.2 Emerging community zone code

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

When using this code reference should be made to section 5.3 of the planning scheme.

6.2.2.1 Purpose

- (1) The purpose of the Emerging community zone code is to:
 - (a) identify land that is intended for an urban purpose in the future;
 - (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
 - (c) provide for the timely conversion of non-urban land to land for urban purposes.

Editor's note – Future urban development must be in accordance with an approved structure plan.

- (2) Barcaldine Regional Council's purpose of the Emerging community zone code is to:
 - (a) identify land that may be suitable for new urban development for which a detailed assessment of site constraints, opportunities and urban infrastructure servicing is required before development can occur;
 - (b) ensure that all development on land identified for urban expansion in the Emerging community zone is appropriately planned and designed in accordance with best practice urban development principles;
 - (c) ensure development occurs in a logical sequence prioritising suitable available urban land for the relocation of the existing township affected by high and extreme flood hazard in Alpha; and
 - (d) facilitate new development that offers a range of lot sizes and housing choice.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) interim land uses and other development is primarily limited to existing uses and does not compromise the future development potential of the area for urban purposes;
 - (b) land is considered generally suitable for urban purposes where detailed land use and infrastructure investigations are undertaken to identify developable areas that address scenic, environmental and infrastructure constraints;
 - (c) development avoids the sporadic and premature creation of additional lots and is instead undertaken in accordance with detailed structure planning, having regard to the broader ultimate development of the zone;
 - (d) development does not compromise the efficient provision of infrastructure and services, considers environmental constraints and reflects the desired settlement pattern for the area; and
 - (e) development is provided with all urban services including parks, reticulated water, sewerage (where available), stormwater drainage, sealing roads, pathways, electricity and telecommunications infrastructure.

6.2.2.2 Specific Benchmarks for assessment

Table 6.2.2.2—Performance outcomes and acceptable outcomes

Performance outcomes		Acceptable outcomes	
Requirements for Accepted development and assessment benchmarks for Assessable development			
Height			
PO1	Buildings and structures have a height that: <ul style="list-style-type: none"> (a) is consistent with a low-rise built form; (b) is compatible with the intended character of the surrounding area; and (c) does not result in unacceptable amenity impacts having regard to light, air, outlook and privacy. 	AO1	Buildings and structures do not exceed 8.5 metres in height.
Use – Animal keeping			
PO2	Animal keeping is of a scale that is: <ul style="list-style-type: none"> (a) does not compromise the future urban use of the land; and (b) does not adversely impact on the amenity of nearby uses, particularly sensitive land uses. 	AO2	The use is located on a lot greater than 2.5 hectares and involves no more than: <ul style="list-style-type: none"> (a) five (5) horse stables; or (b) five (5) aviaries containing no more than 100 birds; and (c) not for a cattery or kennel.
Use – Caretaker’s accommodation			
PO3	Development: <ul style="list-style-type: none"> (a) does not compromise the future urban use of the land; (b) is very small scale; and (c) is subordinate to the primary use of the site. 	AO3.1	No more than one (1) Caretaker’s accommodation dwelling/unit is established on the site.
		AO3.2	Caretaker’s accommodation has a maximum gross floor area of 100m ² .
Use – Cropping			
PO4	Cropping is appropriately located so not to adversely impact on emerging residential uses and local character.	AO4	The use: <ul style="list-style-type: none"> (a) is located on a lot greater than 2.5 hectares; and (b) does not involve the mechanical or aerial spraying of herbicides or pesticides.
Use – Sales Office			
PO5	The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO5.1	The sales office is in place for no more than two years.
		AO5.2	There is a maximum of two (2) employees on the site at any one time.

Performance outcomes		Acceptable outcomes	
		AO5.3	The use operates between: (a) 9:00am and 6:00pm Monday to Saturday; and (b) 9:00am to 1:00pm on Sunday.
Amenity			
PO6	Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO6.1	Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.
		AO6.2	Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.
Access and services			
PO7	Development provides adequate space for vehicles to access and utilise the site without having an adverse impact on the safety or efficiency of the surrounding traffic network.	AO7.1	Vehicle parking areas, road, driveway crossovers and paths are constructed in accordance with PSP1 – Development Works Planning Scheme Policy .
		AO7.2	Vehicles are able to enter and exit the site in a forward gear.
		AO7.3	Loading and unloading of goods is undertaken onsite.
PO8	Uses are provided with a supply of on-site car parking that: (a) is sufficient to meet the demand generated by the use; (b) does not result in negative amenity impacts on the locality; and (c) does not impact on the safety or efficiency of the road network.	AO8	Uses are provided with a supply of on-site car parking spaces that meets or exceeds the minimum supply calculated in accordance with PSP1 – Development Works Planning Scheme Policy .
PO9	Development has adequate services to: (a) cater for the demand generated by the use; and (b) ensure there are no adverse impacts external to a site.	AO9.1	Development is provided with a potable water supply.
		AO9.2	Development is provided with: (a) where inside a sewer catchment area, a reticulated sewer connection; or (b) where outside a sewer catchment area, an onsite effluent disposal system in accordance with AS/NZ1546.1:2008; AS/NZ1547:2012; <i>Plumbing and Drainage Act 2018</i> and

Performance outcomes		Acceptable outcomes	
			<p>Queensland plumbing and wastewater code.</p> <p>Note – The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.</p>
		AO9.3	Stormwater is directed to a lawful point of discharge.
		AO9.4	Refuse storage areas are provided with an impervious wash down area for self-contained cleaning.
Assessment benchmarks for Assessable development only			
Use – Outdoor sport and recreation			
PO10	Development provides adequate separation, screening and buffering from any adjoining sensitive land uses so that privacy and amenity is not adversely affected.	AO10.1	<p>Development that shares a boundary with a sensitive land use provides a minimum setback of six (6) metres from the common boundary for:</p> <p>(a) active outdoor use or sporting areas;</p> <p>(b) site access points;</p> <p>(c) car parking areas; and</p> <p>(d) servicing or outdoor storage areas.</p>
		AO10.2	<p>Development that shares a boundary with a sensitive land use is to setback all buildings a minimum of 15 metres from that common boundary and:</p> <p>(a) include a minimum 1.8 metres high solid screen fence along that common boundary; or</p> <p>(b) a landscaped buffer area consisting of dense screen planting of a minimum three (3) metres width along that common boundary</p> <p>Editor's note–Refer also to the Landscaping code</p>
Structure planning			
PO11	Interim land uses, such as non-urban development or rural uses, do not reduce or preclude the long-term use of the site or nearby land for urban purposes, having regard to the scale and nature of the activity and its likely impacts.		No acceptable outcome nominated.
PO12	<p>New development:</p> <p>(a) is provided in an orderly and logically sequenced manner;</p>		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> (b) takes into consideration land use need and the type, scale and nature of proposed development; (c) sets and maintains a consistent character, amenity, built form and streetscape appropriate to the local area; (d) utilises land, infrastructure and natural assets efficiently; (e) locates non-residential development: <ul style="list-style-type: none"> (i) on major roads; (ii) where not introducing non-residential traffic to residential streets; (iii) to provide for the day to day needs of the immediate residential community; (f) does not increase the risk of natural hazards; (g) provides coherent and fully connected access to the local open space and recreation network; (h) creates a safe, walkable environment with safe access to a clear, legible road network; and (i) incorporates sustainability principles in design. <p>Note – A Structure Plan should be prepared to demonstrate compliance with this outcome.</p>		
Effects of development			
PO13	<p>Development appropriately responds to the characteristics and constraints of the site, having regard to:</p> <ul style="list-style-type: none"> (a) topography and drainage patterns; (b) utility services; (c) the form and function of the surrounding movement network; (d) vehicular and pedestrian access, circulation; (e) existing vegetation; (f) adjoining and surrounding land uses, including avoiding land use conflicts through the provision of adequate buffering, screening or separation; (g) any hazards to people or property; 		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> (h) the minimisation of earthworks or other alterations to the natural environment; (i) the risk of introducing or spreading weeds and pest animals; and (j) noise, vibration or dust emissions associated with transport infrastructure such as major roads or railway lines. 		
Amenity			
PO14	<p>Development maintains a high level of amenity within the site and within the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) noise and air quality; (b) traffic and parking; (c) visual impact; (d) privacy, overlooking and outlook; (e) access to daylight, sunlight and air circulation; (f) hours of operation; (g) odour and emissions; and (h) lighting. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.</p>		No acceptable outcome nominated.
Environmental significance			
PO15	<p>Development on land containing a Matter of State Environmental Significance (MSES), including as identified on SPP mapping – Environment and Heritage (Biodiversity) or within an MSES watercourse buffer area, maintains or enhances the environmental values through minimising potential impacts on these values.</p> <p>Note—A site investigation may be required to establish the values of the land.</p>		No acceptable outcome nominated.

6.2.3 Industry investigation zone code

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

When using this code reference should be made to section 5.3 of the planning scheme.

6.2.3.1 Purpose

- (1) The purpose of the Industry investigation zone code is to identify and protect land that may be suitable for industry activities, subject to further planning and investigation.

Editor's note – Future industrial development must be in accordance with an approved structure plan.

- (2) Barcaldine Regional Council's purpose of the Industry investigation zone code is to:
 - (a) identify land that may be suitable for industrial activities where detailed planning investigations and assessment of site constraints, opportunities and urban infrastructure servicing is required before development can occur;
 - (b) to protect land for the future development of regionally significant industries, including transport and logistics, mining and related industries and other medium and heavy industries, while land use and infrastructure planning investigations are undertaken; and
 - (c) to ensure that any development (interim land uses) which occurs prior to the structure planning of the land in the zone maintains its suitability and capacity of future development and does not detract from nearby sensitive land uses.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) development does not compromise the future development potential of the area for industrial purposes;
 - (b) land that is suitable for industrial purposes is not developed until necessary;
 - (c) essential infrastructure is made available to service the development, including water, sewer, stormwater / drainage, telecommunications and electricity infrastructure;
 - (d) acceptable interim uses include rural, recreation and other passive and/or temporary uses and activities which do not require water or sewer infrastructure or impact on nearby sensitive land uses.

6.2.3.2 Specific Benchmarks for assessment

Table 6.2.3.2—Performance outcomes and acceptable outcomes

Performance outcomes		Acceptable outcomes	
Requirements for Accepted development and assessment benchmarks for Assessable development			
Building height			
PO1	Buildings and structures have a height that:	AO1.1	Building height does not exceed 8.5 metres.
		AO1.2	Site cover does not exceed 20%.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> (a) is consistent with a low rise, industrial environment; (b) is compatible with the intended character of the surrounding area; and (c) does not result in unacceptable amenity impacts having regard to light, air, outlook and privacy. 	AO1.3	Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 40 metres from a frontage to a State-controlled road or any other road identified as a Stock route network; or (b) 10 metres from a frontage to an all-weather access road that is not a State-controlled road; and (c) 10 metres from a boundary to an adjoining lot for allotments greater than 2 hectares; or (d) five (5) metres from a boundary to an adjoining lot for allotments less than 2 hectares.
Use – Animal keeping			
PO2	Animal keeping is of a scale that: <ul style="list-style-type: none"> (a) does not compromise the future industrial use of the site; and (b) does not adversely impact on the amenity of nearby uses, particularly sensitive land uses. 	AO2	The use is located on a lot greater than 2.5 hectares and involves no more than: <ul style="list-style-type: none"> (a) five (5) horse stables; or (b) five (5) aviaries containing no more than 100 birds; and (c) not for a cattery or kennel.
Use – Caretaker's accommodation			
PO3	Development: <ul style="list-style-type: none"> (a) does not compromise the future industrial use of the site; (b) is very small scale; and (c) is subordinate to non-residential uses on the same site. 	AO3.1	No more than one (1) Caretaker's accommodation dwelling/unit is established on the site.
		AO3.2	The caretaker's accommodation unit is a maximum of 100m ² in gross floor area.
Use – Cropping			
PO4	Cropping is appropriately located so not to adversely impact on emerging industrial uses and local character.	AO4	The use: <ul style="list-style-type: none"> (a) is located on a lot greater than 2.5 hectares; and (b) does not involve the mechanical or aerial spraying of herbicides or pesticides.
Use – Sales office			
PO5	The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO5.1	Development of the sales office is in place for no more than two years.
		AO5.2	There is a maximum of two (2) employees of the site at any one time.
Amenity			
PO6	Building services, equipment, waste disposal, servicing areas, plant, equipment and operational areas are located and designed so that they:	AO6	Building services, equipment, waste disposal, servicing areas, plant, equipment and operational areas:

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> (a) do not detract from the character of the locality; (b) do not impact on the amenity of existing or future uses on the site or in the surrounding area; and (c) contribute to the attractiveness of the town. 		<ul style="list-style-type: none"> (a) are screened so as not to be visible from any road, other public area or sensitive land use; and (b) located within or behind the building.
PO7	Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO7.1	Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.
		AO7.2	Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.
Access and services			
PO8	Development provides adequate space for vehicles to access and utilise the site without having an adverse impact on the safety or efficiency of the surrounding traffic network.	AO8.1	Vehicle parking areas, road, driveway crossovers and paths are constructed in accordance with PSP1 – Development Works Planning Scheme Policy .
		AO8.2	Vehicles are able to enter and exit the site in a forward gear.
		AO8.3	Loading and unloading of goods is undertaken onsite.
PO9	<p>Uses are provided with a supply of on-site car parking that:</p> <ul style="list-style-type: none"> (a) is sufficient to meet the demand generated by the use; (b) does not result in negative amenity impacts on the locality; and (c) does not impact on the safety or efficiency of the road network. 	AO9	Uses are provided with a supply of on-site car parking spaces that meets or exceeds the minimum supply calculated in accordance with PSP1 – Development Works Planning Scheme Policy .
PO10	<p>Development has adequate services to:</p> <ul style="list-style-type: none"> (a) cater for the demand generated by the use; and (b) ensure there are no adverse impacts external to a site. 	AO10.1	Development is provided with a potable water supply.
		AO10.2	<p>Development is provided with:</p> <ul style="list-style-type: none"> (a) where inside a sewer catchment area, a reticulated sewer connection; or (b) where outside a sewer catchment area, an onsite effluent disposal system in accordance with AS/NZ1546.1:2008; AS/NZ1547:2012; <i>Plumbing and Drainage Act 2018</i> and

Performance outcomes		Acceptable outcomes	
			<p>Queensland plumbing and wastewater code.</p> <p>Note – The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.</p>
		AO10.3	Stormwater is directed to a lawful point of discharge.
		AO10.4	Refuse storage areas are provided with an impervious wash down area for self-contained cleaning.

Assessment benchmarks for Assessable development only

Structure planning

PO11	Interim land uses, such as non-urban development or rural uses, do not reduce or preclude the long-term use of the site or nearby land for industrial uses, having regard to the scale and nature of the activity and its likely impacts.		No acceptable outcome nominated.
PO12	<p>New development:</p> <p>(a) is provided in an orderly and logically sequenced manner;</p> <p>(b) takes into consideration land use need and the type, scale and nature of proposed development;</p> <p>(c) sets and maintains a consistent character, amenity, built form and streetscape appropriate to the local area;</p> <p>(d) utilises land, infrastructure and natural assets efficiently;</p> <p>(e) locates non-residential development:</p> <p>(i) on major roads;</p> <p>(ii) where not introducing non-residential traffic to residential streets;</p> <p>(iii) to provide for the day to day needs of the immediate residential community;</p> <p>(f) does not increase the risk of natural hazards;</p> <p>(g) provides coherent and fully connected access to the local open space and recreation network;</p> <p>(h) creates a safe, walkable environment with safe access to</p>		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	<p>a clear, legible road network; and</p> <p>(i) incorporates sustainability principles in design.</p> <p>Note – A Structure Plan should be prepared to demonstrate compliance with this outcome.</p>		
Effects of development			
PO13	<p>Development appropriately responds to the characteristics and constraints of the site, having regard to:</p> <p>(a) topography and drainage patterns;</p> <p>(b) utility services;</p> <p>(c) the form and function of the surrounding movement network;</p> <p>(d) vehicular and pedestrian access, circulation;</p> <p>(e) existing vegetation;</p> <p>(f) adjoining and surrounding land uses, including avoiding land use conflicts through the provision of adequate buffering, screening or separation;</p> <p>(g) any hazards to people or property;</p> <p>(h) the minimisation of earthworks or other alterations to the natural environment;</p> <p>(i) the risk of introducing or spreading weeds and pest animals; and</p> <p>(j) noise, vibration or dust emissions associated with transport infrastructure such as major roads or railway lines.</p>		No acceptable outcome nominated.
Amenity			
PO14	<p>Development maintains a high level of amenity within the site and within the surrounding area, having regard to:</p> <p>(a) traffic and parking;</p> <p>(b) visual impact;</p> <p>(c) privacy, overlooking and outlook;</p> <p>(d) access to daylight, sunlight and air circulation;</p> <p>(e) hours of operation; and</p> <p>(f) lighting.</p> <p>Editor's note–Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to</p>		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	demonstrate compliance with this performance outcome.		
PO15	<p>Development for industry uses avoids or mitigates potential adverse impacts from emissions and hazardous activities on sensitive land uses and the natural environment, having regard to:</p> <p>(a) health (b) safety; and (c) amenity.</p> <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.</p>		No acceptable outcome nominated.
Environmental significance			
PO16	<p>Development on land containing a Matter of State Environmental Significance (MSES), including as identified on SPP mapping – Environment and Heritage (Biodiversity) or within an MSES watercourse buffer area, maintains or enhances the environmental values through minimising potential impacts on these values.</p> <p>Note—A site investigation may be required to establish the values of the land.</p>		No acceptable outcome nominated.

6.2.4 Recreation and open space zone code

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

When using this code reference should be made to section 5.3 of the planning scheme.

6.2.4.1 Purpose

- (1) The purpose of the Recreation and open space zone code is to provide for:
 - (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example—
 - (i) parks, playgrounds or playing fields for the use of residents and visitors; and
 - (ii) parks, or other areas, for the conservation of natural areas; and
 - (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).
- (2) Barcaldine Regional Council's purpose of the Recreation and open space code is to maintain the open space network for the passive and active recreation needs of the Barcaldine community
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) areas are provided for active sport and recreation to meet community needs, including playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts;
 - (b) opportunities for sporting clubs to establish in multi-purpose club facilities are facilitated;
 - (c) ancillary uses and facilities that support sport and recreation activities such as caretaker's accommodation, clubs, community uses, function facilities, amenities blocks, kiosks, shelters, spectator stands, picnic tables and lighting infrastructure may be established in the zone where they support the ongoing safe, comfortable and efficient operation of recreation activities;
 - (d) impacts on adjacent areas from development and activities in the zone are managed through buffering and appropriate design, siting and operation of facilities and infrastructure;
 - (e) open space is accessible to the general public for a range of outdoor sport and recreation activities.
 - (f) a range of functional, attractive and accessible open spaces, including local and regional parks are available for the use and enjoyment of residents and visitors.
 - (g) development provides for infrastructure and services that are commensurate with the location and setting of the site and the nature and scale of development that is intended to occur in the zone;
 - (h) development is supported by transport infrastructure that is designed to provide safe and efficient vehicle access, and walking and cycling routes, and where possible, connects with other movement networks in the broader area;

- (i) where sport and recreation areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on areas of ecological significance are avoided or minimised.
- (j) sport and recreation areas are planned and designed to enhance community liveability.
- (k) non-recreational uses may be established in the zone where they:
 - (i) complement and support the use of the zone for recreation purposes; or
 - (ii) provide regional tourism opportunities associated with significant recreation facilities or key tourism sites; and
 - (iii) are compatible with the scale, character and amenity of surrounding development; and
 - (iv) do not compromise the use of the land for associated sport and recreation activities;
- (l) sport and recreation facilities and open space areas may also be used for temporary or periodical uses, such as markets or outdoor entertainment events, where these uses are of a scale that can be reasonably accommodated by the existing facilities and do not unduly impact on the amenity and character of the surrounding area.

6.2.4.2 Specific Benchmarks for assessment

Table 6.2.4.2—Performance outcomes and acceptable outcomes

Performance outcomes		Acceptable outcomes	
Requirements for Accepted development and assessment benchmarks for Assessable development			
Built form			
PO1	Buildings and structures have a height, bulk and form that: <ul style="list-style-type: none"> (a) is consistent with an open space setting; (b) is compatible with the existing character of the surrounding area; (c) is reflective of the utility of the site; (d) is consistent with the intended function of the building or structure; (e) does not result in unacceptable amenity impacts having regard to light, air, outlook and privacy; (f) provides an appropriate balance between built and natural elements; and (g) provides sufficient land area for landscaping, open space, services and facilities 	AO1.1	Building height does not exceed 8.5 metres.
		AO1.2	The site cover of all buildings and structures does not exceed the lesser of 40% of the total site area or 400m ² .

Performance outcomes		Acceptable outcomes	
	associated with the development.		
PO2	Buildings and structures are setback from site boundaries such that: <ul style="list-style-type: none"> (a) they are consistent with the character of the surrounding area; (b) an interface with any road corridor is achieved that is consistent with the role and function of that corridor, having regard to physical improvements, character, building lines, vehicular activity and pedestrian activity; (c) appropriate access to daylight and sunlight is achieved; (d) air circulation is promoted; (e) an articulated built form, variation and visual interest is achieved; (f) overshadowing and overlooking is managed; (g) sufficient land is provided for on-site services, landscaping and open space areas associated with the development; and (h) the safe operation of the land use is facilitated at all times. 	AO2.1	Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 10 metres from a State-controlled road frontage; (b) six (6) metres from any other road frontage; (c) six (6) metres from any side or rear boundary shared with a sensitive land use; and (d) three (3) metres from side and rear boundaries otherwise.
		AO2.2	Carparking and set down areas are setback: <ul style="list-style-type: none"> (a) three (3) metres from the road frontage; (b) six (6) metres from any side or rear boundary shared with a sensitive land use; and (c) two (2) metres from side and rear boundaries otherwise.
Preferred Stables Area			
PO3	Residential uses in the preferred stables area do not detract from the primary function of the site to support the stabling of horses through the introduction of potential reverse amenity issues.	AO3	Residential uses in the preferred stables area are limited to Caretaker's accommodation or a single dwelling directly associated with the stables use.
Use – Caretaker's accommodation			
PO4	Development: <ul style="list-style-type: none"> (a) supports a recreational, sporting or open space use; and (b) is of a scale that does not compromise or reduce the prevailing sport and recreation function of the site and the open space character of the zone. 	AO4.1	No more than one (1) Caretaker's accommodation dwelling/unit is established on the site.
		AO4.2	Development is a maximum of 100m ² in gross floor area.

Performance outcomes		Acceptable outcomes	
Use – Animal keeping			
PO5	Animal keeping is of a scale that is: (a) compatible with the open space character of the locality; and (b) does not adversely impact on the amenity of nearby uses, particularly sensitive land uses.	AO5	The use is located on a lot greater than 2.5 hectares and involves no more than: (a) five (5) horse stables; or (b) five (5) aviaries containing no more than 100 birds; and (c) not for a cattery or kennel.
Amenity			
PO6	Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO6.1	Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.
		AO6.2	Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.
Land use			
PO7	Non-residential land uses are designed and located so that adverse privacy and amenity impacts on nearby sensitive land uses are avoided or otherwise minimised.	AO7.1	A minimum 1.8 metre high solid screen fence is provided along all boundaries between a non-residential use and a sensitive land use.
		AO7.2	Windows of a non-residential building that have a direct view into an adjoining sensitive land use are provided with fixed screening that is a maximum of 50% transparent.
Access and services			
PO8	Development provides adequate space for vehicles to access and utilise the site without having an adverse impact on the safety or efficiency of the surrounding traffic network.	AO8.1	Vehicle parking areas, road, driveway crossovers and paths are constructed in accordance with PSP1 – Development Works Planning Scheme Policy .
		AO8.2	Vehicles are able to enter and exit the site in a forward gear.
		AO8.3	Loading and unloading of goods is undertaken onsite.
PO9	Uses are provided with a supply of on-site car parking that: (a) is sufficient to meet the demand generated by the use; (b) does not result in negative amenity impacts on the locality; and	AO9	Uses are provided with a supply of on-site car parking spaces that meets or exceeds the minimum supply calculated in accordance with PSP1 – Development Works Planning Scheme Policy .

Performance outcomes		Acceptable outcomes	
	(c) does not impact on the safety or efficiency of the road network.		
PO10	Development has adequate services to:	AO10.1	Development is provided with a potable water supply.
	(a) cater for the demand generated by the use; and	AO10.2	Development is provided with:
	(b) ensure there are no adverse impacts external to a site.		(a) where inside a sewer catchment area, a reticulated sewer connection; or
			(b) where outside a sewer catchment area, an onsite effluent disposal system in accordance with AS/NZ1546.1:2008; AS/NZ1547:2012; <i>Plumbing and Drainage Act 2018</i> and Queensland plumbing and wastewater code.
		AO10.3	Stormwater is directed to a lawful point of discharge.
		AO10.4	Refuse storage areas are provided with an impervious wash down area for self-contained cleaning.
Assessment benchmarks for Assessable development only			
Land use			
PO11	Development supports the use of the land within the zone by residents and visitors of the Barcaldine region, through the provision of a variety of high quality facilities, services, settings and experiences.		No acceptable outcome is nominated.
PO12	Non-recreational uses only occur where: (a) they directly support the primary function of the site or are a compatible community-related activity; and (b) have a built form that is limited in scale and extent.		No acceptable outcome is nominated.
PO13	Buildings, structures and use areas are designed to ensure efficient use of buildings and facilities and provide for multiple or shared use of facilities where practicable.		No acceptable outcome is nominated.

Performance outcomes		Acceptable outcomes	
Design			
PO14	Development complements and integrates with the established built character of the immediate surrounds, having regard to: <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 		No acceptable outcome is nominated.
PO15	Development does not impede public access to, and use of, recreation and open space facilities.		No acceptable outcome is nominated.
PO16	Landscaping: <ul style="list-style-type: none"> (a) enhances visual amenity; (b) integrates with the sport and recreation setting; (c) allows for active recreational and sporting activities to occur; and (d) ensures the sport and recreation area is highly accessible. <p>Editor's note—Refer also to the Landscaping code</p>		No acceptable outcome is nominated.
PO17	Development is designed to achieve safety for all users having regard to: <ul style="list-style-type: none"> (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) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points. <p>Editor's note—Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>		No acceptable outcome is nominated.
Effects of development			
PO18	Development appropriately responds to the characteristics and constraints of the site, having regard to:		No acceptable outcome is nominated.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> (a) topography and drainage patterns; (b) utility services; (c) the form and function of the surrounding movement network; (d) vehicular and pedestrian access, circulation; (e) existing vegetation; (f) adjoining and surrounding land uses, including avoiding land use conflicts through the provision of adequate buffering, screening or separation; (g) any hazards to people or property; (h) the minimisation of earthworks or other alterations to the natural environment; (i) the risk of introducing or spreading weeds and pest animals; and (j) noise, vibration or dust emissions associated with transport infrastructure such as major roads or railway lines. 		
PO19	<p>Development maintains a high level of amenity within the site and within the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) noise and air quality; (b) traffic and parking; (c) visual impact; (d) privacy, overlooking and outlook; (e) access to daylight, sunlight and air circulation; (f) hours of operation; (g) odour and emissions; and (h) lighting. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.</p>		No acceptable outcome is nominated.
Environmental significance			
PO20	Development on land containing a Matter of State Environmental Significance (MSES), including as identified on SPP mapping – Environment and Heritage		No acceptable outcome is nominated.

Performance outcomes		Acceptable outcomes	
	<p>(Biodiversity) or within an MSES watercourse buffer area, maintains or enhances the environmental values through minimising potential impacts on these values.</p> <p>Note—A site investigation may be required to establish the values of the land.</p>		
PO21	<p>Development within MSES - Strategic environmental areas (designated precinct) identified on SPP mapping – Environment and Heritage (Biodiversity) will not have a widespread or irreversible impact on hydrologic, geomorphic or riparian processes, wildlife corridors and water quality.</p>	AO21	<p>Development within MSES - Strategic environmental areas (designated precinct) identified on SPP mapping – Environment and Heritage (Biodiversity) that is likely to have widespread and irreversible impacts is set back a minimum of 500 metres from watercourses, lakes, wetlands or springs and related riparian vegetation.</p> <p>Note—Further definition of the environmental attributes of the Channel Country SEA is contained in the RPI Regulation 2014.</p>

6.2.5 Rural zone code

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

When using this code reference should be made to section 5.3 of the planning scheme.

6.2.5.1 Purpose

- (1) The purpose of the Rural zone code is to:
 - (a) provide for rural uses and activities;
 - (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
- (1) Barcaldine Regional Council's purpose of the Rural zone code is to recognise the importance of primary production to the economy of the region and to maintain and strengthen the range of primary industries operating in the region.
- (2) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) The zone primarily accommodates grazing and value-adding rural uses such as intensive animal industry, intensive horticulture, cropping and other compatible primary production uses.
 - (b) agricultural land and areas for broadscale primary production are preserved for rural use and protected from fragmentation or alienation.
 - (c) The viability of existing and future rural uses and activities is protected from the intrusion of incompatible uses.
 - (d) Intensive rural activities and aquaculture are appropriately separated from sensitive uses, and are buffered, designed and operated so as not to cause environmental harm or nuisance to surrounding properties (for example, due by way of noise, dust, odour or spray drift).
 - (e) Built form is predominantly low rise and consistent with rural character values, which is typically a single dwelling house and ancillary structures necessarily associated with the rural activity, such as sheds.
 - (f) Existing extractive industries and known resource deposits are protected and provide opportunities for new extractive industry operations. All new and existing operations are located and designed to mitigate environmental impacts.
 - (g) Uses that are inappropriate in a township setting due to land-consumptive site requirements, hazard risk, noxious emissions or significant impacts such as noise or odour, may alternatively be appropriate in the Rural Zone where:
 - (i) land use conflicts can be minimised;

- (ii) on the balance of social, economic and environmental considerations it is demonstrated that the development is in the interests of the community; and
- (iii) no other site is suitable for the particular purpose.
- (h) Development is adequately serviced with infrastructure including formal road access that is improved where necessary to support the needs of the development.
- (i) Visitor accommodation (such as bed and breakfast or ‘farm stay’ accommodation) and other non-rural uses that support rural enterprise or rural tourism activities may be established in the zone where they complement rural uses, promote the sustainable use of rural land, and do not compromise the use of the land for rural activities.
- (j) Rural workers’ accommodation and Workforce accommodation is only established where the use is directly and primarily related to rural production or a natural resource related industry on the same site, or on an adjacent site.
- (k) Development implements sustainable land management practices, is responsive to the environmental constraints of the land, and is appropriate for the level of risk associated with any flood or bushfire hazard.
- (l) Natural features such as prominent hills and ridges, creeks, gullies, waterways and wetlands are preserved, and managed and enhanced where possible.
- (m) Areas identified as having significant scenic landscape values or other values in terms of biodiversity and cultural heritage (for example national parks) are protected from development.

6.2.5.2 Specific Benchmarks for assessment

Table 6.2.5.2a—Performance outcomes and acceptable outcomes

Performance outcomes		Acceptable outcomes	
Requirements for Accepted development and assessment benchmarks for Assessable development			
Height			
PO1	Buildings and structures have a height that: (a) is compatible with the existing rural character of the surrounding area; and (b) does not result in unacceptable amenity impacts having regard to light, air, outlook and privacy.	AO1.1	Buildings and structures, other than buildings used for rural activities, have a maximum building height of: (a) 8.5 metres; and (b) 2 storeys.
		AO1.2	Buildings and structures associated with a rural activity, including machinery, equipment, packing or storage buildings, do not exceed 12 metres in height.
Site Layout			
PO2	Buildings and structures are setback from site boundaries such that:	AO2.1	Where involving a use listed in Column 1 of Table 6.2.5.2b , the minimum setbacks listed in Columns 3, 4 and 5 are provided.

Performance outcomes		Acceptable outcomes	
	(a) they are consistent with the character of the surrounding area; (b) an interface with any road corridor is achieved that is consistent with the role and function of that corridor, having regard to physical improvements, character, building lines, vehicular activity and pedestrian activity; (c) appropriate access to daylight and sunlight is achieved; (d) air circulation is promoted; (e) an articulated built form, variation and visual interest is achieved; (f) overshadowing and overlooking is managed; (g) sufficient land is provided for on-site services, landscaping and open space areas associated with the development; and (h) the safe operation of the land use is facilitated at all times.	AO2.2	Where not involving a use listed in Column 1 of Table 6.2.5.2b , Buildings and structures, other than a Roadside stall, include a minimum setback of: (a) 40 metres from a frontage to a State-controlled road or any other road identified as a Stock route network; or (b) 10 metres from a frontage to an all-weather access road that is not a State-controlled road; and (c) 10 metres from a boundary to an adjoining lot for allotments greater than 2 hectares; or (d) five (5) metres from a boundary to an adjoining lot for allotments less than 2 hectares.
		AO2.3	Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to an all-weather access road that is not a State-controlled road.
Residential density			
PO3	The density of residential development is reflective of: (a) the existing rural character of the area; and (b) the capacity of the site, having regard to the ability to appropriately accommodate required facilities and services such as access, circulation, parking, servicing, landscaping and open space;	AO3.1	Residential density does not exceed two dwellings per lot and development is limited to any combination of the following: (a) a primary dwelling for a Dwelling house; (b) a secondary dwelling for a Dwelling house; or (c) a dwelling for Caretaker's accommodation; or (d) a Dual occupancy or (e) Rural workers' accommodation where on a lot less than 100 hectares.
		AO3.2	Caretaker's accommodation is limited to one dwelling with a maximum gross floor area of 100m ²
Amenity			
PO4	Sensitive land uses do not encroach on existing or approved Rural activities, Extractive industry, mining operations or other uses that may	AO4	Sensitive land uses are separated from the uses and activities listed in Column 1 of Table 6.2.5.2c by at least the distances listed in Column 2.

Performance outcomes		Acceptable outcomes	
	result in adverse impact on amenity, health or safety.		
Land use			
PO5	Tourism (including associated accommodation) and recreation-related uses are: (a) small in scale; and (b) compatible with rural production, natural resources and landscape amenity.	AO5.1	Development is located on a lot with a minimum size of 10 hectares.
		AO5.2	Development is limited to: (a) a total of six (6) sites for either cabins, camping or caravans where for Nature based tourism; or (b) a total of two (2) accommodation units where for Farm stay accommodation or Bed and breakfast premises.
PO6	Workforce accommodation occurs in response to a legitimate and demonstrated need where it is directly related to rural activities or natural resource related activity on the same site or an adjacent site.	AO6.1	For Workforce accommodation associated with a natural resource related project, the use is: (a) limited to the construction phase of the project; and (b) does not extend to provide for the operational phase of the projects
		AO6.2	Workforce accommodation is provided in accordance with a site closeout and rehabilitation plan that demonstrates the land will be returned to a safe state and substantially restored to its pre-development state upon the Workforce accommodation use ceasing.
PO7	Roadside stalls are of a scale in keeping with the rural character of the locality.	AO7.1	Buildings and structures associated with the use are limited to 30m ² site cover.
		AO7.2	The roadside stall only sells produce grown on site.
PO8	Rural activities and Extractive industry are sited, constructed and managed such that: (a) sufficient area to accommodate the use (including buildings, pens, ponds, other structures and waste disposal areas involved in the use);	AO8.1	Rural activities and Extractive industry are located on a site which has a minimum area in accordance with Table 6.2.5.2b .
		AO8.2	Rural activities and Extractive industry are sited such that they achieve at least the separation distance specified in Column 2 of Table 6.2.5.2c from a sensitive use.

Performance outcomes		Acceptable outcomes	
	<p>(b) provide adequate setbacks to road frontages, site boundaries, water infrastructure and natural elements; and</p> <p>(c) the use does not create an unreasonable nuisance beyond the site boundaries.</p> <p>Note – the provision of adequate setbacks and site area may be demonstrated by ensuring that the design and operation of an intensive animal industry complies with the following industry guidelines:</p> <ul style="list-style-type: none"> • Queensland Guidelines for Meat Chicken Farms 2012; • National Environmental Guidelines for Piggeries, Second edition 2010; • Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland. 	AO8.3	Any use listed in Column 1 of Table 6.2.5.2b is not established in the Low Impact Rural Precinct.
Access and services			
PO9	Adequate all-weather road access is provided between the premises and the existing road network.	AO9.1	Roads are designed and constructed in accordance with PSP1 – Development Works Planning Scheme Policy .
		AO9.2	All premises must have vehicle access to a formed road. Access is designed and constructed in accordance with PSP1 – Development Works Planning Scheme Policy .
PO10	Development provides adequate space for vehicles to access and utilise the site without having an adverse impact on the safety or efficiency of the surrounding traffic network.	AO10.1	Vehicle parking areas, road, driveway crossovers and paths are constructed in accordance with PSP1 – Development Works Planning Scheme Policy .
		AO10.2	Vehicles are able to enter and exit the site in a forward gear.
		AO10.3	Loading and unloading of goods is undertaken onsite.
PO11	Development has adequate services to: <p>(a) cater for the demand generated by the use; and</p> <p>(b) ensure there are no adverse impacts external to a site.</p>	AO11.1	Development is provided with a potable water supply.
		AO11.2	Development is provided with onsite effluent disposal system in accordance with AS/NZ1546.1:2008; AS/NZ1547:2012; <i>Plumbing and Drainage Act 2018</i> and Queensland plumbing and wastewater code. Note – The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.

Performance outcomes		Acceptable outcomes	
		AO11.3	All premises have a supply of electricity.
		AO11.4	Stormwater is directed to a lawful point of discharge.
Assessment benchmarks for Assessable development only			
Land use			
PO12	Development: (a) does not conflict with existing rural land uses; (b) does not conflict with the natural, scenic and cultural values of the area; and (c) maintains the long-term production values of the land for rural purposes.		No acceptable outcome nominated.
Building design and amenity			
PO13	Development complements and integrates with the established built character of the immediate surrounds, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.		No acceptable outcome nominated.
PO14	Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.	AO14.1	Development achieves the air quality design objectives set out in the Environmental Protection (Air) Policy 2008, as amended.
		AO14.2	Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: (a) being wholly enclosed in storage bins; or (b) a watering program so material cannot become airborne.
PO15	Development does not unduly impact on the existing amenity and character of the locality having regard to: (a) the scale, siting and design of buildings and structures;		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> (b) visibility from roads and other public view points, screening vegetation and landscaping; (c) the natural landform and avoidance of visual scarring; and (d) vibration, odour, dust, spray drift and other emissions. 		
Use – Extractive industry			
PO16	Extractive industry provides rehabilitation of the site over the life of the project and the premises will be safe and useable upon completion.	AO16.1	<p>Development is undertaken in accordance with a management and rehabilitation plan that demonstrates that the premises will be safe and useable upon completion, including the following will be appropriately undertaken:</p> <ul style="list-style-type: none"> (a) progressive rehabilitation works; (b) appropriate clean-up works (including areas of possible soil or water contamination); (c) provision of stable and usable final landform and soil profiles; and (d) revegetation of the site using suitable native species.
		AO16.2	<p>Rehabilitation of the site is completed within six (6) months of cessation of the Extractive industry.</p> <p>Editor's note – Where the Extractive industry involves an Environmentally Relevant Activity (ERA), an Environmental Authority may provide alternative requirements to AO16.2.</p>
Use – Renewable energy facility			
PO17	<p>Development is:</p> <ul style="list-style-type: none"> (a) located to allow for connections into relevant energy supply networks; (b) located to avoid alienating highly productive agricultural land; (c) accessible to an appropriate level of road infrastructure to support the facility; and (d) located to avoid impacting coal or mineral resources or tenements. 		No acceptable outcome nominated.
PO18	Development ensures the site is returned to its pre-development condition and land use upon		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	cessation of the renewable energy facility.		
Effects of development			
PO19	<p>Development appropriately responds to the characteristics and constraints of the site, having regard to:</p> <ul style="list-style-type: none"> (a) topography and drainage patterns; (b) utility services; (c) the form and function of the surrounding movement network; (d) vehicular and pedestrian access, circulation (e) existing vegetation; (f) adjoining and surrounding land uses, including avoiding land use conflicts through the provision of adequate buffering, screening or separation; (g) any hazards to people or property; (h) the minimisation of earthworks or other alterations to the natural environment; (i) the risk of introducing or spreading weeds and pest animals; and (j) noise, vibration or dust emissions associated with transport infrastructure such as major roads or railway lines. 		No acceptable outcome nominated.
PO20	<p>Development maintains a high level of amenity within the site and within the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) noise and air quality; (b) traffic and parking; (c) visual impact; (d) privacy, overlooking and outlook; (e) access to daylight, sunlight and air circulation; (f) hours of operation; (g) odour and emissions; and (h) lighting. <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order</p>		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	to demonstrate compliance with this performance outcome.		
PO21	<p>Development is located to protect sensitive land uses from the impacts of previous activities that may cause risk to people or property including land containing former mining activities and hazards e.g. disused underground mines, tunnels and shafts.</p> <p>Editor's note—Mapping of reported historical mining activity and abandoned mines is available through the Queensland Government Department of Resources' GeoResGlobe: https://georesglobe.information.qld.gov.au.</p>		No acceptable outcome nominated.
Environmental significance			
PO22	<p>Development on land containing a Matter of State Environmental Significance (MSES), including as identified on SPP mapping – Environment and Heritage (Biodiversity) or within an MSES watercourse buffer area, maintains or enhances the environmental values through minimising potential impacts on these values.</p> <p>Note—A site investigation may be required to establish the values of the land.</p>		No acceptable outcome nominated.
PO23	<p>Development within MSES - Strategic environmental areas (designated precinct) identified on SPP mapping – Environment and Heritage (Biodiversity) will not have a widespread or irreversible impact on hydrologic, geomorphic or riparian processes, wildlife corridors and water quality.</p>	AO23	<p>Development within MSES - Strategic environmental areas (designated precinct) identified on SPP mapping – Environment and Heritage (Biodiversity) that is likely to have widespread and irreversible impacts is set back a minimum of 500 metres from watercourses, lakes, wetlands or springs and related riparian vegetation.</p> <p>Note—Further definition of the environmental attributes of the Channel Country SEA is contained in the RPI Regulation 2014.</p>

Table 6.2.5.2b—Rural activities siting

Column 1 Use or activity	Column 2 Minimum site area	Column 3 Minimum road frontage setbacks	Column 4 Minimum side and rear boundary setbacks	Column 5 Distance from Top bank of a wetland or waterway or edge of a bore, dam, well or weir that provides potable water supply
Animal keeping	5 hectares	50 metres	15 metres	50 metres
Aquaculture	5 hectares	50 metres	15 metres	100 metres
Cropping involving the mechanical or aerial spraying of herbicides or pesticides	50 hectares	100 metres	100 metres	100 metres
Intensive animal industry (where cattle feedlot involving no more than 1,000 standard cattle units)	5 hectares	50 metres	15 metres	50 metres
Intensive animal industry (piggery or cattle feedlot where not otherwise covered)	20 hectares	200 metres	15 metres	100 metres
Intensive animal industry (poultry farm)	50 hectares	100 metres	100 metres	100 metres
Intensive animal industry (emu or ostrich hatching and brooding facility)	5 hectares	60 metres	15 metres	100 metres
Intensive horticulture	10 hectares	50 metres	15 metres	100 metres
Rural industry	1 hectare	50 metres	10 metres	50 metres

Table 6.2.5.2c—Separation distances

Column 1 Use or activity	Column 2 Minimum distance from a sensitive land use
Animal keeping	300 metres
Aquaculture	100 metres
Cropping involving the mechanical or aerial spraying of herbicides or pesticides	300 metres
Extractive industry involving blasting or crushing	1,000 metres
Extractive industry not involving blasting or crushing	200 metres
Extractive industry (haul route)	100 metres
High impact industry	500 metres
Intensive animal industry (piggery or cattle feedlot)	500 metres
Intensive animal industry (poultry farm)	500 metres
Intensive animal industry (emu or ostrich hatching and brooding facility)	500 metres
Intensive horticulture	100 metres
Mining activities (existing or approved)	1,000 metres
Mining activities (existing or approved) (haul route)	250 metres
Petroleum or gas pipeline	200 metres
Rural industry	100 metres



6.2.6 Rural residential zone code

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

When using this code reference should be made to section 5.3 of the planning scheme.

6.2.6.1 Purpose

The purpose of the Rural residential zone code is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

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

- (1) The Rural residential zone is characterised by large residential lots offering a high standard of residential amenity in a semi-rural setting.
- (2) The predominant built form is a Dwelling house. Development is low rise and appropriately scaled to integrate with the environmental and topographical features of the land.
- (3) Development provides for all infrastructure and services to a standard suitable for the semi-rural setting. Where connection to reticulated water supply and sewerage is not available or within reasonable proximity to the site, domestic infrastructure is contained entirely within the boundaries of the site.
- (4) Low impact rural activities such as hobby farms and animal keeping are encouraged where impacts to residential amenity are minimised in terms of odour, chemical sprays, traffic or noise.
- (5) Other low-impact activities such as a home-based business or a small-scale farm stay can be supported where impacts are minimised and the scale, intensity and nature of the use does not detract from the rural residential character and amenity of the zone.
- (6) Community services and facilities are readily accessible.
- (7) Development for residential uses adjacent to rural land incorporates appropriate buffering and separation to ensure it does not interfere with the existing or ongoing use of the rural land for productive agricultural purposes.
- (8) Development is designed to maximise efficiencies in energy use, effluent disposal and water conservation.
- (9) Natural features such as creeks, gullies, waterways, wetlands, and intact areas of bushland are retained and enhanced. Any unavoidable impacts are minimised through the sensitive siting and design of development.

6.2.6.2 Specific Benchmarks for assessment

Table 6.2.6.2—Performance outcomes and acceptable outcomes

Performance outcomes		Acceptable outcomes	
Requirements for Accepted development and assessment benchmarks for Assessable development			
Built form			
PO1	Buildings and structures have a height that:	AO1.1	Building height does not exceed 8.5 metres.
	<ul style="list-style-type: none"> (a) is consistent with a very low scale of development; (b) is compatible with the rural residential character of the surrounding area; (c) is reflective of the utility of the site; (d) is consistent with the intended function of the building or structure; (e) does not result in unacceptable amenity impacts having regard to light, air, outlook and privacy; (f) provides an appropriate balance between built and natural elements; and (g) provides sufficient land area for landscaping, open space, services and facilities associated with the development. 	AO1.2	The site coverage is not more than 20%.
PO2	Buildings and structures are setback from site boundaries such that:	AO2.1	Other than for Animal husbandry, Animal keeping or Roadside stall, buildings (including structures used for ancillary storage), are setback a minimum of: <ul style="list-style-type: none"> (a) 10 metres from the frontage to a State-controlled road; (b) six (6) metres from the frontage to any other road; and (c) six (6) metres from the side and rear boundaries of the site.
	<ul style="list-style-type: none"> (a) they are consistent with the character of the surrounding area; (b) an interface with any road corridor is achieved that is consistent with the role and function of that corridor, having regard to physical improvements, character, building lines, vehicular activity and pedestrian activity; (c) appropriate access to daylight and sunlight is achieved; (d) air circulation is promoted; (e) an articulated built form, variation and visual interest is achieved; 	AO2.2	Any building, structure or area used for an Animal husbandry or Animal keeping use is setback a minimum of 20 metres from any boundary.
			AO2.3

Performance outcomes		Acceptable outcomes	
	<p>(f) overshadowing and overlooking is managed;</p> <p>(g) sufficient land is provided for on-site services, landscaping and open space areas associated with the development; and</p> <p>(h) the safe operation of the land use is facilitated at all times.</p>		<p>(b) three (3) metres from the side or rear boundaries.</p>
Residential density			
PO3	<p>The density of residential activities:</p> <p>(a) contributes to housing choice and affordability;</p> <p>(b) respects the nature and density of surrounding land use;</p> <p>(c) does not cause amenity impacts beyond reasonable expectation of accommodation density for the zone; and</p> <p>(d) is commensurate to the scale and frontage of the site.</p>	AO3	<p>A maximum of two dwellings is provided on any site, which may be formed through the combination of:</p> <p>(a) a primary dwelling of a Dwelling house; or</p> <p>(b) a secondary dwelling of a Dwelling house; or</p> <p>(c) a dwelling for Caretaker's accommodation.</p>
Land use			
PO4	<p>Rural uses located within the zone are of a scale that:</p> <p>(a) is compatible with the rural residential character and amenity of the surrounding area; and</p> <p>(b) does not adversely impact on the amenity of nearby uses, particularly sensitive land uses.</p>	AO4.1	Animal keeping, Animal husbandry or Cropping is located on a lot greater than 2.5 hectares in area and involves the grazing of livestock only.
		AO4.2	Animal husbandry involves the grazing of livestock only.
		AO4.3	Animal keeping involves no more than: <p>(a) five (5) horse stables; or</p> <p>(b) five (5) aviaries containing no more than 100 birds; and</p> <p>(c) not for a cattery or kennel.</p>
		AO4.4	Buildings and structures associated with a Roadside stall are limited to 30m ² site cover.
		AO4.5	The Roadside stall only sells produce grown on site.
Use – Caretaker's accommodation			
PO5	Development is of a scale that does not compromise or reduce the prevailing residential character and amenity of the locality.	AO5.1	No more than one (1) Caretaker's accommodation dwelling/unit is established on the site.
		AO5.2	Development is a maximum of 100m ² in gross floor area.

Performance outcomes		Acceptable outcomes	
Use – Sales office			
PO6	The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO6.1	The sales office is in place for no more than two years.
		AO6.2	There is a maximum of two (2) employees on the site at any one time.
		AO6.3	The use operates between: (a) 9:00am and 6:00pm Monday to Saturday; and (b) 9:00am to 1:00pm on Sunday.
Amenity			
PO7	Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO7.1	Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> as amended.
		AO7.2	Outdoor lighting is provided in accordance with <i>Australian Standard AS1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> as amended.
Access and services			
PO8	Development provides adequate space for vehicles to access and utilise the site without having an adverse impact on the safety or efficiency of the surrounding traffic network.	AO8.1	Vehicle parking areas, road, driveway crossovers and paths are constructed in accordance with PSP1 – Development Works Planning Scheme Policy .
		AO8.2	Vehicles are able to enter and exit the site in a forward gear.
		AO8.3	Loading and unloading of goods is undertaken onsite.
PO9	Uses are provided with a supply of on-site car parking that: (a) is sufficient to meet the demand generated by the use; (b) does not result in negative amenity impacts on the locality; and (c) does not impact on the safety or efficiency of the road network.	AO9	Uses are provided with a supply of on-site car parking spaces that meets or exceeds the minimum supply calculated in accordance with PSP1 – Development Works Planning Scheme Policy .
PO10	Development has adequate services to: (a) cater for the demand generated by the use; and (b) ensure there are no adverse impacts external to a site.	AO10.1	Development is provided with a reticulated water connection.
		AO10.2	Development is provided with: (a) where inside a sewer catchment area, a reticulated sewer connection; or (b) where outside a sewer catchment area, an onsite effluent disposal

Performance outcomes		Acceptable outcomes	
			<p>system in accordance with AS/NZ1546.1:2008; AS/NZ1547:2012; <i>Plumbing and Drainage Act 2018</i> and Queensland plumbing and wastewater code.</p> <p>Note – The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.</p>
		AO10.3	Stormwater is directed to a lawful point of discharge.
		AO10.4	Refuse storage areas are provided with an impervious wash down area for self-contained cleaning.

Assessment benchmarks for Assessable development only

Building design

PO11	Buildings are appropriately designed to: <ul style="list-style-type: none"> (a) provide a high level of amenity which complements the established character of the local area; (b) incorporate visual interest and architectural variation; (c) provide accessible spaces for the local community; (d) provide opportunities for casual surveillance; (e) include a human scale; and (f) encourage occupation of outdoor space. 		No acceptable outcome nominated.
PO12	Development complements and integrates with the established built character of the Rural residential zone, having regard to: <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 		No acceptable outcome nominated.

Non-residential development

PO13	Non-residential development: <ul style="list-style-type: none"> (a) is consistent with the scale of existing development; (b) does not detract from the amenity of the nearby residential uses; and 		No acceptable outcome nominated.
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Performance outcomes		Acceptable outcomes	
	(c) is secondary to the primary residential function of land within the zone.		
PO14	<p>Non-residential development:</p> <p>(a) is associated with, and secondary to, an existing residential use on the same site; or</p> <p>(b) directly supports the day to day needs of the immediate residential community; or</p> <p>(c) has a direct relationship to the land on which the use is proposed.</p>		No acceptable outcome nominated.
Effects of development			
PO15	<p>Development appropriately responds to the characteristics and constraints of the site, having regard to:</p> <p>(a) topography and drainage patterns;</p> <p>(b) utility services;</p> <p>(c) the form and function of the surrounding movement network;</p> <p>(d) vehicular and pedestrian access, circulation</p> <p>(e) existing vegetation;</p> <p>(f) adjoining and surrounding land uses, including avoiding land use conflicts through the provision of adequate buffering, screening or separation;</p> <p>(g) any hazards to people or property;</p> <p>(h) the minimisation of earthworks or other alterations to the natural environment;</p> <p>(i) the risk of introducing or spreading weeds and pest animals; and</p> <p>(j) noise, vibration or dust emissions associated with transport infrastructure such as major roads or railway lines.</p>		No acceptable outcomes nominated.
Amenity			
PO16	Development maintains a high level of amenity within the site and within the surrounding area, having regard to:		No acceptable outcomes nominated.

Performance outcomes		Acceptable outcomes	
	<p>(a) noise and air quality;</p> <p>(b) traffic and parking;</p> <p>(c) visual impact;</p> <p>(d) privacy, overlooking and outlook;</p> <p>(e) access to daylight, sunlight and air circulation;</p> <p>(f) hours of operation;</p> <p>(g) odour and emissions; and</p> <p>(h) lighting.</p> <p>Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.</p>		
Environmental significance			
PO17	<p>Development on land containing a Matter of State Environmental Significance (MSES), including as identified on SPP mapping – Environment and Heritage (Biodiversity) or within an MSES watercourse buffer area, maintains or enhances the environmental values through minimising potential impacts on these values.</p> <p>Note—A site investigation may be required to establish the values of the land.</p>		No acceptable outcomes nominated.

6.2.7 Township zone code

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

When using this code reference should be made to section 5.3 of the planning scheme.

6.2.7.1 Purpose

- (1) The purpose of the Township zone code is to provide for:
 - (a) small to medium urban areas in a rural area; and
 - (b) a variety of uses and activities to service local residents, including for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
 - (c) tourist attractions and short-term accommodation, if appropriate for the area.
- (2) The purpose of the Township zone code will be achieved through the following overall outcomes:
 - (a) local housing needs are met through low density housing types, primarily in the form of single detached dwellings, which promote dwelling size and choice consistent with regional lifestyle values;
 - (b) other residential uses such as Dual occupancy and Multiple dwelling may be established in the zone where compatible with the prevailing scale and residential character of surrounding development;
 - (c) businesses, including for retail, commercial, entertainment, tourist and administrative purposes, that service the local convenience needs and recreational pursuits of residents, visitors and surrounding rural communities and offer local employment opportunities are provided in the Township zone.
 - (d) a range of complementary community uses is provided in appropriate locations to encourage community interaction and support the health, safety and wellbeing of local residents.
 - (e) Low impact industry, Service industry and public utilities may be established where such uses are compatible with and protect the character and amenity of surrounding development;
 - (f) land adjoining the Barcaldine racecourse to the east and south is the *preferred stables area* and is retained for equestrian-related uses, particularly the stabling of horses. Sensitive land uses or other uses which may detract from the functioning of the primary stables use are not established, other than Caretaker's accommodation and/or a single dwelling for the supervision and care of horses.
 - (g) development reinforces the continuance and embellishment of a town centre focussed a main street in each town, which is the primary location for business and community uses, and other non-residential uses where appropriate, and is a place for economic development.
 - (h) second to the town centre, other locations for non-residential uses may be supported in the following instances:

- (i) adjacent to the town centre with frontage to a prominent local street that already supports a mix or cluster of non-residential uses; or
 - (ii) fronting a State-controlled Road where the use is dependent on highway passing trade; or
 - (iii) an expansion of a lawfully existing and well-established non-residential use; or
 - (iv) co-located with a lawfully existing and well-established non-residential use;
- (i) non-residential development located outside the town centre and/or a precinct, must demonstrate:
- (i) it provides a convenience function and does not compromise the role and function of the existing town centre;
 - (ii) a direct interface with premises containing a sensitive use is avoided and impacts are minimised;
 - (iii) it does not compromise the residential character and existing amenity of the surrounding area, particularly in relation to hours of operation, privacy, safety, lighting, noise, dust, odour, traffic generation and car parking;
 - (iv) it is small in scale and consistent with the surrounding built form and streetscape; and
 - (v) it is located on an accessible and identifiable part of the road network;
- (j) the design of buildings and the layout of development makes a positive contribution to the local character and amenity of the individual township. The built form is low-rise and incorporates a high standard of architecture, landscaping and place-making elements to create an attractive and functional environment, in keeping with the role and function of the zone;
- (k) development is designed to maximise energy efficiency, water conservation and public and active transport use;
- (3) The purpose of the Township zone code will also be achieved through the following additional overall outcomes for the Commercial precinct:
- (a) accommodates and promotes the commercial, professional, government and retail uses that service the region and western Queensland, which are consolidated largely in the Barcaldine town centre;
 - (b) new developments create a highly attractive and permeable pedestrian-based built form that achieves a high standard of design and blends with the existing town character and streetscape;
 - (c) new business is encouraged to use existing buildings to help consolidate the Commercial precinct; and
 - (d) development protects and enhances the unique heritage and character attributes within the precinct.
- (4) The purpose of the Township zone code will also be achieved through the following additional overall outcomes for the Industrial precinct:

- (a) non-residential activities are established and consolidated in this precinct to minimise potential conflict with nearby sensitive land uses;
- (b) Industrial activities manage impacts to maintain acceptable levels of safety and amenity for sensitive land uses;
- (c) the location of non-residential development does not compromise the safety or efficiency of the local or state-controlled road network; and
- (d) the Industrial precinct accommodates uses that cannot be appropriately located elsewhere in the Township zone. This may include large format retailing, bulky goods retailing and uses within incompatible emissions.

6.2.7.2 Specific Benchmarks for assessment

Table 6.2.7.2a—Performance outcomes and Acceptable outcomes

Performance outcomes		Acceptable outcomes	
Requirements for Accepted development and assessment benchmarks for Assessable development			
Height			
PO1	Building and structures have a height, bulk and form that: <ul style="list-style-type: none"> (a) is comparable to other buildings in the town and around the Barcaldine Region; (b) is reflective of the utility of the site; (c) is compatible with the existing character of the surrounding area; (d) does not result in unacceptable amenity impacts having regard to light, air, outlook and privacy; (e) is consistent with the intended function of the building or structure; (f) provides an appropriate balance between built and natural elements; and (g) provides sufficient land area for landscaping, open space, services and facilities associated with the development. 	AO1.1	Buildings and structures are no greater than the maximum heights specified in Table 6.2.7.2b .
		AO1.2	Development does not exceed the maximum site cover specified in Table 6.2.7.2b .
Site Layout			
PO2	Buildings and structures are setback from site boundaries such that: <ul style="list-style-type: none"> (a) they are consistent with the character of the surrounding area; (b) an interface with any road corridor is achieved that is consistent with the role and function of that corridor, having 	AO2.1	Minimum setbacks are provided in accordance with Table 6.2.7.2c .
		AO2.2	In the Industrial precinct, plant equipment, active outdoor use areas, site access and car parking, servicing or outdoor storage areas associated with a non-residential use are setback a minimum of five (5) metres from any

Performance outcomes		Acceptable outcomes	
	<p>regard to physical improvements, character, building lines, vehicular activity and pedestrian activity;</p> <p>(c) appropriate access to daylight and sunlight is achieved;</p> <p>(d) air circulation is promoted;</p> <p>(e) an articulated built form, variation and visual interest is achieved;</p> <p>(f) overshadowing and overlooking is managed;</p> <p>(g) sufficient land is provided for on-site services, landscaping and open space areas associated with the development; and</p> <p>(h) the safe operation of the land use is facilitated at all times.</p>		<p>boundary adjoining a sensitive land use.</p>
Amenity			
PO3	<p>Building services, equipment, waste disposal, servicing areas, plant, equipment and operational areas are located and designed so that they:</p> <p>(a) do not detract from the character of the locality;</p> <p>(b) do not impact on the amenity of existing or future uses on the site or in the surrounding area; and</p> <p>(c) contribute to the attractiveness of the town.</p>	AO3	<p>Building services, equipment, waste disposal, servicing areas, plant, equipment and operational areas:</p> <p>(c) are screened so as not to be visible from any road, other public area or sensitive land use; and</p> <p>(d) located within or behind the building.</p>
PO4	<p>Non-residential land uses are designed and located so that adverse privacy and amenity impacts on nearby sensitive land uses are avoided or otherwise minimised.</p>	AO4.1	<p>A minimum 1.8 metre high solid screen fence is provided along all boundaries between a non-residential use and a sensitive land use.</p>
		AO4.2	<p>Windows of a non-residential building that have a direct view into an adjoining sensitive land use are provided with fixed screening that is a maximum of 50% transparent.</p>
Land use			
PO5	<p>Non-residential uses are appropriately established in the Township zone having regard to the:</p> <p>(a) role and function of the Commercial precinct;</p>	AO5.1	<p>In Barcaldine, Commercial activities and Community facilities are located in the Commercial precinct.</p>
		AO5.2	<p>Industrial uses:</p> <p>(a) are located in the Industrial precinct; or</p>

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> (b) availability of suitable land in the Industrial precinct; (c) size of the town within which the use is located; (d) efficiency of service delivery to the local community; (e) character of the surrounding area; (f) protection of amenity of established sensitive land uses; (g) the clustering of non-residential uses in appropriate locations; and (h) the availability of necessary infrastructure services. 		<ul style="list-style-type: none"> (b) are located anywhere in the Township zone, where for Service industry.
		AO5.3	In townships with no precincts, Commercial activities and Community facilities are located fronting: <ul style="list-style-type: none"> (a) Bruford Street in Muttaborra; (b) Lodge Street or Gordon Street in Aramac; and (c) Darwin Street in Jericho.
		AO5.4	For a Roadside stall, buildings and structures associated with the use are limited to 30m ² site cover.
PO6	Non-residential land uses are designed and located so that adverse privacy and amenity impacts on nearby sensitive land uses are avoided or otherwise minimised.	AO6.1	A minimum 1.8 metre high solid screen fence is provided along all boundaries between a non-residential use and a sensitive land use.
		AO6.2	Windows of a non-residential building that have a direct view into an adjoining sensitive land use are provided with fixed screening that is a maximum of 50% transparent.
Use – Low impact industry			
PO7	<p>Low impact industry use involving commercial-use chiller box/es for the storage of animal carcasses (for example, associated with macropod harvesting):</p> <ul style="list-style-type: none"> (a) do not have an adverse impact on surrounding residential or accommodation uses in terms of amenity, noise, odour and fumes, lighting and traffic generation; (b) are serviced by reliable electricity and water required for the use; and (c) are designed and installed/constructed so that the chiller box/es may be readily unsecured and removed from the site, if necessary, to protect public health and safety in response to an incident. 	AO7	Any Low impact industry use involving commercial-use chiller box/es for the storage of animal carcasses (for example, associated with macropod harvesting) are located in the Industrial precinct.
Use – Child Care Centre			
PO8	Child care centres including access and parking arrangements that minimise:	AO8.1	A Child care centre is not accessed from: <ul style="list-style-type: none"> (a) State-controlled roads; or

Performance outcomes		Acceptable outcomes	
	(a) any interface between development traffic and heavy vehicles; and (b) onsite conflict between children's activities, pedestrian movement, vehicle movement and car parking.	A08.2	(b) <i>urban feeder roads</i> . Parking spaces are located so that children are not required to cross the driveway or vehicle access way to reach the building.
Use – Service Station			
PO9	Development involving a Service station ensures that the selling of fuel remains the primary function of the premises. Any ancillary retail component or associated retail use is of a scale that ensures it is secondary, subordinate or ancillary to the Service station.	AO9	The combination of any of the following does not exceed a gross floor area of 150m ² : (a) a retail component of a Service station covered by paragraph (b) of the land use definition in Schedule 1; or (b) a Shop forming part of the same premises as a Service station; or (c) a Food and drink outlet forming part of the same premises as a Service station.
Residential uses			
PO10	Accommodation density is consistent with the prevailing character, serviceability and density of the locality. Note – This outcome does not apply to Dwelling unit.	AO10	Development, other than Dwelling unit, achieves the accommodation density specified in Table 6.2.7.2d .
PO11	Residential uses in the preferred stables area do not detract from the primary function of the site to support the stabling of horses through the introduction of potential reverse amenity issues.	AO11	Residential uses in the preferred stables area are limited to Caretaker's accommodation or a single dwelling directly associated with the stables use.
Hours of operation			
PO12	The hours of operation of a land use: (a) are consistent with the level of activity in the surrounding area at various times during the day and week; (b) support the generation of activity at different times where this is appropriate to the character of the setting; and (c) do not result in adverse impacts on other land uses or surrounding land, particularly sensitive land uses, having regard to emissions of noise, light, odour and dust.	AO12.1	Hours of operation are limited to: (a) 7:00am to 6:00pm where development adjoins a sensitive land use; or (b) 6:00am to 10:00pm otherwise.
		AO12.2	Where development adjoins a sensitive land use, loading and unloading of goods is limited to the following times: (a) 7:00am to 6:00pm, Monday to Friday; (b) 8:00am to 5:00pm on Saturdays; and (c) no loading or unloading occurs on Sundays or public holidays.

Performance outcomes		Acceptable outcomes	
Access and services			
PO13	Development provides adequate space for vehicles to access and utilise the site without having an adverse impact on the safety or efficiency of the surrounding traffic network.	AO13.1	Vehicle parking areas, road, driveway crossovers and paths are constructed in accordance with PSP1 – Development Works Planning Scheme Policy .
		AO13.2	Vehicles are able to enter and exit the site in a forward gear.
		AO13.3	Loading and unloading of goods is undertaken onsite.
PO14	Adequate all-weather road access is provided between the premises and the existing road network.	AO14.1	Roads are designed and constructed in accordance with PSP1 – Development Works Planning Scheme Policy .
		AO14.2	All premises must have vehicle access to a formed road. Access is designed and constructed in accordance with PSP1 – Development Works Planning Scheme Policy .
PO15	Development has adequate services to: (a) cater for the demand generated by the use; and (b) ensure there are no adverse impacts external to a site.	AO15.1	Development is provided with a reticulated water connection.
		AO15.2	Development is provided with: (a) where inside a sewer catchment area, a reticulated sewer connection; or (b) where outside a sewer catchment area, an onsite effluent disposal system in accordance with AS/NZ1546.1:2008; AS/NZ1547:2012; <i>Plumbing and Drainage Act 2018</i> and Queensland plumbing and wastewater code. Note – The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.
		AO15.3	Stormwater is directed to a lawful point of discharge.
		AO15.4	Refuse storage areas are provided with an impervious wash down area for self-contained cleaning.
Where in the Commercial precinct			
PO16	Residential uses are appropriately located in the Commercial precinct, having regard to: (a) the use of adjoining premises;	AO16	Residential uses are located above the ground floor in the Commercial precinct.

Performance outcomes		Acceptable outcomes	
	<p>(b) the achievement of an appropriate level of amenity for the accommodation activity; and</p> <p>(c) the provision of an active and vibrant streetscape.</p>		
PO17	Buildings are appropriately designed to:	AO17.1	Buildings address the primary frontage of the site through the location of windows and pedestrian access.
	(a) provide a high level of amenity which complements the established character of the local area;	AO17.2	Buildings do not include blank walls to road frontages exceeding three (3) metres.
	(b) incorporate visual interest and architectural variation;	AO17.3	Upper levels incorporate articulation including windows, openings and changes in material.
	(c) provide accessible spaces for the local community;	AO17.4	Awnings are utilised to provide shelter for pedestrians.
	(d) provide opportunities for casual surveillance;		
(e) include a human scale; and			
(f) encourage occupation of outdoor space.			
Where in the Industrial precinct			
PO18	<p>Development minimises adverse impacts on surrounding land in the Township zone or sensitive land uses having regard to noise, odour, dust, light or other emissions. Adverse impacts on the health, safety and amenity of nearby sensitive land uses are minimised.</p> <p>Editor's note—Applicants should have regard to relevant legislative, industry and licensing requirements.</p>	AO18.1	Development for a Medium impact industry is separated by a minimum of 250 metres from a sensitive land use.
		AO18.2	Development for a High impact industry is separated by a minimum of 500 metres from a sensitive land use.
		AO18.3	Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2019, as amended .
		AO18.4	Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2019, as amended .
PO19	<p>Development provides for the collection, treatment and disposal of all liquid wastes or sources of contamination such that:</p> <p>(a) there is no off-site release of contaminants;</p> <p>(b) all wastes are collected and disposed of in accordance with relevant license and approval conditions and/or relevant government or industry standards; and</p>	AO19.1	Liquid wastes associated with the Industrial use are disposed of to <ul style="list-style-type: none"> (a) Council's sewerage system; or (b) an onsite industrial waste treatment system; or (c) where paragraphs (a) or (b) cannot be achieved, an approved waste disposal facility.
		AO19.2	No discharge of waste occurs to local waterways (including dry waterways) or natural wetlands.

Performance outcomes		Acceptable outcomes	
	(c) there are adverse impacts on the quality of surface water or groundwater resources.	AO19.3	Areas where potentially contaminating substances are stored or used are roofed.
	Editor's note – Applicants should also have regard to the Development Works Code and other relevant legislative, industry and licencing requirements.	AO19.4	Provision is made for spills to be bunded and retained onsite for removal and disposal by an approved means.

Assessment benchmarks for Assessable development only

Effects of development

PO20	<p>Development appropriately responds to the characteristics and constraints of the site, having regard to:</p> <ul style="list-style-type: none"> (a) topography and drainage patterns; (b) utility services; (c) the form and function of the surrounding movement network; (d) vehicular and pedestrian access, circulation (e) existing vegetation; (f) adjoining and surrounding land uses, including avoiding land use conflicts through the provision of adequate buffering, screening or separation; (g) any hazards to people or property; (h) the minimisation of earthworks or other alterations to the natural environment; (i) the risk of introducing or spreading weeds and pest animals; and (j) noise, vibration or dust emissions associated with transport infrastructure such as major roads or railway lines. 		No acceptable outcome nominated.
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Amenity

PO21	<p>Development maintains a high level of amenity within the site and within the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) noise and air quality; (b) traffic and parking; (c) visual impact; (d) privacy, overlooking and outlook; (e) access to daylight, sunlight and air circulation; 		No acceptable outcome nominated.
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Performance outcomes		Acceptable outcomes	
	(f) hours of operation; (g) odour and emissions; and (h) lighting. Editor's note—Applicants may be required to engage specialists to provide detailed investigations into the above matters in order to demonstrate compliance with this performance outcome.		
PO22	Residential uses are provided with private open space and communal open space that ensures residents and/or visitors have areas that support: <ul style="list-style-type: none"> (a) passive recreational activities in an outdoor environment; (b) provide access to daylight, sunlight and prevailing breezes; (c) are conveniently located; (d) provide an outlook and opportunities for casual surveillance; and (e) is complemented by appropriate landscaping treatments. 		No acceptable outcome nominated.
Land use			
PO23	Multiple dwelling, Residential care facility, Retirement facility or Short-term accommodation occur only on sites that: <ul style="list-style-type: none"> (a) can be serviced with reticulated water infrastructure; (b) have easy and direct access to the main street of the town in which they are located and community facilities; and (c) are designed to be compatible with local character and the low-density scale of the zone. 		No acceptable outcome nominated.
Character and design			
PO24	Development is consistent with the existing built form and streetscape character of the town having regard to: <ul style="list-style-type: none"> (a) size and siting; (b) notable design elements; (c) roof form and pitch; (d) eaves and awnings; (e) façade articulation, including verandahs, doors and window openings; (f) building materials, colours, textures and finishes; 		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	<ul style="list-style-type: none"> (g) interface with, and contribution to, the streetscape; (h) location and design of car parking areas; and (i) any heritage place or item identified in <u>Schedule 3 – Local heritage register</u>. 		
PO25	<p>The distinct character and main street feel of Bruford Street in Muttaborra, Lodge Street and Gordon Street in Aramac and Darwin Street in Jericho is reinforced by the:</p> <ul style="list-style-type: none"> (a) the establishment of buildings which are orientated to the street frontage and built to the street alignment; (b) provision of an awning along the frontage; (c) establishment of buildings that are of a compatible scale with other buildings in the street; and (d) provision of driveways and car parking that does not dominate the street. 		No acceptable outcome nominated
Park infrastructure			
PO26	<p>Development does not adversely impact on the continued operation, viability and maintenance of existing park infrastructure or compromise the future provision of planned park infrastructure, particularly that located within the following streets:</p> <ul style="list-style-type: none"> (a) Barcaldine: Gidyea Street between Pine Street and Willow Street; (b) Barcaldine: Elm Street between Pine Street and Maple Street; (c) Barcaldine: Acacia Street between Pine Street and Willow Street; (d) Muttaborra: Sword Street between Devon Street and Cornish Street; (e) Muttaborra: Edkins Street between Sword Street and Bruford Street; (f) Aramac: Gordon Street between Burt Street and Lodge Street; (g) Alpha: Muttaborra – Aramac Road between Raven Street and Forsyth Street; and 		No acceptable outcome nominated

Performance outcomes		Acceptable outcomes	
	(h) Jericho: Tyndall Street between Faraday Street and Bessemer Street.		
Where in the Commercial precinct			
PO27	New uses developed in the Commercial precinct do not detract from the precinct's unique local or historic character.		No acceptable outcome nominated
Where in the Industrial precinct			
PO28	Development in the Industrial precinct in Barcardine: <ul style="list-style-type: none"> (a) does not prevent the provision of Industrial activities to service the town; (b) accommodates uses that are compatible with Industrial activities; and (c) is provided with sufficient infrastructure services. 		No acceptable outcome nominated.
PO29	Uses: <ul style="list-style-type: none"> (a) are consistent with and make a positive contribution to the economy and character of the Industrial precinct; (b) do not detract from the Commercial precinct as being the primary location for commercial development; and (c) do not compromise the use of land for Industrial activities. 	AO29.1	The area used for administrative or retail functions ancillary to an Industrial activity does not exceed 200m ² or 10% of the gross floor area of the premises, whichever is the lesser.
		AO29.2	Sensitive land uses (other than Caretaker's accommodation) are not established within the Industrial precinct.
		AO29.3	The gross floor area of a Food and drink outlet, Office or Shop does not exceed 200m ² .
PO30	Development in the Industrial precinct in Alpha: <ul style="list-style-type: none"> (a) primarily accommodates Low impact industry, Medium impact industry and Service industry uses; (b) minimises impacts on nearby sensitive land uses; (c) does not require the extension or augmentation of existing infrastructure; and (d) includes essential plant, equipment or goods associated with the use that are resilient to the impacts of flood. 		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
PO31	<p>In Aramac, development in the Industrial precinct is undertaken in accordance with a structure plan that appropriately addresses the matters identified below:</p> <ul style="list-style-type: none"> (a) the scale, density and layout of development facilitates a suitable land use pattern that maximises the efficient extension and safe operation of urban infrastructure; (b) regionally significant industrial developments, including Medium impact industry and High impact industry uses are supported where impacts on surrounding sensitive land uses are minimised; (c) demonstrated ability for development to be suitably serviced by town infrastructure including reticulated water, sewage infrastructure (where available), stormwater drainage, sealed access roads, electricity and telecommunications; (d) development occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services; (e) development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure; (f) conflicts with the existing or productive use of adjoining rural lands are avoided or appropriately managed; and (g) development is located, designed and operated to be responsive to local climatic conditions and minimises use of water and energy. 		No acceptable outcome nominated.
Environmental significance			
PO32	<p>Development on land containing a Matter of State Environmental Significance (MSES), including as identified on SPP mapping – Environment and Heritage (Biodiversity) or within an MSES watercourse buffer area, maintains or enhances the environmental values</p>		No acceptable outcome nominated.

Performance outcomes		Acceptable outcomes	
	through minimising potential impacts on these values. Note—A site investigation may be required to establish the values of the land.		
PO33	Development within MSES – Strategic environmental areas (designated precinct) identified on SPP mapping – Environment and Heritage (Biodiversity) will not have a widespread or irreversible impact on hydrologic, geomorphic or riparian processes, wildlife corridors and water quality.	AO33	Development within MSES – Strategic environmental areas (designated precinct) identified on SPP mapping – Environment and Heritage (Biodiversity) that is likely to have widespread and irreversible impacts is set back a minimum of 500 metres from watercourses, lakes, wetlands or springs and related riparian vegetation. Note—Further definition of the environmental attributes of the Channel Country SEA is contained in the RPI Regulation 2014.

Table 6.2.7.2b—Building height and site cover

precinct	Maximum Building Height	Maximum Site Cover
Commercial precinct	2 storeys and 8.5 metres	90%
Industrial precinct	2 storeys and 10 metres	40%
Otherwise	2 storeys and 8.5 metres	50%

Note – Development is to comply with both the height in storeys and the height in metres in order to achieve compliance with the Acceptable Outcome

Table 6.2.7.2c—Minimum Setbacks

Instance	Front	Side	Rear
Commercial precinct	0 metres	(a) Where a non-residential use adjoining a sensitive land use: 2 metres or half the height of that part of the building, whichever is the greater; or (b) 0 metres otherwise.	6 metres
Industrial precinct	6 metres	(a) Where a non-residential use adjoining a sensitive land use: 5 metres; or (b) 2.5 metres otherwise.	6 metres
Otherwise	3 metres	(a) Where a non-residential use adjoining a sensitive land use: 3 metres; or (b) Where a sensitive land use adjoining the Industrial precinct: 3 metres; or (c) 1.5 metres	6 metres

Table 6.2.7.2d. Densities

Use	Circumstances	Density
Caretaker's accommodation	Any	Maximum of one (1) dwelling per lot
Dual occupancy	Where the site is connected to reticulated town water supply and sewer.	Minimum Lot Size: 1,200m ²
	Otherwise	Minimum Lot Size: 4,000m ²
Multiple dwelling Residential care facility Retirement facility Rooming accommodation Short-term accommodation	Where the site is connected to reticulated town water supply and sewer.	(a) Minimum Lot Size: 1,800m ² ; and (b) No more than one (1) dwelling/unit per 300m ² of site area.
	Where the site is connected to reticulated town water supply only.	(a) Minimum Lot Size: 4,000m ² ; and (b) No more than one (1) dwelling/unit per 500m ² of site area.

Note – Where an applicable density is not specified, no Acceptable Outcome is nominated.